

BOARD OF ALDERMEN
AGENDA ITEM ABSTRACT
MEETING DATE: Tuesday, November 16, 2004

TITLE: Public Hearing - Northeast Annexation Areas “A” and “B”

DEPARTMENT: PLANNING	PUBLIC HEARING: YES <u>X</u> NO ___
ATTACHMENTS: A. Resolution of Intent B. Service Report for Northeast Annexation Areas “A” and “B” C. Mailed Notice Certification D. Newspaper Notice Certifications E. Public Information Meeting Minutes F. Public Hearing Slide Show Handout G. Frequently Asked Questions Handout	FOR INFORMATION CONTACT: Roy Williford, 918-7325

PURPOSE

The purpose of this item is for the Carrboro Board of Aldermen to hold a public hearing regarding the possible annexation of Northeast Area “A” and Northeast Area “B” as identified in the attached Resolution of Intent and Service Report for Northeast Annexation Areas “A” and “B” adopted by the Board of Aldermen on September 14, 2004. Following a staff presentation explaining the report and plans for services, all persons resident or owning property and all residents of the Town will be given an opportunity to be heard. The attached mailed notice certification is made a part of the record of this annexation proceeding.

INFORMATION

The Carrboro Board of Aldermen, on September 14, 2004 initiated procedures for the possible annexation of two areas northeast of Carrboro’s city limits through the adoption of a Resolution of Intent (Attachment A). Northeast Annexation Area “A” generally located north of Homestead Road and west of Rogers Road includes the following subdivisions: Camden, Highlands, Highland Meadows and Highlands North. Northeast Annexation Area “B” generally located south of Eubanks Road and West of Rogers Road includes the Fox Meadow and Meadow Run subdivisions. The Board of Aldermen through the adoption of the resolution also approved the Service Report for Northeast Annexation Areas “A” and “B” (Attachment B) on September 14, 2004. This report describes the Town's plans for extending and financing municipal services such as police, fire, street maintenance, sanitation, water, sewer and other major services to each of the areas if annexed.

The Resolution of Intent describes the boundaries of each area and set a date for the November 1, 2004 public informational meeting and this November 16, 2004 public

hearing (to be held between sixty (60) days and ninety (90) days following the passage of the resolution). A copy of the notice mailed by first class mail along with a mailing list is included with the mailing notice certification (Attachment C). Notices of the Public Information Meeting and the Public Hearing were published in *The Chapel Hill Herald and the Chapel Hill News* on Sunday, October 24, 2004 and Sunday, October 31, 2004. (Attachment D). Approximately 75 people attended the November 1st public information meeting representing at least 42 properties with 12% from Area “A” and 88% from Area “B”. The public information meeting minutes are provided as “Attachment E”. A copy of the public hearing slide show and the Frequently Asked Questions handouts are included as “Attachment F” and “Attachment G” respectively.

Between 10 and 90 days after the hearing (proposed for January 25, 2005), the Board of Aldermen may adopt an annexation ordinance. Under such an ordinance, the effective date of annexation will be established by the Board. The effective date of the annexation (proposed for January 31, 2006) will be at least one year after the annexation ordinance is adopted.

Character of the Annexation Areas

- Annexation Areas “A” and “B” are each contiguous with Carrboro’s city limits.
- Over one-eighth (12.5%) of the aggregate external boundary of each area coincides with the existing Town limits.
- Neither area is within the boundary of an incorporated municipality.
- The proposed municipal boundaries resulting from this annexation use recorded property lines and streets.
- Land developments in the areas are primarily residential.
- Each annexation area meets the statutory requirements for urbanization.
 - Northeast Annexation Area “A”
 - 164 dwelling units;
 - Estimated population of 485 people;
 - 100.8 acres (excluding right-of-way);
 - 4.81 persons per acre (exceeding the required 2.3 persons per acre.
 - The Northeast Annexation Area “B”
 - 124 lots or 89.8% of the 138 lots are used for residential, commercial, industrial, institutional or governmental purposes (exceeding the 60% threshold);
 - 193.8 acres of the total 202 acres are used for purposes other than commercial, industrial, governmental or institutional purposes; of this 193.8 acres, 144.5 acres or 74.5%, consist of lots and tracts three acres or less in size (exceeding the 60% threshold).

Provision of Services

On the effective date of annexation, the Town of Carrboro will provide each major municipal service on substantially the same basis and in the same manner as such services are provided within the rest of the Town immediately before annexation. The Town’s plan for extending and financing municipal services is provided within the attached report (Attachment B) on pages 9 through 21. The Town plans to finance, through its general fund, the capital and

operating expenses associated with the provision and extension of municipal services within the annexation areas.

Noteworthy expenditures that may be needed to extend services include the following items:

1. Solid waste collection service contract payments are expected to be paid out to the private haulers for continuing to serve existing customers in equal payments over a two-year period;
2. Monthly payments to Duke Power Company for rental and maintenance fees for approximately 56 street lights
3. Extension of approximately 900 linear feet of 16-inch outfall line to a point where sewer service will be generally available to Annexation Area “B”;
4. The addition of a police patrol, “Police Response Area”;
5. Costs associated with a 5-year contract for services with the Orange New Hope Volunteer Fire Department
6. Payments to the rural fire department following the five-year contract period for a proportionate share of the rural fire department's debt payments for facilities and equipment that existed at the time that the resolution of intent was adopted.

Revenues

Prorated property taxes levied during the last five months of the 2005-06 fiscal year (February 2006 through June 2006) will be billed and due along with the 2006-07 tax bill sent to property owners during the summer of 2006. Due to this billing cycle, the first-year (5-months) revenues due to the Town will need to offset with general funds from the 2005-06 budget cycle. Anticipated additional sales tax revenues resulting from this annexation have not been shown in the cost revenue analysis (Appendix-D) due primarily to the difficulty in predicting the effect of the annexation on the Town’s annual share of sales tax revenues.

FINANCIAL IMPACT

A summary of cost and revenue estimates (rounded) for each Annexation Area is as follows:

	Year 1		Year 2		Year 3	
	1/31/2006-6/30/2006		7/1/2006-6/30/2007		7/1/2007-6/30/2008	
ANNEXATION AREA	Area “A”	Area “B”	Area “A”	Area “B”	Area “A”	Area “B”
Town Costs	50,994	45,973	124,650	105,871	127,578	107,604
Town Revenues	18,440	13,918	594,678	276,711	437,205	208,719
Difference	-32,554	-32,055	470,028	170,840	309,627	101,115

Detailed cost and revenue estimates are provided in Appendix D Tables 1 and 2 pages 52 and 53. Year One cost and revenues have been prorated to reflect a 5 month cost and revenue period.

ADMINISTRATION’S RECOMMENDATION

The administration recommends that the Board of Aldermen conduct a public hearing which will include a presentation (Attachment F) by staff explaining the report and plans for services, and will provide all persons resident or owning property and all residents of the Town an opportunity to be heard.