

BOARD OF ALDERMEN

ITEM NO. D(4)

AGENDA ITEM ABSTRACT

MEETING DATE: November 13th, 2012

SUBJECT: REVIEW AND DISCUSSION OF THE HISTORIC ROGERS ROAD NEIGHBORHOOD TASK FORCE RECOMMENDATIONS

DEPARTMENT: TOWN MANAGER	PUBLIC HEARING: NO
ATTACHMENTS: A- Managers Recommendations to Historic Rogers Road Neighborhood Task Force B- RENA Neighborhood Center Business Plan C- Letter from UNC Center for Civil Rights D- Sample Performance Agreement from Town of Chapel Hill E- Memo from Carrboro Town Attorney	FOR INFORMATION CONTACT: David Andrews (918-7315) Trish McGuire (918-7327)

PURPOSE:

The purpose of this agenda item is to provide an update to the Carrboro Board of Aldermen from the Town's representatives to the Historic Rogers Road Neighborhood Task Force (HRRNTF).

INFORMATION:

The Board received its first update from Aldermen Johnson and Slade on September 18, 2012. At that meeting, the Board approved a motion to contribute up to \$900,000 towards Historic Rogers Road Neighborhood remediation efforts.

The HRRNTF then met on October 3, 2012 to collectively discuss feedback and other information that had been received by the Task Force representatives from their respective Boards and Council.

At the October 3 meeting, the HRRNTF took action on several items:

- The Task Force voted for the Managers of Chapel Hill, Carrboro and Orange County to meet to discuss cost sharing for the community center and sewer projects and report back to the Task Force on October 24th.
- The Task Force directed that the Managers discuss cost sharing options, including Carrboro's cost-sharing proposal (as approved by the Board of Aldermen on September 18th) and discuss the participation of the Town of Hillsborough.
- The Task Force voted to recommend that Orange County move forward with plans for the Community Center.

The Town and County Managers met on October 16th to discuss the directions from the Task Force and developed several recommendations that are included in Attachment A. The following is a summary of those recommendations:

- Move forward with design and construction of Rogers Road Neighborhood Community Center. The center would be owned by Orange County and leased to the Rogers-Eubanks Neighborhood Association (RENA) for \$1 per year. The Managers also suggested that they be authorized to develop an inter-local cost sharing agreement between the Towns and County. Orange County would provide up-front funding of approximately \$500,000 for design and construction of the community center. The three entities would then repay these costs to Orange County based on the historical payment amounts that have been made by each jurisdiction for the Greene Tract. Under that scenario, both Orange County and Chapel Hill would pay \$90,549 annually and Carrboro \$29,524 annually until Orange County has been repaid. The first payment would begin in begin in FY 2013-14.
- Orange County should petition Chapel Hill to annex all county owned property within Chapel Hill's extra-territorial jurisdiction (ETJ). Also, Habitat for Humanity should petition Chapel Hill to annex the lots provided for the construction of the proposed Rogers Road Neighborhood Community Center.
- It was also recommended that the Greene Tract be considered for sale and future development to include a future school site and workforce/affordable housing. All proceeds from the sale of the land would be used to fund sewer in the Rogers Road Neighborhood.
- Investigate the creation of an Orange County Sewer District for all property owners in the Rogers Road Neighborhood and adjoining neighborhoods that are not currently served by a municipal sewer system.
- Investigate the possible use of approximately \$900,000 of Orange County Solid Waste Rogers Road Reserves for sewer improvements.

On October 24th, the HRRTF met to discuss the Managers' recommendations and RENA Neighborhood Center Business Plan (Attachment B). The Task Force voted to seek feedback from each jurisdiction's governing board on the Managers' recommendations and RENA Neighborhood Center Business Plan. The Task Force also asked for feedback regarding a letter that was received from the UNC Center for Civil Rights (Attachment C) which suggests that the three jurisdictions also pay for the costs to bring sewer from the main lines to the individual homes. Those costs have not been considered in any previous Task Force discussions. Board comments are also requested for a proposed performance agreement with RENA for the operation of the Neighborhood Center (Attachment D). The Carrboro Town Attorney has also provided a review and legal opinion of the options (Attachment E).

FISCAL AND STAFF IMPACT:

Based on the Managers' recommendations for cost sharing, the Town of Carrboro's contribution towards the neighborhood center would be approximately \$70,000. In order to fund the repayment to Orange County without an impact on property tax rates and the Town's budget, the Town Manager is proposing to continue to make the scheduled payments to Orange County in the same amount as the Greene Tract payments (\$29,524) in FY 2013-14 and beyond until the

Town's cost obligation to Orange County has been fulfilled. The Town is scheduled to complete repayment for the Greene Tract purchase under the current agreement in FY 2012-13.

The fiscal impact for the sewer project is undetermined at this time, and will vary based on a number of factors. The proposal above includes Orange County issuing debt to pay for the cost of the sewer project for the Historic Rogers Road Neighborhood and adjoining areas. It is anticipated that the Managers will determine a per-parcel cost for the sewer project as a part of the formation of the Orange County Sewer District, and a mechanism for repayment by future development of the area.

RECOMMENDATION

Staff recommends that the Board of Aldermen review the recommendations from the HRRNTF and Managers group and provide direction to the Town Manager and HRRNTF representatives.