

Municipal Services Center Community Meeting Minutes

September 7, 2017

Meeting Convened

1. Introductions (5:30p.m)

Presenters and audience members in the room provided introductions. In addition to numerous residents in attendance, representatives from Little Architecture, Dewberry, Town Managers Office, UNC, and Town Councilmembers Michael Parker and Ed Harrison were in attendance.

Meeting Procedures: Andy Sachs, the meeting facilitator, reviewed his role, the meeting's desired outcomes and agenda, and participation guidelines. *See the attached meeting plan.*

2. Review of Alternative Properties (5:39p.m.)

Mary Jane Nirdlinger, Assistant Town Manager, spoke about how alternative properties were evaluated against Town & UNC objectives, site characteristics and project history, and interest in a partnership with the University. This overview was followed by questions and answers between audience members and Mary Jane, primarily regarding the site selection, project design, and operational requirements.

Mary Jane clarified that primary interests include 1) Long range planning horizon for municipal services center; 2) Central location within Town; 3) University Partnership is preferred; 4) Vilcom, the old police dept., and underutilized properties were evaluated.

3. Stormwater Discussion (6:12p.m.)

Chris Jensen, Senior Engineer, provided an overview of Town stormwater management requirements and how review would be applied to this property. Chris noted that review would include evaluation of on-site stormwater management as well as evaluation of opportunities to improve existing conditions downstream. Chris explained the different types of stormwater management types such as wet and dry ponds as well as stormwater quality and quantity metrics.

Matthew West of Dewberry Engineers also noted that stormwater management will be planned for the entire site and will evaluate the sizing of stormwater control measures to meet Town code requirements and any other considerations that may be necessary to provide adequate control.

The presentations were followed by question and answers between community members and presenters. Questions addressed stormwater control during construction; mosquito generation; on-site and off-site stormwater management opportunities both in location and facility type; impervious reduction and water re-use; existing condition data collection; identification of drainage watersheds, and property owners' options if control measures fail.

4. Future Community Engagement (6:55p.m.)

Mary Jane Nirdlinger presented the different steps within a Development Agreement, and asked how the community wanted to be involved. Engagement would involve issue identification, stakeholder involvement and representation, and making meeting materials publicly accessible. The exact format and schedule of meetings during the Development Agreement process is to be determined, although will culminate in Council (and possibly Boards & Commission) consideration of the Development Agreement accompanied by a rezoning.

This presentation was followed by questions and answers between audience members and Mary Jane. The distinctions between a Special Use Permit and Development Agreement were discussed, with Development Agreements allowing for a greater level of dialogue than a Special Use Permit and greater suitability for long-term development execution. Development impacts such as stormwater, traffic, buffers, landscaping, accessibility, and community interaction were requested for special consideration during the engagement process. Future meetings were requested to be held after dinner to accommodate the schedules of day-time workers.

5. Next Steps (7:25p.m.)

Mary Jane Nirdlinger will write an agenda item for consideration at the September 27th Council meeting. Community members are welcome to attend the meeting or contact staff in advance of the meeting. If Council authorizes the Development Agreement process to continue, the Development Agreement is targeted to return to Council by June 2018. Construction would not begin until the end of 2018 at the earliest, and would last more than one year.

6. Adjourn (7:30p.m.)

September 7, 2017

Meeting Plan

Community Information Meeting on Municipal Services Center

September 7, 2017 5:30-7:30 PM

Magnolia Room, Giles F. Horney Building

Desired Outcomes:

- Public attendees understand the Town's objectives for the proposed Municipal Services Center, and how alternative properties have been evaluated by the Town to support those objectives.
- Public attendees understand conceptually (not design) how the Town is likely to approach stormwater management at the proposed Estes Drive site,
- Public attendees understand the Town's Development Agreement process in this context, the State's and University's roles, and future opportunities for community engagement.
- Town staff understands ideas from public attendees regarding all of the above in preparation for staff presentation to the Council on September 27.

Guidelines

- Begin and end on time
- Listen attentively to each other
- One speaker at a time
- Stick to the tasks and topics that are on the agenda
- Share the floor with each other
- It is OK to disagree with each other...please do so respectfully

Agenda

5:30 Convene

- Introductions
- Facilitator and group clarify the facilitator's role, and review/clarify (as needed) the meeting's desired outcomes, agenda, and guidelines.

5:45 How alternative properties were evaluated against Town and UNC needs

- Presentation by Town staff and/or consultants on the Town's and UNC's objectives for the proposed Municipal Services Center, and how alternative properties have been evaluated by the Town to support those objectives. *15 minutes*
- Q&A with attendees/Ideas from attendees.

6:15 Stormwater management

- Presentation by Town staff on how the Town is likely to approach stormwater management conceptually (it is too early for design) at the proposed Estes Drive site. *20 minutes*
- Q&A with attendees/Ideas from attendees.

6:50 Future opportunities for community engagement

- Presentation by Town staff on how the Town's Development Agreement process would be applied to the proposed project, points of intersection between the Town's project and the State's and University's processes, and future opportunities for community engagement. *10 minutes*
- Q&A with attendees/Ideas from attendees.

7:10 Next Steps

- Remarks by Mary Jane Nirdlinger on what the interested public can expect at and from the Council's consideration of this matter on September 27. When might neighbors hear again from Town staff and about what? *10 minutes*
- Q&A with attendees/Ideas from attendees, as time allows.

7:30 Adjourn