



Legislation Text

File #: 20-70, **Version:** 1

TITLE:

Update on the Greene Tract - 'Path Forward' Resolution and authorization for Town Manager to sign Interlocal Agreement Related to the Greene Tract Environmental Assessment Cost Share

PURPOSE: The purpose of this agenda item is to consider adoption of resolution that updates and consolidates expectations about the Greene Tract and a separate resolution that authorizes the Town Manager to sign an interlocal agreement between Carrboro, Orange County, and the Town of Chapel Hill to jointly fund the costs of an environmental assessment related to the Greene Tract.

DEPARTMENT: Planning Department

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INFORMATION: The Greene Tract is a 164-acre parcel of which 104 acres is jointly owned by Orange County, Carrboro and Chapel Hill and 60 acres is owned by Orange County (designated as the Headwaters Preserve). Starting in May 2017, a joint staff work group began to examine the preservation and development potential of the existing Greene Tract. Last February, Orange County and the Town of Carrboro adopted the 2019 Greene Tract Resolution and Conceptual Plan. In July, the Town of Chapel Hill adopted a substitute Resolution, identified as "Option C," which was not the same resolution and conceptual plan adopted by Orange County and the Town of Carrboro. The Chapel Hill Town Council adopted an additional resolution outlining next steps for the Greene Tract, which included the completion of an environmental assessment. This element was not contained specifically in the resolutions adopted by Orange County and of the Town of Carrboro since a multi-jurisdictional environmental scan had previously been completed.

Following the July Chapel Hill Town Council meeting, local governments have examined the importance of the environmental assessment and discussed how to proceed. As a result of these discussions, a 2020 Greene Tract resolution was proposed to outline next steps which included: adoption of an updated "Path Forward" resolution that includes consistent language for Orange County, Chapel Hill, and Carrboro regarding expectations, commitment and future use of the Greene Tract, including the initiation of an environmental assessment of the 164-acre Greene Tract to determine the most environmentally sensitive area to be designated as the 60-acre Headwaters Preserve along with environmental areas to be protected within the other 104 acres. The updated "Path Forward" resolution is provided as Attachment A.

The purpose of the environmental assessment is to obtain site-specific information on environmental conditions present on the Greene Tract in order to identify areas of the property to be preserved and/or protected. The assessment will also balance the environmental conditions in conjunction with future infrastructure (i.e. roads,

water, sewer, stormwater, et cetera) necessary for adjacent future development. A future developer would use this information as a base and not have to duplicate such work.

Orange County, in partnership with the Towns of Chapel Hill and Carrboro, will be providing joint funding to cover the costs of the environmental assessment.

The proposed administrative process and cost sharing for the environmental assessment are specified in the interlocal agreement (Attachment B). The proposed resolution and interlocal agreement has also been reviewed by the respective attorneys of the three local governments.

A 43/43/14 cost -share, as has been used in other Rogers-Road-related efforts, is proposed. The estimated \$40,000 needed to complete this project would yield the following shares:

Orange County	\$17,200
Chapel Hill	\$17,200
Carrboro	\$ 5,600

A resolution authorizing the Town Manager to sign the agreement on the Town's behalf is provided as Attachment C. The proposed resolution and interlocal agreement has also been reviewed by the respective attorneys of the three local governments.

The resolution (Attachment A) and interlocal agreement (Attachment B) are scheduled for consideration and action at the January 21 Carrboro Town Council meeting and the January 22 Chapel Hill Town Council Meeting. Any amendments by the Town of Chapel Hill and the Town of Carrboro would prompt a return to the BOCC for consideration.

FISCAL & STAFF IMPACT: Following approval of the interlocal agreement and Orange County obtaining and paying for environmental assessment services, the Town would be notified of its obligation to share 14 percent of the costs. Carrboro's share of the estimated cost of completing an environmental assessment, currently \$40,000, would total \$5,600.

RECOMMENDATION: Staff recommends that the Carrboro Town Council receive the "Path Forward" resolution and interlocal agreement and discuss. Staff also recommends that the Town Council consider adoption of the "Path Forward" resolution (Attachment A) and Attachment C, a resolution that authorizes the Town Manager and Finance Director to sign the interlocal agreement on the Town's behalf.