

A regular meeting of the Board of Aldermen of the Town of Carrboro was convened in the Town Hall on January 25, 1983.

PRESENT AND PRESIDING:

- |               |                     |
|---------------|---------------------|
| Mayor         | Robert W. Drakeford |
| Aldermen      | Steve Rose          |
|               | Jim White           |
|               | John Boone          |
|               | Hilliard Caldwell   |
|               | Ernie Patterson     |
|               | Joyce Garrett       |
| Town Manager  | Richard F. Hunter   |
| Town Clerk    | Sarah C. Williamson |
| Town Attorney | Michael B. Brough   |

Approval of Minutes of Previous Meeting: January 11, 1983

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE MINUTES OF THE JANUARY 11, 1983 MEETING BE APPROVED. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

Public Hearing/Community Development Block Grant for Economic Development

Mr. Hunter stated that the town had just recently received the grant award contract document in the amount of \$125,000 for economic development. February 15th is the state's deadline for acceptance of applications for the second round of economic development grants.

Don Meserve stated that the proposed application is strictly for economic development activities. These funds are to be used only for promoting the creation or retention of jobs, enhancing income levels, and providing local ownership opportunities. The administration is proposing 3 activities be included in the February 15th application (we can apply for up to \$750,000). The first is the Cleora Sterling Expansion/Retention Project in the amount of \$160,000. The second is a request from Balloons & Tunes for an expansion of of their activities in the amount of \$10,000. The third is the Village Craftsmen Expansion Project in the amount of \$100,000 to \$150,000. The administration is also recommending that a water and sewer extension fund be included which can be 25% of the total grant amount.

Mr. Meserve stated that the following projects were not recommended for inclusion in the February 15th application: (1) Planned Industrial Development/Andrews Property. (This project was not being recommended because the staff has been unable to identify a developer that would commit themselves to developing an industrial park in Carrboro.) (2) Orange Industries Vocational Services Center. (The administration recommended that this project not be included in order to give Orange Industries more time to receive commitments for funding and to locate a building site.)

Amy Gerby, with Orange Industries, requested that their request be included in the February 15th application.

C.A. Houk, with Orange Enterprises, stated the Orange Industries have requested funds from Orange County, Hillsborough, Chapel Hill, Carrboro, and have also made plans for a capital fund drive to aid in purchasing a building site.

Sharon Collins, with Balloons and Tunes, spoke in favor of this request for funds emphasizing the fact that they desire to remain in Carrboro.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT THIS PUBLIC HEARING BE CONTINUED ON FEBRUARY 8th AND THAT THE STAFF BE REQUESTED TO ASSIST ORANGE INDUSTRIES IN MAKING THEIR APPLICATION MORE VIABLE FOR POSSIBLE INCLUSION WITH THE FEBRUARY 15th APPLICATION.

\*\*\*\*\*

Public Hearing/Request to Close Alley off Lloyd Street

It has been requested that the Board of Aldermen consider closing a 10-foot wide alley running between Lloyd Street and the Southern Railway property to clear up title difficulties caused by the platting of this alley.

Mr. Brough explained that adjoining property owners had been notified by certified mail of this proposed action.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT THIS PUBLIC HEARING BE CLOSED AND THAT THE FOLLOWING RESOLUTION BE ADOPTED AS NO ONE WISHED TO SPEAK EITHER FOR OR AGAINST THIS MATTER.

A RESOLUTION ORDERING THE CLOSING OF A 10-FOOT WIDE ALLEY  
RUNNING BETWEEN LLOYD STREET AND THE SOUTHERN RAILWAY PROPERTY

WHEREAS, the Board of Aldermen at its meeting of December 14, 1982 adopted a resolution declaring its intention to close a 10-foot wide alley running between Lloyd Street and the Southern Railway property and setting a public hearing on this question for January 25, 1983 at 7:30 p.m. in the Town Hall; and

WHEREAS, a copy of this resolution was published in the Chapel Hill Newspaper on January 2, 9, 16, and 23, 1983 and was sent by certified mail to the owners of property adjoining the alley and a notice of the public hearing was posted in two places along said alley, all in accordance with G.S. 160A-299; and

WHEREAS, the Board of Aldermen duly held a public hearing to consider this street closing question at its regular meeting on January 25, 1983;

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. Having heard all of the testimony presented at the public hearing on the proposed closing of a 10-foot wide alley running between Lloyd Street and the Southern Railway property, the Board concludes that this alley closing is not contrary to the public interest and that no individual owning property in the vicinity of this alley would thereby be deprived of reasonable means of ingress or egress to his property.

Section 2. Therefore, the Board orders that the 10-foot wide alley running between Lloyd Street and the Southern Railway property be and the same is hereby closed.

Section 3. A certified copy of this order shall be filed in the Office of the Orange County Register of Deeds.

Section 4. All right, title and interest in the right-of-way closed pursuant to this order shall be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the alley, and the title of such adjoining landowners, for the wide of the abutting land owned by them, shall extend to the centerline of the alley.

Section 5. Any person agrieved by this alley closing may appeal this order to the General Court of Justice within 30 days after its adoption.

Section 6. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 25th day of January, 1983:

AYES: Patterson, Caldwell, Garrett, Boone, White, Rose  
NOES: NONE  
ABSENT OR EXCUSED: NONE

\*\*\*\*\*

Budget Amendment

In accordance with State statue, it is the town's policy to record and show encumbrances in its accounting system. At June 30, 1982 a portion of fund balance was designated by the auditors to retire outstanding encumbrances which the town plans to honor.

The administration recommended adoption of an ordinance appropriating \$69,770 from designated fund balance in the General Fund into the General Fund operating budget and \$13,730 from designated fund balance in the Revenue Sharing Fund into the Revenue Sharing operating budget.

The Law & Finance Committee at its meeting of January 18, 1983 recommended adoption of this ordinance.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY '82-83 BUDGET ORDINANCE" BE ADOPTED. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

Gift Catalog

The administration presented a proposed handbook designed to identify community needs for those wishing to make donations to the town.

MOTION WAS MADE BY JOYCE GARRETT AND SECONDED BY JIM WHITE THAT THIS MATTER BE REFERRED TO THE BOARD'S NEXT WORKSESSION. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

Request to Fill Zoning Administrator and Administrative Assistant Positions

The administration requested authorization to fill two vacancies in the Zoning Division, including the positions of Zoning Administrator and Administrative Assistant.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY STEVE ROSE THAT THE ADMINISTRATION BE AUTHORIZED TO FILL THE ADMINISTRATIVE ASSISTANT'S POSITION. VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (GARRETT).

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY STEVE ROSE THAT THE ADMINISTRATION BE AUTHORIZED TO FILL THE ZONING ADMINISTRATOR'S POSITION. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

Use of Town Hall Facilities By Drivers' License Division

Mr. Hunter stated that the Town had been approached by Orange County requesting that the Drivers' License Division be authorized to move into a vacant area in the basement of the Town Hall. The County would remodel the space and in turn they would request credit on a lease agreement. The Orange County Commissioners approved this action on January 24, 1983. Mr. Hunter stated that this area had been approved by the Highway Patrol.

Chris Peterson, Public Works Director, stated that it will cost approximately \$8,100 to remodel the area. This is based on an approximate cost of \$4.00 per square foot for a three-year period. At the end of the three-year lease, the lease would be re-negotiated.

Robert Oakes stated that he advised the Board against entering into a lease agreement with the Drivers' License Division because when they used the Town Hall facilities several years ago, it did not seem to work out very well and also the Drivers' License Division told the Town that it was planning on building its own facilities.

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY HILLIARD CALDWELL THAT (i) THE TOWN BE AUTHORIZED TO NEGOTIATE A THREE-YEAR LEASE WITH ORANGE COUNTY WITH THE TOWN HAVING THE OPTION TO CANCEL THE LEASE AFTER ONE YEAR WITH THE TOWN REIMBURSING THE COUNTY A PRO-RATED SHARE OF THE REMODELING COSTS; (ii) THE UTILITY AND MAINTENANCE COSTS OF THE TOWN HALL FACILITIES BE PAID BY THE COUNTY; (iii) THE COSTS OF JANITORIAL SERVICES BE PAID BY THE COUNTY; (iv) THE MATTER OF MAINTENANCE AND REPAIRS TO THE FACILITY BE DEFINED IN THE LEASE AGREEMENT; AND (v) THE COUNTY WILL PROVIDE THE PROPER IDENTIFICATION SIGNS. VOTE: AFFIRMATIVE ALL.

\*\*\*\*\*

Assistant Town Manager/Public Works Director Position

Mr. Hunter explained to the Board the role of Chris Peterson in the position of Assistant Town Manager/Public Works Director stating that Mr. Peterson's primary duty would be that of Public Works Director, but in the manager's absence, Mr. Peterson would assume management control in his absence. In addition, Mr. Peterson will assume coordination between departments on many routine activities. Mr. Hunter advised the Board if Mr. Peterson's duties changed from those just described, he would so advise the Board.

\*\*\*\*\*

Local Legislation

Mr. Brough stated that he was currently updating the town charter for possible submission to the Legislature this session. Mr. Brough also asked the Board to let him know if it would like to submit any requests for special legislation.

It was the concensus of the Board for the Town Attorney to present any proposed changes to the town charter to the Board for review before submitting it to the Legislature.

\*\*\*\*\*

Public Hearing/LWCF Grant Funds

Alderman Rose asked that the Board keep open minds to citizen requests for use of the LWCF grant funds at the public hearing on this matter scheduled for February 22nd.

\*\*\*\*\*

There being no further business, the meeting was adjourned.

  
Sarah C. Williamson, Town Clerk

  
Robert W. Drakeford, Mayor