

A special meeting of the Carrboro Board of Aldermen was held on April 18, 1984 at 7:30 p.m. in the Town Hall Board Room, the regular place of meeting.

Present:

Mayor	James V. Porto, Jr.
Aldermen	Joyce Garrett
	Doug Anderson
	Hilliard Caldwell
	John Boone
	Zona Norwood
Interim Town Manager	Don W. Casper
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

Absent:

Alderman	Jim White
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PUBLIC HEARING/USE OF PORTION OF WESTWOOD CEMETERY FOR 202 HOUSING PROJECT

This was a public hearing to receive citizen input on the use of a portion of the Westwood Cemetery property for a 202 Housing project.

Mayor Porto read a statement from Alderman Jim White requesting the Board's consideration of the possible sale of two to three acres of the Westwood Cemetery and that a perpetual care fund be established for the upkeep of the cemetery. Alderman White also proposed that this property be sold to a non-profit organization to make it possible for Carrboro to qualify for a Section 202 Housing Project--housing for the elderly and the handicapped. Alderman White also suggested that the Board consider selling the ballfield site next to the Town Hall, which would accommodate 15 to 18 units of this housing.

Wallace Womble, Chairman of the Cemetery Advisory Committee, spoke against using a portion of the Westwood Cemetery for elderly housing and requested that this matter be referred to the Cemetery Advisory Committee for consideration before the Board made any decision on the matter.

Lee Corum, an attorney representing the Low-Income Housing Corporation of N.C., stated that the proposed housing would be for the elderly over 62 years of age or handicapped individuals. The town's only obligation in the process would be to provide the land for the housing units. A non-profit organization would be established of Carrboro citizens to submit the application to the federal government and would then operate the project if it were constructed. The project would be 100% federally funded. Mr. Corum stated that the housing units would be one bedroom and could only be occupied by single individuals or a husband and wife. No families would be allowed to occupy the units.

Doris Miller, a Carrboro resident, spoke against the sale of this property.

Don Penninger spoke against using the cemetery for housing.

Alderman White restated his concern that the present cemetery fees cannot maintain the cemetery at the desired level and this proposal was seen as a workable way to maintain the cemetery and provide elderly and handicapped housing.

Herman Wilson, a Carrboro resident and a member of the Cemetery Advisory Board, spoke against using any part of the cemetery for other purposes.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK AND THAT THE BOARD DROP CONSIDERATION OF USING A PORTION OF THE WESTWOOD CEMETERY PROPERTY FOR HOUSING. VOTE: AFFIRMATIVE ALL

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PUBLIC HEARING/CHARTER AMENDMENT TO ALLOW MAYOR TO VOTE

This was a public hearing for the purpose of receiving citizen input on whether to amend the Town Charter to allow the Mayor to vote on all issues.

Mike Brough stated that an ordinance had been drafted to change the Town Charter to allow the Mayor to vote on all issues before the Board of Aldermen.

Don Penninger spoke in favor of leaving the Town Charter the way it presently reads.

Wallace Womble spoke against changing the Town Charter at this time, and if it is changed, the amendment should not become effective until the next mayoral term begins.

Steve Rose stated that he thought most residents think the Mayor votes at present.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY ZONA NORWOOD THAT THIS ISSUE BE PLACED ON THE BALLOT FOR THE NEXT MUNICIPAL ELECTION IN NOVEMBER, 1985. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (GARRETT, ANDERSON)

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REQUEST FROM HISTORIC DISTRICT SUBCOMMITTEE

The Historic District Subcommittee presented a report to the Board of Aldermen which sets out its proposal to establish a local historic district in Carrboro. The Subcommittee requested an appropriation in the amount of \$3,000 to retain the services of a professional consultant to perform the necessary tasks to allow the establishment of a local historic district in Carrboro.

The Board of Aldermen at its worksession held on April 18, 1984 referred this matter to this meeting.

Don Casper stated that there were funds in the appropriation for the downtown revitalization consultant to fund this request.

Bill Koole, Chairman of the Downtown Revitalization Task Force, and Claudia Brown addressed the Board on this matter.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT \$3,000 BE APPROPRIATED OUT OF THE LINE ITEM FOR THE MARKET STUDY TO FUND THE HISTORIC DISTRICT SUBCOMMITTEE'S REQUEST. VOTE: AFFIRMATIVE ALL

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APPRAISALS FOR FRANKLIN STREET EXTENSION RIGHTS-OF-WAY

The Board of Aldermen at its worksession held on April 18, 1984 considered a request from the Bond Task Force to employ an independent appraiser to determine acquisition costs for the Franklin Street Extension rights-of-way. Estimated appraisal fees are expected to be approximately \$750.00.

The Board of Aldermen at its worksession held on April 18, 1984 requested that a budget amendment be prepared to appropriate the necessary funds for this project.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'83-84 BUDGET ORDINANCE" BE ADOPTED TRANSFERRING \$750.00 FROM THE NONDEPARTMENTAL CONTINGENCY ACCOUNT TO THE NONDEPARTMENTAL FRANKLIN STREET EXTENSION ACCOUNT. VOTE: AFFIRMATIVE ALL

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APPOINTMENTS TO BOND TASK FORCE

The Board of Aldermen at its worksession held on April 18, 1984 recommended that Will Ward and Richard Ellington be appointed as additional at-large members to the Bond Task Force. In addition, the Board of Aldermen recommended that the completion date for the report from the Bond Task Force be set for June 12, 1984.

The following resolution was introduced by Alderman Jim White and duly seconded by Alderman John Boone.

A RESOLUTION AMENDING THE RESOLUTION ESTABLISHING A BOND TASK FORCE TO INCREASE THE NUMBER OF MEMBERS ON THE TASK FORCE FROM SEVEN TO NINE AND TO EXTEND THE DEADLINE FOR THE BOND TASK FORCE'S REPORT FROM MAY 8, 1984 TO JUNE 8, 1984

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. Section 1 of the resolution entitled, "A Resolution Establishing a Bond Task Force", adopted by the Board of Aldermen on March 13, 1984, is amended by changing the word "seven" in line one to the word "nine" and the word "two" in line eight to the word "four".

Section 2. Section 4 of the above described resolution is amended by changing the date "May 8, 1984" in line two to "June 8, 1984."

Section 3. 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 24th day of April, 1984:

Ayes: Boone, White, Norwood, Caldwell, Anderson, Garrett  
Noes: None  
Absent or Excused: None

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LAND USE ORDINANCE AMENDMENTS: DENSITY, R-S.I.R., RECREATION AND OPEN SPACE, DEFINITIONS

The Board of Aldermen at its worksession held on April 18, 1984 requested that this item be placed on this agenda.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY ZONA NORWOOD THAT THE ORIGINAL DRAFT OF SECTION FOUR BE ADOPTED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT SECTIONS ONE, TWO, AND THREE BE ADOPTED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT SECTION FIVE BE ADOPTED. VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (GARRETT)

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY JIM WHITE THAT SECTION SIX BE ADOPTED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY DOUG ANDERSON THAT SECTION SEVEN BE ADOPTED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY DOUG ANDERSON AND SECONDED BY JOHN BOONE THAT SECTION EIGHT BE ADOPTED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT SECTION NINE BE ADOPTED WITH THE DELETION OF THE REFERENCE IN SUBSECTION FIVE TO SECTION 15-200. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT SECTIONS TEN THROUGH FIFTEEN BE ADOPTED. VOTE: AFFIRMATIVE ALL

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CHAPEL HILL-CARRBORO THOROUGHFARE PLAN

The Board of Aldermen at its worksession held on April 18, 1984 requested that this item be placed on this agenda.

Mayor Porto stated that he, Alderman White and Alderman Boone had met with the Chamber of Commerce and representatives from the Town of Chapel Hill to try and work out a resolution agreeable to both towns. Mayor Porto stated the outcome of the meeting was that Carrboro would approve the Thoroughfare Plan with Estes Drive Extension deleted if the Town of Chapel Hill adopts a resolution agreeing that:

- 1) The two towns will request N.C.D.O.T. to undertake a corridor study of the U.S. 15-501/N.C. 54 Bypass in its entirety to evaluate alternatives and recommendations for the design and the inter-connection of the Bypass to the Thoroughfare and street system;
- 2) After completion of the corridor study, a review of the Thoroughfare Plan will be made and any necessary revisions made to the plan will be made and any necessary revisions made to the plan by the

In addition, that N.C. D.O.T. has to agree to conduct a corridor study as requested by the towns.

The following resolution was introduced by Alderman Doug Anderson and seconded by Alderman Hilliard Caldwell.

A RESOLUTION RESCINDING THE BOARD OF ALDERMEN'S APPROVAL OF A THOROUGHFARE PLAN THAT INCLUDES ESTES DRIVE EXTENSION AND ADOPTING A THOROUGHFARE PLAN THAT EXCLUDES ESTES DRIVE EXTENSION

WHEREAS, the transportation system within the Chapel Hill-Carrboro area is vital to both communities; and

WHEREAS, the Town of Carrboro views the network of streets and roads in the Carrboro-Chapel Hill area as one transportation system and is concerned about the adequacy of the entire thoroughfare plan as it affects Carrboro residents; and

WHEREAS, Carrboro has raised questions as to whether the thoroughfare plan is sufficient in the northern area of the U.S. 15-501 Bypass and that these concerns have related to the questions about the Estes Drive Extension and/or interchanges; and

WHEREAS, in a spirit of cooperation the Town of Carrboro seeks a means of resolving its differences with Chapel Hill concerning the proposed thoroughfare plan so that both communities can support one plan.

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

Section 1. The Board's previous action taken on January 31, 1984, approving the Thoroughfare Plan that includes Estes Drive Extension is rescinded and the Board approves the same Thoroughfare Plan with Estes Drive Extension deleted.

Section 2. This resolution shall become effective upon the occurrence of the following:

(a) The Chapel Hill Town Council passes a resolution agreeing that:

(1) The two towns will request N.C.D.O.T. to undertake a corridor study of the U.S. 15-501 N.C. 54 Bypass in its entirety to evaluate alternatives and recommendations for the design and the interconnection of the Bypass to the thoroughfare and street system; and

(2) After completion of the corridor study, a review of the Thoroughfare Plan will be made and any necessary revisions made to the plan by the respective jurisdictions and N.C.D.O.T.

(b) The N.C. Department of Transportation agrees to conduct a corridor study as requested by the towns.

The foregoing resolution having been submitted to a vote, received the following vote this 24th day of April, 1984:

Ayes: Anderson, Caldwell  
Noes: White, Boone, Garrett, Norwood  
Absent or Excused: None

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TOWN CODE AMENDMENT DEALING WITH APPOINTMENT OF THE CHAIRPERSON AND VICE-CHAIRPERSON TO THE CEMETERY ADVISORY COMMITTEE

The Board of Aldermen at its meeting of April 10, 1984 instructed the Town Attorney to draft an amendment to the Town Code to make appointment of the chairperson and vice-chairperson of the Cemetery Advisory Committee consistent with appointment of the officers of other boards and commissions. The attached ordinance provides for the necessary amendments to the Town Code.

MOTION WAS MADE BY JIM WHITE AND SECONDED BY JOHN BOONE THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING CHAPTER 3 OF THE TOWN CODE TO PROVIDE THAT THE CEMETERY ADVISORY COMMITTEE SHALL SELECT ITS OWN CHAIRPERSON AND VICE-CHAIRPERSON," BE ADOPTED. VOTE: AFFIRMATIVE ALL

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ON-STREET PARKING ALONG BLACKWOOD DRIVE

Alderman White stated that he had received complaints from one citizen on Blackwood Drive concerning on-street parking along Blackwood Drive. Alderman White stated that he also received complaints concerning occasional on-street parking along Hillsborough Road.

J.A. Williams, a resident of Blackwood Drive, explained the parking problem as it exists on Blackwood Drive.

Alderman Anderson stated his concern that citizens be issued some type of warning before they are given a ticket for on-street parking.

It was the consensus of the Board to refer this matter to the staff for consideration of stricter enforcement and that a report be presented to the Board at its next worksession.

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EXECUTIVE SESSION

MOTION WAS MADE BY JIM WHITE AND SECONDED BY HILLIARD CALDWELL THAT THE BOARD GO INTO EXECUTIVE SESSION TO DISCUSS A PERSONNEL MATTER. VOTE: AFFIRMATIVE ALL

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APPOINTMENT OF TOWN MANAGER

Mayor Porto announced that Mr. Robert W. Morgan had accepted the Town Manager's position effective May 29, 1984.

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There being no further business, the meeting was adjourned.

Caroline Stuck  
Deputy Town Clerk

J. Porto  
Mayor