

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, November 1, 1988 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor
Aldermen

Eleanor Kinnaird
Randy Marshall
Tom Gurganus
Hilliard Caldwell
Frances Shetley
Judith Wegner
Jay Bryan
Robert W. Morgan
Sarah C. Williamson
Michael B. Brough

Town Manager
Town Clerk
Town Attorney

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY RANDY MARSHALL THAT THE MINUTES OF OCTOBER 25, 1988 BE APPROVED. VOTE: AFFIRMATIVE ALL

PROCLAMATIONS ISSUED

Mayor Kinnaird issued proclamations proclaiming November as Operation Overcoat Month and November 9 - 14 as WUNC Radio Week.

PUBLIC HEARING SET/CONDITIONAL USE PERMIT REQUEST/SOUTH ORANGE RESCUE SQUAD

John C. Williams, representing the South Orange Rescue Squad, has applied for a conditional use permit that would allow the expansion of an existing non-conforming rescue squad building to be located on the south side of Roberson Street between Greensboro Street and Maple Street. The parcel is identified as Tax Map 99, Block D, Lot 19A and is zoned B-1(g).

The administration recommended that a public hearing be set for November 22, 1988.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JUDITH WEGNER THAT A PUBLIC HEARING BE SET FOR NOVEMBER 22, 1988. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING SET/CONDITIONAL USE PERMIT REQUEST/POLICE AND FIRE COMMUNICATIONS TOWER

The Carrboro Police and Fire Departments are requesting an extension of the existing public safety communications tower located in the rear of the Fire Department. This tower needs to be elevated an additional eighty feet in order to guarantee that signals sent from the tower will be received in all parts of town. The parcel is identified as Tax Map 98, Lot 2 and zoned B-1(g).

The administration recommended that a public hearing be set for November 22, 1988.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JUDITH WEGNER THAT A PUBLIC HEARING BE SET FOR NOVEMBER 22, 1988. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING SET/LAND USE ORDINANCE TEXT AMENDMENTS RESTRICTING DEVELOPMENT IN FLOODPLAINS

Ann Weeks, the town's senior planner, that that in order to implement the 2000 Task Force Policy provisions and the Planning Board's Natural Constraints Policies, the staff had prepared amendments to the town's floodplain ordinance. The proposed amendments extend the current limitations on development in floodways to the full regulatory floodplain on streams where such floods are mapped and add protective buffers along streams with drainage areas less than one square mile in area. Ms. Weeks gave a brief explanation of the proposed amendments.

Ms. Weeks stated that the administration recommended that a public hearing be set for November 15, 1988.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT A PUBLIC HEARING BE SET FOR NOVEMBER 15, 1988. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING SET/LAND USE ORDINANCE TEXT AMENDMENT DEALING WITH PROTECTION OF LARGE TREES

Ann Weeks, the town's senior planner, stated that the administration had prepared amendments to the Land Use Ordinance which strengthens the current provisions of the ordinance dealing with the retention of large trees in development and protection of large trees during construction. Ms. Weeks gave a brief explanation of the proposed amendments.

Ms. Weeks stated that the administration recommended that a public hearing be set for November 15, 1988.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT A PUBLIC HEARING BE SET FOR NOVEMBER 15, 1988. VOTE: AFFIRMATIVE ALL

REPORT FROM DOWNTOWN COMMISSION CORPORATION

Joe Hakan, a member of the Board of Directors of the Chapel Hill/Carrboro Downtown Commission, stated that the goals of the Downtown Commission for 1988-89 are as follows:

- 1) To become a clearinghouse for available commercial space so the Commission can field inquiries from potential new businesses;
- 2) Develop an inventory of current businesses, determine consumer needs and recruit new businesses to fill these voids;
- 3) Assist the Towns of Chapel Hill and Carrboro in getting trolleys in place and operational by September, 1989;
- 4) Organize numerous promotional activities to bring people downtown, including festivals, art shows, street vending and exhibitions;
- 5) Develop a voluntary revitalization campaign to encourage general "face-lifting" of exterior facades, awnings, landscaping, etc.;
- 6) Develop a master plan to aid in marketing the downtown;

- 7) Work with town staff to expedite approvals and permits for small businesses;
- 8) Coordinate an ongoing cleanup campaign for the downtown; and
- 9) Work with the towns and the downtown merchants on establishing a special tax district or some other vehicle to secure the long-term financing for the Commission and for downtown improvements.

Mr. Morgan stated that the town staff would be bringing a performance agreement with the Downtown Commission for the Board's consideration on November 15, 1988.

REVOLVING LOAN FUND APPLICATION/MAGGIE'S MUFFINS

James Harris, the town Special Projects Coordinator, stated that Maggie's Muffins, Inc. had applied to the town for funds in the amount of \$20,000 from the Town of Carrboro's Revolving Loan Fund. The loan would be used to purchase restaurant equipment, furniture and fixtures. Mr. Harris stated that the bakery would be located at the corner of West Main Street and Weaver Street. The loan would be secured by a first lien on all equipment, furniture and fixtures as well as first lien against a parcel of property located in Chatham County valued at \$36,000. Mr. Harris stated that the business would create the equivalent of 3.5 full-time jobs - two of which would be low and moderate income. Mr. Harris stated that the loan would be for 8 years at 6% interest with a balloon payment in Year 3 of the loan.

Mr. Harris stated that the Downtown Development Commission recommended approval of the loan.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY JAY BRYAN THAT THE LOAN APPLICATION IN THE AMOUNT OF \$20,000 AT A RATE OF 6% INTEREST FOR 8 YEARS WITH A BALLOON PAYMENT IN YEAR 3 OF THE LOAN BE APPROVED. VOTE: AFFIRMATIVE ALL

REGIONAL TRANSPORTATION STUDIES SUMMARY

Jim Dunlop, the town's Transportation Planner, presented a summary report of transportation study papers prepared or commissioned by the N.C. Department of Transportation, the area chambers of commerce, and Triangle J Council of Governments. Mr. Dunlop stated that the reports include "Travel in the Triangle", a study on a Regional Transportation Authority, and a Regional Mobility Plan.

REQUEST FOR RELEASE OF ECONOMIC DEVELOPMENT FUNDS TO TRIANGLE J COUNCIL OF GOVERNMENTS

Triangle J Council of Governments is requesting adoption of the attached resolution releasing funds from the N.C. State Budget Office that were appropriated to lead regional organizations by the General Assembly in 1987. The Town of Carrboro's share of these funds amounts to \$724.45.

The following resolution was introduced by Alderman Jay Bryan and duly seconded by Alderman Hilliard Caldwell.

A RESOLUTION RELEASING \$724.45 IN ECONOMIC DEVELOPMENT FUNDS
TO TRIANGLE J COUNCIL OF GOVERNMENTS
Resolution No. 15/88-89

WHEREAS, in North Carolina the Lead Regional Organizations, as voluntary organizations serving municipal and county governments, have established productive working relationships with the cities and counties across the state; and

WHEREAS, many counties and cities continue to need assistance in pursuing economic and community development opportunities, but federal assistance in the form of intergovernmental revenues has been severely curtailed in recent years; and

WHEREAS, the 1987 General Assembly has again recognized this need through the appropriation of \$990,000 each year of this biennium to help the Lead Regional Organizations assist local governments with grant applications, economic development, community development, support of local industrial development and other activities as deemed appropriate by their local governments; and

WHEREAS, these funds are not intended to be used for payment of members' dues or assessments to a Lead Regional Organization or to supplant funds appropriated by the member governments; and

WHEREAS, in the event that a request is not made by a unit of government for release of these funds to our Regional Council, the available funds will revert to the state's General Fund; and

WHEREAS, in Region J funds in the amount of \$55,000 will be used to carry out the economic development plan approved by the COG Board of Delegates and especially to improve the economy of the counties and towns of the Region by strengthening ties to and consequently benefits of the Research Triangle Park.

NOW, THEREFORE BE IT RESOLVED that the Town of Carrboro requests the release of its \$724.45 share of these funds to the Triangle J Council of Governments at the earliest possible time in accordance with the provisions of Chapter 830 of the 1987 Session Laws (HB 1515).

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 1st day of November, 1988:

Ayes: Jay Bryan, Judith Wegner, Frances Shetley, Eleanor Kinnaird, Hilliard Caldwell, Tom Gurganus, Randy Marshall

Noes: None

Absent or Excused: None

REQUEST FOR SUPPORT OF LEAGUE OF MUNICIPALITIES' POLICY STATEMENT
CONCERNING HIGHWAY BOND ISSUES

Mr. Morgan stated that the N.C. League of Municipalities was requesting municipal officials contact their legislative delegates requesting support for a major state highway funding initiative, including major bond issues and reasonable and necessary tax increases or user fees. Mr. Morgan requested that Board members let him know if they contact members of the legislative delegation in order that a form can be completed and forwarded to the League of Municipalities.

STREET IMPROVEMENTS PROJECT

It was the consensus of the Board to request the town staff include the following in its report on the street bond improvements project:

- 1) The process for appealing to the N.C. Board of Transportation concerning changes in the aspects of the project design;
- 2) Identify the proposed road width and the back of berms;
- 3) The cost reduction if the roadway width is reduced; and
- 4) Review the drainage design in the vicinity of Hunter Place and Pine Street.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY TOM GURGANUS THAT THE BOARD GO INTO EXECUTIVE SESSION TO DISCUSS A MATTER INVOLVING AN ATTORNEY/CLIENT PRIVILEGE. VOTE: AFFIRMATIVE ALL

Sarah C. Williamson
Town Clerk

Dean J. Kinard
Mayor