A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, March 7, 1989 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

Jay Bryan

Town Manager Robert Morgan

Town Clerk Sarah C. Williamson Town Attorney Michael B. Brough

Absent:

Alderman

Judith Wegner

APPROVAL OF MINUTES OF PREVIOUS MEETING

It was the consensus of the Board to delay action on approval of the minutes of the February 28, 1989 until March 14th in order to allow the Town Clerk to check the tapes to clarify two motions.

REQUEST TO SET PUBLIC HEARINGS/CONDITIONAL USE PERMIT REQUEST/SOUTHERN STATES

V.J. Bailey for Southern States, has applied for a conditional use permit that would allow the construction of a garden center and paved parking lot at 300 N. Greensboro Street. The parcel is identified as Tax Map 93, Block A, Lots 10,11,12,13, and 15.

The administration recommended that a public hearing be set for March 28, 1989.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY TOM GURGANUS THAT A PUBLIC HEARING BE SET FOR MARCH 28, 1989. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING SET/CONDITIONAL USE PERMIT REQUEST/WILLOW SPRINGS NURSING HOME

Andrew McDougald has applied for a conditional use permit that would allow the construction of a 120-bed nursing home facility for the aged to be located at the northeast corner of Jones Ferry Road and Old Fayetteville Road. The parcel is identified as Tax Map 114, Lot 16, and is zoned R-3.

The administration recommended that a public hearing be set for April 11, 1989.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY TOM GURGANUS THAT A PUBLIC HEARING BE SET FOR APRIL 11, 1989. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING RESET/1989 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

The administration requested that the public hearing originally scheduled for tonight to receive citizen input on the town's 1989 Community Development Block Grant application be rescheduled for March 21, 1989. This request was made in order to allow for the minimum 10-day advertisement requirement.

MOTION WAS MADE BY FRANCES SHETLEY AND SECONDED BY RANDY MARSHALL THAT THE PUBLIC HEARING BE RESET FOR MARCH 21, 1989. VOTE: AFFIRMATIVE ALL

NEW CARRBORO ELEMENTARY SCHOOL GYMNASIUM

The Board of Aldermen authorized the administration to explore the potential for a Town-School venture to expand the size of a new gymnasium to be built at Carrboro Elementary School. Expansion of the gymnasium would be required to better accommodate Town programs above the present plans for the building by the Chapel Hill-Carrboro City School System.

The Board of Aldermen discussed this matter at its meeting on February 28, 1989, and there was a tie vote of the Board on whether to have the administration further investigate this matter.

Mr. Morgan stated that the town staff had looked at its own bonding authority to finance the expansion. By buying out the Farmer's Home debt on the Recreation and Fire Station Bonds, the town would generate the ability to issue another \$500,000 in financing for any allowable project. The problem with this option is the town's inability to finance something that it does not own. The second option was to request the School Board to allow a short-term loan of three to five years to the town. They did not feel comfortable with this arrangement. The third option was to use the bonding authority authorized by the voters for the school system and piggy back that and have 20 years to pay off the debt. The Superintendent of the school system felt that they would need all of the funds they had received bond authority for and probably more. The fourth option would be to use the school system's bonding authority to have a short-term loan with the school system funding the expansion and the town would pay the school system back in three years. The school system is currently exploring that option. The fifth option was a leaseoption type of contract arrangement with a commercial loan from a local bank. The administration would not recommend this to the Board. The last option would be to use the town's fund balance. Mr. Morgan stated that the administration would request an opportunity to explore this option.

Doris Murrell, Chair of the Parks and Recreation Commission, stated that the Commission had met on March 6, 1989 to discuss the potential for a Town-School venture to expand the size of the new gymnasium at Carrboro Elementary School. The Commission felt that a community center is of top priority to the Commission and that the Board of Aldermen is strongly recommended to proceed with the funding and development of a community center owned and operated by the town. In discussing the expansion of the gym at Carrboro Elementary, the Commission was concerned that this issue could be seen as an interim measure or conflicting with the immediate resolution of the community center need. The Commission voted to support the concept at this time because of present lack of school facilities to meet demand for town recreation programs, and that with a legal arrangement that benefits the town to invest funds into the school facility and since the concept is unique and one that will not be readily available in the future, the growth in our population and ever increasing demand cause an immediate need for both the gymnasium expansion and a community center.

Richard Ellington, a resident of 109 Bruton Drive, spoke in favor of the town pursing the expansion of the Carrboro Elementary School gym.

MOTION WAS MADE BY RANDY MARSHALL THAT THE ADMINISTRATION BE AUTHORIZED TO CONTINUE EXPLORING THE CONCEPT OF EXPANSION OF THE CARRBORO ELEMENTARY SCHOOL GYM. (MOTION DIED FOR THE LACK OF A SECOND.)

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY FRANCES SHETLEY THAT THE ADMINISTRATION NOT CONTINUE TO FURTHER INVESTIGATE THE CONCEPT OF THE EXPANSION OF THE CARRBORO ELEMENTARY SCHOOL GYM. VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (KINNAIRD, MARSHALL)

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY RANDY MARSHALL THAT THE TOWN STAFF INVESTIGATE THE FEASIBILITY OF FINANCING A COMMUNITY CENTER. VOTE: AFFIRMATIVE ALL

CARRBORO BICYCLE AND SIDEWALK POLICIES

In order to assist the town staff and developers in determining locations and details for bicycle and pedestrian travel in the town, the Board directed the town staff to develop bicycle and sidewalk plans for the town. The Board of Aldermen discussed this matter at its meeting on February 28, 1989. A motion to adopt amended policies resulted in a tie vote.

The administration requested the Board's guidance on procedures for review and possible adoption of the Bicycle and Sidewalk Policies.

Chief Herje stated that the Police Department does in fact enforce laws against bicycle riders who violate the law. When bicyclist are involved in accidents and are at fault, citations are issued. Citations have been issued to bicyclists who have run red lights. Chief Herje explained that the court system is not very understanding when it comes to bicyclists. Most of the time cases involving bicyclists are thrown out of court. In light of this, enforcement of traffic laws on bicyclists has not been a high priority for the police department.

MOTION WAS MADE BY FRANCES SHETLEY AND SECONDED BY TOM GURGANUS THAT THE TOWN STAFF AND TRANSPORTATION ADVISORY BOARD INSTITUTE A PUBLIC RELATIONS AND SAFETY PROGRAM TO EDUCATE BICYCLISTS AND MOTORISTS. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY TOM GURGANUS THAT ALTERNATIVES "B" OF THE BICYCLE AND SIDEWALK POLICIES BE ADOPTED. VOTE: AFFIRMATIVE ALL

REQUEST TO SET SPECIAL BOARD MEETING

The administration requested the Board schedule a special meeting to allow the Board members to participate in the joint public hearing with the Orange County Commissioners, Chapel Hill Town Council, and Hillsborough Board of Commissioners to receive citizen comments on the proposed impact tax legislation. The public hearing will be held on March 30, 1989 at 7:30 p.m. in the Old County Courthouse in Hillsborough.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JAY BRYAN THAT A SPECIAL MEETING OF THE BOARD OF ALDERMEN BE SCHEDULED FOR MARCH 30, 1989 AT 7:30 P.M. TO BE HELD IN THE OLD COUNTY COURTHOUSE IN HILLSBOROUGH. VOTE: AFFIRMATIVE ALL

CONTINUED DISCUSSION OF 2000 TASK FORCE POLICIES

The Board was scheduled to begin discussion of Policy Number 2.22 at tonight's meeting.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY HILLIARD CALDWELL THAT THE REMAINING 2000 TASK FORCE POLICIES BE ADOPTED, WITH THE DELETION OF THE FOLLOWING LANGUAGE UNDER SECTION 4.41 "(E.G. SIGNALIZATION, TURN LANES, ONE-WAY PAIRS)." VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (KINNAIRD, MARSHALL)

STATUS REPORT/UNIVERSITY LAKE WATERSHED STUDY

Roy Williford, Planning Director, gave a brief status report on the University Lake Watershed Study. Mr. Williford stated that the town staff had presented its comments to the Technical Task Force on the latest draft of the study. OWASA has stated that it should be 4-6 weeks before the final report is made available.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY TOM GURGANUS THAT THE MEETING BE ADJOURNED. VOTE: AFFIRMATIVE ALL

Mayor

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Town Clerk