

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, September 19, 1989 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Eleanor Kinnaird
Aldermen	Randy Marshall
	Tom Gurganus
	Hilliard Caldwell
	Frances Shetley
	Judith Wegner
	Jay Bryan
Town Manager	Robert Morgan
Town Clerk	Sarah Williamson
Town Attorney	Michael Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY FRANCES SHETLEY THAT THE MINUTES OF SEPTEMBER 12, 1989 BE APPROVED.
VOTE: AFFIRMATIVE ALL

Alderman Wegner requested that approval of the minutes be delayed until September 26, 1989 in order for a correction to be made on Page 4 of the September 12, 1989 minutes.

FUNDING REQUEST/INTERFAITH COUNCIL FOR SOCIAL SERVICES

Ms. Dee Kister, with the Interfaith Council, requested \$5,000 to assist in the removal of asbestos from the new homeless shelter.

James Harris, the town's Special Projects Coordinator, answered questions about grant funds for the Interfaith Council.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT ACTION ON THIS MATTER BE DELAYED UNTIL SEPTEMBER 26, 1989 IN ORDER FOR THE TOWN STAFF TO INVESTIGATE OTHER AVAILABLE GRANTS, WHETHER THE TOWN COULD GRANT A SHORT-TERM LOAN TO THE SHELTER, WHETHER CHANGE ORDERS COULD BE MADE TO EXISTING GRANTS, WHAT THE CURRENT BUDGET IS FOR THE SHELTER, AND THE CURRENT STATUS OF THE TOWN'S CONTINGENCY FUND. VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (KINNAIRD)

CONDITIONAL USE PERMIT AMENDMENT/FAIROAKS

Amy Parker, Development Coordinator, stated that Westminster Company had requested a modification to their conditional use permit to allow elimination of the approved tot lot in Phase 4 of the development and conversion of the area to common open space. Ms. Parker stated that the administration recommended approval of the modification with the following conditions:

1. That the Phase 4 open space lot shall be re-planted with minimum size eight to ten foot high nursery dug ball and burlap Loblolly Pines or two inch caliper Scarlet Oaks at a minimum 20 foot even spacing. The trees shall be planted prior to final plat approval for Phase 4.

2. That the developer shall be required to submit performance security sufficient to cover replacement costs of the trees required in Condition #20 prior to final plat approval of Phase 4. The security shall be subject to an expiration date of one year after the plat approval.

3. That in accordance with Section 15-203 of the Land Use Ordinance, the developer shall make a payment in lieu for 129.59 active recreation points at the time of final plat approval for Phase 4. The payment amount shall be determined by the dollar value established by the miscellaneous fees and charges schedule at the time of plat approval. This payment shall be in addition to payment in lieu required on a phase-by-phase basis in accordance with Conditions #17 and 18 of the July 19, 1988 conditional use permit modification.

Carl Blackley, Land Development Manager for Fair Oaks, stated that when the conditional use permit for Fair Oaks was granted, the tot lots were included to meet the requirements of the land use ordinance. Because of requests from residents of Fair Oaks to remove the requirement for the tot lot in Phase 4, the request has been made to convert that land to common open space. Mr. Blackley stated that the cleared area will be replanted as requested by the town and payment in lieu of recreation points will be paid to the town.

James and Ashley Williams, residents of Fair Oaks, stated that a petition had been circulated in Fair Oaks and 74% of the Fair Oaks residents were against the tot lot. Mr. and Mrs. Williams stated that they did not want the tot lot built and would like to have the area remain open space for children to play in. Mr. and Mrs. Williams stated that Westminster had not told them at the time they were considering purchasing their property that a tot lot was proposed to be located in their backyard.

Maria Marshall, a resident of Fair Oaks, stated that she had originally signed the petition against the tot lot but has since changed her mind. Ms. Marshall stated that she would like to see a reduced version of the tot lot built.

Eric Ellison, a resident of Tripp Farm Road, spoke in favor of the tot lot. Mr. Ellison stated that Fair Oaks is a family neighborhood and the tot lot is needed for the children to play in.

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY TOM GURGANUS THAT WESTMINSTER SEEK ASSISTANCE FROM THE DISPUTE SETTLEMENT CENTER TO WORK OUT AN AGREEMENT WITH THE HOMEOWNERS IN FAIROAKS FOR THE TOT LOT TO CAUSE AS LITTLE DISRUPTION TO THE SURROUNDING PROPERTIES AS POSSIBLE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY RANDY MARSHALL THAT THE REQUEST FOR CONDITIONAL USE PERMIT MODIFICATION BE DENIED ON THE GROUNDS THAT IT WOULD NOT BE IN BEST INTEREST OF THE PUBLIC HEALTH AND SAFETY TO ALLOW THE MODIFICATION AND THAT THE DEVELOPER PROCEED WITH CONSTRUCTION OF THE TOT LOT AS PROPOSED AND IN RELIANCE ON THE APPROVED PLAN. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JUDITH WEGNER AND SECONDED BY JAY BRYAN THAT IF THE TOT LOT IS CHANGED FROM THE ORIGINAL PLANS, THAT IT BE DEEMED AS AN INSIGNIFICANT DEVIATION. VOTE: AFFIRMATIVE ALL

STATUS REPORT ON POST OFFICE

James Harris, Special Projects Coordinator, presented a status report on the new Carrboro Post Office. Mr. Harris stated that the Postal Service is currently completing its survey of the Westwood Cemetery property.

AFFORDABLE HOUSING UPDATE

James Harris, Special Project Coordinator, presented an update on affordable housing efforts. Mr. Harris stated that the administration recommended that the Board of Aldermen charge the Planning Board with reviewing the current Land Use Ordinance and making specific recommendations on actions that might encourage the development of newly-constructed affordable housing.

It was the consensus of the Board to request that the Planning Board's previous recommendations on affordable housing be brought back before the Board of Aldermen for consideration.

SIDEWALK INSTALLATION/WEST POPLAR AVENUE

Chris Peterson, Public Works Director, stated that in the current budget, \$32,800 has been allocated for the installation of a sidewalk along the north side of West Poplar Avenue by a private contractor. This installation can be performed by Public Works crews, beginning around October 1st and being completed by February 1st, for approximately \$16,500. The estimated savings could be placed in the sidewalk reserve account, which is designated for the funding of the sidewalk installation by D.O.T. under the U-2002 project.

(No action was required on this matter.)

BUDGET AND MUNICIPAL CALENDAR

Mr. Morgan requested that the Board adopt a 1990-91 Fiscal Year Budget Calendar and the Board of Aldermen's schedule for the remainder of 1989 and for 1990.

Alderman Marshall requested that the date of the mid-year retreat be moved to the first weekend in September. Alderman Bryan requested that an item be added to the budget calendar on December 12th to give the Board an opportunity to identify reductions or increases in the proposed budget and to add costing out addition or deletions to the proposed budget to the planning retreat.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY RANDY MARSHALL THAT THE 1990-91 BUDGET CALENDAR AND BOARD OF ALDERMEN'S SCHEDULE FOR THE REMAINDER OF 1989 AND FOR 1990 BE ADOPTED AS AMENDED BY ALDERMEN MARSHALL AND BRYAN. VOTE: AFFIRMATIVE ALL

STATUS REPORT ON ACTION AGENDA

Mr. Morgan presented a status report on the 1989 Planning Retreat Action Agenda.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JUDITH WEGNER THAT THE STATUS REPORT BE ACCEPTED. VOTE: AFFIRMATIVE ALL

HORACE WILLIAMS AIRPORT: IMPACT REPORT

Roy Williford, Planning Director, presented information on the Horace Williams Airport regarding expansion plans and its impact on Carrboro residents.

The following resolution was introduced by Alderman Jay Bryan and duly seconded by Alderman Judith Wegner.

A RESOLUTION REQUESTING THE OFFICIALS OF
THE UNIVERSITY OF NORTH CAROLINA AND
THE TOWN OF CHAPEL HILL TO KEEP THE TOWN OF CARRBORO
INFORMED ON EFFORTS TO IMPROVE THE SAFETY OF
THE HORACE WILLIAMS AIRPORT
Resolution No. 6/89-90

WHEREAS, the Board of Aldermen requested information on the Horace Williams Airport regarding expansion plans and its impact on Carrboro residents; and

WHEREAS, the town staff presented this information to the Board at its meeting held on September 19, 1989; and

WHEREAS, at the September 19th meeting, the Board of Aldermen requested that the University of North Carolina and the Town of Chapel Hill continue to make the Horace Williams Airport safer and to keep Carrboro town officials informed on such efforts.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO.

Section 1. That the officials of the University of North Carolina and the Town of Chapel Hill are hereby requested to keep the Town of Carrboro informed on efforts to improve the safety of the Horace Williams Airport.

Section 2. 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 19th day of September, 1989:

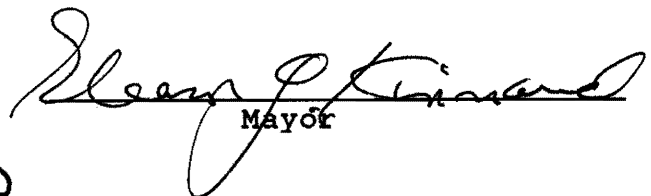
Ayes: Randy Marshall, Tom Gurganus, Hilliard Caldwell, Eleanor Kinnaird, Frances Shetley, Judith Wegner, Jay Bryan

Noes: None

Absent or Excused: None

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


Town Clerk


Mayor