

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, May 21, 1991 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Eleanor Kinnaird
Aldermen	Randy Marshall (arrived at 8:35 p.m.)
	Tom Gurganus
	Hilliard Caldwell
	Frances Shetley
	Jacquelyn Gist
	Jay Bryan
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY TOM GURGANUS THAT THE MINUTES OF MAY 14, 1991 BE APPROVED. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING SET/LAND USE ORDINANCE TEXT AMENDMENT REQUIRING DISCLOSURE OF DEVELOPMENT PLANS

The administration requested that a public hearing be set for June 4, 1991 to consider an amendment to the Land Use Ordinance which would require that the seller disclose to the buyer any future development plans for the project which have been approved by the town.

Alderman Shetley volunteered to serve as the Board's liaison and contact the President of the Board of Realtors to see if they wished to submit an option for the Board of Aldermen's consideration.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY JACQUELYN GIST THAT A PUBLIC HEARING BE SET FOR JUNE 4, 1991. VOTE: AFFIRMATIVE ALL

REPORT ON LANDFILL AND RECYCLING BUDGET

Gayle Wilson, Solid Waste Administrator for the Town of Chapel Hill, made a report to the Board of Aldermen regarding the 1991-92 budget for the Orange County Landfill. Mr. Wilson explained the work plan for FY'91-92 and stated that the proposed tipping fee for next year will be \$21.00 per ton.

Blair Pollack, Recycling Coordinator for the Town of Chapel Hill, explained the proposed recycling services planned for FY'91-92.

REPORT ON LANDFILL SEARCH PROCESS

Alderman Gurganus presented a report to the Board of Aldermen on the landfill search process. Alderman Gurganus stated that it is hoped that the Landfill Owners Group will make its final recommendations to the local governments by the end of 1991.

[Alderman Marshall arrived at the meeting.]

REPORT ON NEW POST OFFICE

Roy Williford, Planning Director, presented a report on the results of the most recent meeting relating to the new Post Office, and requested that the Board of Aldermen adopt a resolution welcoming an application for conditional use permit authorizing the construction of a post office, and tentatively approving the access and circulation scheme proposed for the post office site and scheduled improvements to James Street.

Charles Finely, a resident of 200 Carol Street, stated that some of the residents of Plantation Acres had expressed concern over the proposed right-in, right-out onto 54, over the realignment of Lorraine Street causing more traffic on Lorraine Street, and the residents of James Street want the tree buffer retained adjoining the post office site. Mr. Finley also stated that the residents of Plantation Acres want stop signs installed at James and Carol, Lorraine and Phipps and Phipps and Simpson Streets.

The following resolution was introduced by Alderman Hilliard Caldwell and duly seconded by Alderman Randy Marshall.

**A RESOLUTION WELCOMING AN APPLICATION FOR A CONDITIONAL USE PERMIT
AUTHORIZING THE CONSTRUCTION OF A POST OFFICE
Resolution No. 47/90-91**

WHEREAS, the present post office on Greensboro Street is far too small to meet the town's existing needs, resulting in cramped and unsatisfactory working conditions for postal employees and inconvenience to the general public; and

WHEREAS, the US Postal Service, actively aided by representatives of the Town, has long been looking for a suitable site to construct a new post office building; and

WHEREAS, a proposed site for a new post office building has been identified by the U.S. Postal Service at the northwest intersection of James Street and N.C. 54; and

WHEREAS, the owner of the property in question, Mr. R.S. Lloyd, and representatives of the postal service, town government, the surrounding neighborhood, and the N.C. Department of Transportation met on May 15, 1991 to discuss various issues surrounding the location of a post office on the site in question and reached agreement on a conceptual site plan that would provide for the construction of a post office on this site in a manner that best satisfies the interests of all concerned; and

WHEREAS, although development of a post office at this site is contingent upon approval by the Board of Aldermen of a conditional use permit application for this use, and no binding commitment can be made by the Board prior to consideration of such an application, the Board nevertheless wishes to express its appreciation to all parties concerned for their interest in this project and to state publicly that it would welcome an application for a conditional use permit authorizing a post office on the site in question constructed substantially in accordance with the concept plan discussed at the May 15, 1991 meeting.

NOW, THEREFORE, THE CARRBORO BOARD OF ALDERMEN RESOLVES:

Section 1. The Board welcomes the submission of an application for a conditional use permit authorizing the construction of a post office on property at the northwest intersection of James Street and NC 54 substantially in accordance with the concept plan attached as "Exhibit A" to this resolution. Among the concepts either shown on Exhibit A or otherwise discussed at the May 15, 1991 meeting are the following:

- (a) One access point only along James Street, aligned with the intersection of James Street and Lorraine Street;
- (b) A right turn-in, right turn-out only access on NC 54, with truck traffic limited to this access. This access will be located approximately 180 feet west of the intersection of NC 54 and Main Street;
- (c) The access road that intersects with NC 54 will be constructed at the expense of the property owner and will be constructed to such standards that it can effectively serve the subsequent commercial development of the remainder of the property;
- (d) Such improvements to James Street as the Town concludes are warranted, as well as the realignment of the intersection of Lorraine Street with James Street, will be accomplished by the Town at its expense;

- (e) Modification to the post office building will be limited to the color of the brick used on the exterior of the building;
- (f) The Town will reconsider its initial intention to locate a "Welcome To Carrboro" sign adjacent to the property that is the proposed site for the new post office; and
- (g) Comments from the public will be welcomed and considered by the Board of Aldermen at the conditional use permit public hearing.

Section 2. This resolution shall become effective upon adoption and a copy thereof shall be sent to all those attending the May 15, 1991 meeting.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted this 21st day of May, 1991:

AYES: Randy Marshall, Tom Gurganus, Hilliard Caldwell, Eleanor Kinnaird, Frances Shetley, Jacquelyn Gist, Jay Bryan

NOES: None

ABSENT/EXCUSED: None

SELECTION OF BOND COUNSEL/COMMUNITY CENTER BOND REFERENDUM

At its meeting on March 26, 1991, the Board of Aldermen endorsed a schedule leading to a November bond referendum on whether to sell bonds to raise funds for a community center. In following with this schedule, the administration received proposals from bond attorneys for the legal costs involved in this project.

Richard Kinney, Parks & Recreation Director, asked for direction from the Board on this matter.

MOTION WAS MADE BY JACQUELYN GIST THAT THE BOARD NOT PROCEED WITH THE BOND REFERENDUM IN NOVEMBER, 1991, AND THAT THE REFERENDUM BE RESCHEDULED AT THE 1992 PLANNING RETREAT. (MOTION WITHDRAWN)

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY FRANCES SHETLEY THAT THE BOND REFERENDUM NOT BE HELD IN NOVEMBER, 1991 AND THAT THIS MATTER BE DISCUSSED AT THE 1992 PLANNING RETREAT. VOTE: AFFIRMATIVE THREE, NEGATIVE FOUR (MARSHALL, GIST, CALDWELL, KINNAIRD)

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HILLIARD CALDWELL THAT THE TOWN MANAGER BE AUTHORIZED TO ENTER INTO AN AGREEMENT WITH HUNTON & WILLIAMS TO SERVE AS BOND COUNSEL FOR THE COMMUNITY CENTER PROJECT, AND THAT THE \$1,000 FEE BE TAKEN FROM THE CONTINGENCY FUND. VOTE: AFFIRMATIVE FOUR, NEGATIVE THREE (GURGANUS, SHETLEY, BRYAN)

REVIEW OF ADVISORY BOARD RECOMMENDATIONS/DESIGN GUIDELINES FOR DOWNTOWN BUSINESS DISTRICT

It was the consensus of the Board to delay discussion of this matter with the request that the town staff organize the advisory board comments in such a way that they will be easier to follow and requested that the Appearance Commission review the guidelines along with Alderman Bryan's suggestions with a quorum of the commission present.

REPORT ON HEALTH INSURANCE FOR RETIREES OVER AGE 65

Larry Gibson, Assistant Town Manager, presented a report on the Board relating to health insurance for retirees over age 65.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY RANDY MARSHALL THAT THE TOWN ATTORNEY BE REQUESTED TO PREPARE THE NECESSARY TOWN CODE AMENDMENT TO PROVIDE THAT THE TOWN WILL PAY 100% OF THE COST OF HEALTH INSURANCE FOR

RETIREEES BEGINNING AT AGE 65 WITH AT LEAST 10 YEARS OF SERVICE WITH THE TOWN.
VOTE: AFFIRMATIVE FOUR, NEGATIVE THREE (BRYAN, SHETLEY, GURGANUS)

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

Sarah C. Williamson
Town Clerk

William J. Kinnaud
Mayor