

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 18, 1992 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Eleanor Kinnaird
Aldermen	Randy Marshall
	Tom Gurganus
	Hilliard Caldwell
	Jacquelyn Gist
	Jay Bryan
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael Brough

Absent:

Alderman	Frances Shetley
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APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY JACQUELYN GIST THAT THE MINUTES OF FEBRUARY 11, 1992 BE APPROVED. VOTE: AFFIRMATIVE ALL

REQUEST TO SET PUBLIC HEARING/BICYCLE ORDINANCE

The administration requested that the Board of Aldermen set a public hearing for March 10, 1992 to receive public comments on a proposed bicycle ordinance. In addition, the administration requested direction on the advertisement of this public hearing.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY RANDY MARSHALL THAT A PUBLIC HEARING BE SCHEDULED FOR MARCH 10, 1992. VOTE: AFFIRMATIVE ALL

The Board requested that notices be placed along the Libba Cotton Bike Path, in local bike shops and placed in the bike column of The Chapel Hill Herald, along with the normal advertisement.

DISCUSSION OF FIVE-YEAR ECONOMIC DEVELOPMENT PLAN

James Harris, the town's community and economic developer officer, presented a proposed five-year economic development plan for the town.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL THAT GOAL #4, OBJECTIVE #1 (PHASE AUTO RELATED USES OUT FROM DOWNTOWN AREA) AND STRATEGIES #1 (DETERMINE IF AUTOMOBILE REPAIR USE IS AN INCOMPATIBLE OR UNDESIRABLE USE IN THE DOWNTOWN) BE DELETED FROM THE PLAN. VOTE: AFFIRMATIVE ALL

Dr. Jim Manor, Chair of the Planning Board, presented the Planning Board's comments on the proposed Five-Year Economic Development Plan.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JAY BRYAN THAT THE FOLLOWING REVISED FIVE-YEAR ECONOMIC DEVELOPMENT PLAN FOR THE TOWN OF CARRBORO BE ADOPTED. VOTE: AFFIRMATIVE ALL

TOWN OF CARRBORO ECONOMIC DEVELOPMENT GOALS

APPROVED: FEBRUARY 18, 1992

Source: For Goals and Objectives: "Carrboro Year 2000 Task Force Report to the Mayor and Board of Aldermen, December 16, 1986"; Strategies have been suggested by the "Task Force", the Downtown Development Commission, and by Town staff.

A. Context.

1. Town population is projected to grow significantly [from 11,765 (1990) to 18,093 in the year 2000].
2. Carrboro is located next to Chapel Hill/UNC, and in the Triangle region--RTP, Raleigh, Durham, and RDU (students and professionals, perhaps retirees).
3. What is Carrboro's niche in this context, given the goals listed below?

B. Overriding Town Goals.

The overriding town goals are stated in the Carrboro Year 2000 Task Force Report, which is incorporated herein by reference.

C. Economic Development Goals/Objectives/Strategies.

Goal 1. Diversify and strengthen the Town's tax base.

Objectives:

1. Increase the proportion of upper-income housing to share tax burden with middle and lower income housing
2. Increase share of commercial tax base
3. Increase the number of businesses

Strategies:

1. Promote the development of upper-income housing
2. Consider annexing existing subdivisions contiguous or near the Town
3. Promote and market undeveloped properties
4. Assess and quantify business improvements to facilitate tax-base growth
5. Attract out-of-town shoppers

Goal 2. Continue downtown improvement efforts.

Objectives:

1. Focus development efforts on the 100 Block of Main Street, while preserving its National Register designation
2. Develop area around Carr-Mill Mall as "shopping district"
3. Improve pedestrian access
4. Provide/encourage mix of commercial and housing opportunities in downtown without undermining the integrity of established neighborhoods.
5. Encourage the retention and location of human service agencies in downtown.

Strategies:

1. Conduct or review existing area market studies to determine shopping/commercial needs
2. Conduct survey of current businesses in downtown to determine their buyers and suppliers.
3. Develop aesthetic standards to maintain Carrboro's small-town character (adopt Downtown Design Guidelines--Lucy Carol Davis Associates and consider town-wide guidelines along similar lines as Lucy Carol Davis Associates).
4. Survey residents on their use of Carrboro's downtown.
5. Consider programs in other towns/cities that have successfully mixed commercial and housing uses in their downtown areas.
6. Investigate the possibility of a downtown business incubator for small commercial users.
7. Investigate the feasibility of Tax Increment Financing (TIF) for the downtown area--used to attract new businesses and fund art/cultural uses in the downtown (the N.C. General Assembly is considering TIF's).
8. Evaluate revolving loan fund and its effects on downtown.
9. Explore federal/state/foundation funding of downtown studies or projects.
10. Consider ways to integrate the Farmers' Market with downtown, such as using special events--spring/summer/autumn harvest festival-type events and activities to showcase downtown businesses and market.
11. Evaluate the availability of public transportation to the downtown business district, as well as pedestrian and parking needs.
12. Support and encourage existing businesses in their downtown promotional activities.
13. Develop printed promotional material for Carrboro businesses.

Goal 3. Provide job opportunities for unemployed and underemployed residents.

Objectives:

1. Create office/light assembly park

2. Recruit firms to locate in Carrboro

Strategies:

1. Consider feasibility of creating office/assembly park for businesses that meet the criteria of the Year 2000 Task Force Report; should keep in mind what Carrboro does not want-- polluting, water-using, environmentally destroying businesses.
2. Inventory existing manufacturing firms and labor force; consider what resources could be used to improve both, like job training and vocational education and state/COG funds to assist local businesses, such as DOT dollars to improve transportation access to businesses.
3. Develop profile of firm-type desired by Carrboro and work with Orange County to target those firms.
4. Work with Orange County Economic Development Commission to recruit businesses that meet the criteria of the Year 2000 Task Force Report to locate in Carrboro.
5. Continue to provide the Revolving Loan Program for new and existing businesses.
6. Encourage local businesses to hire qualified Carrboro residents for job openings
7. Advocate for regional transportation system that would facilitate Carrboro residents working in Durham or the RTP, for example.
8. Continue advocating for affordable day-care to single-parents and other families who may not be working due to the lack of affordable day-care.

Goal 4. Discourage incompatible or undesirable uses that inhibit downtown development or detract from maintaining a "small town" image.

Objectives:

1. Keep additional strip development from locating along arterial streets.

Strategies:

1. Develop "auto repair park" in area that has good transportation, by both private and public transportation.
2. Re-zone any remaining commercially-zoned areas along major arterial streets where strip development is deemed undesirable.
3. Define areas or nodes where neighborhood/convenient commercial uses could locate.

SALE OF CAROLINA CABLE

Carolina Cable requested the town's approval of the pending sale of Carolina Cable to American Television and Communications Corp., a subsidiary of Time Warner, Inc. The Town Attorney prepared a resolution granting the town's approval of the sale for the Board's consideration.

The following resolution was introduced by Alderman Tom Gurganus and duly seconded by Alderman Jay Bryan.

A RESOLUTION GRANTING MUNICIPAL APPROVAL TO THE SALE OF
PRIME CABLE INCOME PARTNERS, L.P., D/B/A CAROLINA CABLE
Resolution No. 33/91-92

WHEREAS, Prime Cable Income Partners, L.P., d/b/a Carolina Cable, is a cable television franchisee in the Town of Carrboro; and

WHEREAS, American Television & Communications Corporation (ATC), a subsidiary of Time Warner, Inc., has contracted with Carolina Cable to acquire Carolina Cable's cable television system; and

WHEREAS, Carolina Cable has requested approval of a transaction involving the sale of its system to ATC (or a company under the common ownership or control of Time Warner, Inc.) which will result in a transfer of ultimate control of Carolina Cable, all as set forth in the letter application dated January 16, 1992.

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

Section 1. The Town of Carrboro hereby grants approval, conditioned on FCC approval, to the sale of Carolina Cable to American Television and Communications Corporation (ATC), a subsidiary of Time Warner, Inc., all as set forth in the letter of application dated January 16, 1992.

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 18th day of February, 1992:

Ayes: Randy Marshall, Tom Gurganus, Hilliard Caldwell, Eleanor Kinnaird, Jacquelyn Gist, Jay Bryan

Noes: None

Absent or Excused: Frances Shetley

CHARGE FOR EMPLOYEES' COMMITTEE

Mr. Morgan stated that it was his intent to establish an employee committee consisting of one employee from each department. Employees who serve on the committee would be non-supervisory except for first line supervisors. Volunteers to serve on the committee would be requested. Department employees would select a single committee member if more than one department employees shows interest. The charge of the committee would be to recommend items that have little or no direct cost that would improve the quality of employment with the Town of Carrboro such as flextime, vacation, etc. The committee would prepare a report to make suggestions to the Town Manager. The committee should complete its work no later than the end of April. The process would be evaluated with input from the committee to determine what permanent form the employee committee should take.

[No Board action was required on this matter.]

REVENUE ESTIMATES AND FINANCIAL GOALS FOR 1992-93 BUDGET

Larry Gibson, the town's Assistant Town Manager, presented revenue projections for the 1992-93 fiscal year. Mr. Gibson stated that the administration recommended the following financial goals or bottom line results for FY 1992-93: (i) establish \$5,125,000 as the amount of total revenues available for town operations; and (ii) adhere to a strategy of decreased reliance upon fund balance.

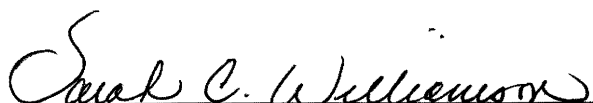
[No Board action was required on this matter.]


INSTALLATION OF STOP AHEAD SIGNS FOR PLANTATION ACRES NEIGHBORHOOD

It was the consensus of the Board to request the town staff to install stop ahead signs or pavement markings with stop ahead at the intersections where stop signs have been installed in the Plantation Acres neighborhood.

EXECUTIVE SESSION

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY RANDY MARSHALL THAT THE BOARD ADJOURN TO AN EXECUTIVE SESSION TO DISCUSS THE PURCHASE OF PROPERTY AND POTENTIAL LITIGATION. VOTE: AFFIRMATIVE ALL


Town Clerk


Mayor