

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, May 19, 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
	Eleanor Kinnaird
	Frances Shetley
	Jacquelyn Gist
	Jay Bryan
Town Manager	Robert W. Morgan
Town Attorney	Michael B. Brough
Deputy Town Clerk	James E. Spivey

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HILLIARD CALDWELL THAT THE MINUTES OF MAY 12, 1992 BE APPROVED. VOTE: AFFIRMATIVE ALL.

REQUESTS FROM CITIZENS

M.C. Russell, a Carrboro citizen, requested that the Board of Aldermen, during the budget review process, consider purchasing a parcel of land at the intersection of North Greensboro Street and Estes Drive for roadway improvements.

Alex Zaffron, a Carrboro citizen, requested that the Board consider its position regarding the impact fee prior to the Orange County Commissioners public hearing on this matter.

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/WINSOME LANE SUBDIVISION

This was a public hearing to receive public input regarding a conditional use permit, applied for by Phil Szostak, that would allow development of 26 single-family homes on 142.4 acres. The property is located north and south of Old Fayetteville Road and north of Highway 54 West. The parcel is identified as Tax Map 108, Lots 39C and 40.

Helen Waldrop, Zoning Administrator, reviewed the proposed project and answered questions of the Board.

Bill McKenzie, Chair of the Appearance Commission, presented and explained the Appearance Commission's recommendations.

Alex Zaffron, Chair of the Transportation Advisory Board (TAB), presented and explained the TAB's recommendations.

Robin Lackey, Chair of the Planning Board, presented and explained the Planning Board's recommendations.

Phil Szostak, developer of the proposed project, addressed the Board.

Robert Swiger, Fire Chief, addressed the Board regarding the consequences of approving the proposed project without fire hydrants. Chief Swiger explained that OWASA policy does not allow water and sewer lines in the watershed and the proposed project would be located in the watershed.

George Wheless, an adjacent property owner, asked if a development precedent would be set for surrounding property if the Board approved this project.

Mr. Wheless was informed that if that Carrboro Land Use Ordinance requirements are met, property can be developed.

Richard Kinney, Parks and Recreation Director, reviewed Mr. Szostak's proposal for dedicating open space buffer to the town. Mr. Kinney voiced concern about specifying non-prohibitive uses in dedicated open space.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY RANDY MARSHALL THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY TOM GURGANUS THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JACQUELYN GIST THAT THE APPLICATION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Zoning Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.
3. That the final plat indicate all buffer areas are to be left in a natural state and that any vegetation that is disturbed be replaced with vegetation of a comparable assimilative capacity.
4. That prior to issuance of a building permit septic and well improvement permits must be approved by Orange County Health Department for each individual lot.
5. That a note be placed on the plat indicating that individual builders will be responsible for the following information prior to issuance of a building permit:
 - a) Septic and well locations to be field verified by Orange County Health Department.
 - b) Impervious surface must be calculated and shown for each lot including driveways.
 - c) All required buffers and easements must be indicated on each lot.
 - d) Accurately scaled drawings indicating all of the above with proposed grading as well as tree protection must be included.
6. That the applicant make any required payment-in-lieu for active recreation prior to final plat approval.
7. That prior to construction plan approval an erosion control plan be approved by Orange County.
8. That maintenance of the easement shown between lots 12A and 13A be the responsibility of the homeowners association and be established over an existing lot.
9. That improved trails be removed from the buffer areas.
10. That grass be installed on trails, exclusive of areas along Morgan Creek and be located in all buffer and stream crossing areas where possible. Applicant must not remove existing trees of 3" or greater diameter to accommodate the trail. Leave all areas as undisturbed as possible.

VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY FRANCES SHETLEY THAT THE APPLICANT CONTINUE THE PAVEMENT OF WINSOME LANE TO THE SOUTHERN PROPERTY LINE, AND THE CONFIGURATION APPEAR AS A STUB-OUT, AND NOT A CUL-DE-SAC. ALSO, THAT SIGNAGE BE POSTED STATING THAT THE ROAD MAY BE CONTINUED. VOTE: AYES 3 (Gurganus, Kinnaird, Shetley); NOES 4 (Marshall, Bryan, Gist, Caldwell).

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT THE OPEN SPACE BUFFER LOCATED NEXT TO MORGAN CREEK BE DESIGNATED AS A PUBLIC EASEMENT ON THE FOLLOWING CONDITIONS:

- a) That the easement is part of the implementation of a master planned Morgan Creek Greenways Plan, and
 - b) That the public areas be maintained by the Town of Carrboro.
- VOTE: AYES 6 (Marshall, Caldwell, Kinnaird, Shetley, Gist, Bryan); NOES 1 (Gurganus)

REQUEST FROM FRIENDS OF THE CARRBORO LIBRARY

Steven Peck, Co-Chair of the Friends of the Carrboro Library, read a poem entitled, "Carrboro Sing-Along". Mr. Peck informed the Board of a proposed July 04, 1992 "fundraiser tour" for the proposed library.

Barbara Dewey, Co-Chair of the Friends of the Carrboro Library, made a request to the Board on behalf of her committee. Ms. Dewey requested a monetary commitment of \$1500-\$2000 from the town.

MOTION WAS MADE BY FRANCES SHETLEY AND SECONDED BY JACQUELYN GIST THAT \$2000 BE TAKEN FROM THE TOWN'S CONTINGENCY FUND FOR THE LIBRARY COMMITTEE. VOTE: AYES 4 (Caldwell, Kinnaird, Shetley, Gist); NOES 3 (Marshall, Gurganus, Bryan).

PRESENTATION OF PROPOSED BUDGET FOR FISCAL 1992-93

The Town Manager presented the proposed budget for Fiscal 1992-93 and requested that the Board adopt a budget review schedule.

The Board received the proposed budget and by consensus adopted the proposed budget review schedule as follows:

Thursday, May 21, 1992

1. Overview of CIP, Five-Year Plan and Debt Service (30 min.)
2. Police Department (30 min.)
3. Fire Department (30 min.)
4. Planning Department (30 min.)
Transportation Budget

Tuesday, May 26, 1992

Public Hearing/1992-93 Budget

Tuesday, June 02, 1992 (TO BE HELD IN FIRE DEPARTMENT CLASSROOM)

1. Public Works Department (30 min.)
2. Recreation Department (30 min.)
3. Administrative Services (30 min.)
Town Manager
Town Clerk
Governance

Tuesday, June 16, 1992

Adoption of 1992-93 Budget, Pay Plan and Miscellaneous Fees and Charges Schedule

REPORT ON IMPLEMENTATION OF AMERICAN DISABILITIES ACT

The Board received a report on what has been done by the Town of Carrboro to comply with the American Disabilities Act.

The Board asked that the town attorney determine what the town's compliance with the ADA is in reference to providing a wheelchair accessible van.

REVOLVING LOAN FUND REQUEST/ALL-STATE INSURANCE

James Harris, Community and Economic Development Officer, informed the Board that the town had received a loan request from Steve Darden and Kevin Littlejohn, operators of the Carrboro Allstate Insurance office, in the amount of \$8,628 to make leasehold improvements at a new office at Carrboro Plaza. The term requested is 6 years at 6.5 with a balloon payment in 3 years.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY JAY BRYAN TO APPROVE THE LOAN REQUEST IN THE AMOUNT OF \$8,628 FOR 6 YEARS AT 6.5% WITH A BALLOON IN 3 YEARS. VOTE AFFIRMATIVE ALL.

HEALTH INSURANCE FOR TOWN EMPLOYEES

The received a report regarding health insurance for town employees and a request for authorization for the Manager to continue health insurance with Blue Cross/Blue Shield Preferred Care, HMO North Carolina, and Kaiser Permanente for Fiscal YEAR 1992-93, and to set the contribution of the town towards health insurance at \$126.90 per employee per month.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY RANDY MARSHALL THAT THE TOWN MANAGER ENTER INTO CONTRACT TO CONTINUE HEALTH INSURANCE WITH BLUE CROSS/BLUE SHIELD PREFERRED CARE, HMO NORTH CAROLINA, AND KAISER PERMANENTE FOR FISCAL YEAR 1992-93, AND TO SET THE CONTRIBUTION OF THE TOWN TOWARDS HEALTH INSURANCE AT \$126.90 PER EMPLOYEE PER MONTH. VOTE: AFFIRMATIVE ALL.

APPOINTMENT TO OWASA BOARD OF DIRECTORS

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY TOM GURGANUS THAT MICHAEL M. HUGHES BE APPOINTED TO THE OWASA BOARD OF DIRECTORS. VOTE: AYES 3 (Marshall, Gurganus, Caldwell); NOES 4 (Kinnaird, Shetley, Gist, Bryan).

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MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT MELVA OKUN BE APPOINTED TO THE OWASA BOARD OF DIRECTORS. VOTE: AFFIRMATIVE ALL.

ACCESS TO POTENTIAL SITES FOR THE LANDFILL

The administration presented a resolution for adoption which would authorize the Town of Chapel Hill to exercise its authority to enter upon private lands for the purpose of conducting surveys, borings, examinations and appraisals to assist in the selection of a site for a new landfill and approving an interlocal agreement for the exercise of that authority.

Gayle Wilson, Chapel Hill Public Works Director, answered questions of the Board.

Alderman Gurganus suggested that the Board delay taking action on this matter due to the fact that the other governing bodies had delayed taking action.

By consensus, the Board delayed taking action regarding this matter and Alderman Gurganus is to relay the Board's questions to the Landfill Owners Group.

ROADWAY ENTRANCE AT 813 WEST MAIN STREET

Alderman Bryan requested that staff investigate a complaint by Mr. Harold, resident of 813 West Main Street, regarding uneven pavement.

The Public Works Department is to investigate this matter.

TRAFFIC CONTROL AT THE INTERSECTION OF JAMES STREET AND HILLSBOROUGH ROAD

Alderman Shetley requested that a traffic officer monitor speeding vehicles at the intersection of James Street and Hillsborough Road.

The Police Department is to follow-up on this matter.

EXECUTIVE SESSION

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY TOM GURGANUS THAT THE BOARD GO INTO EXECUTIVE SESSION. VOTE: AFFIRMATIVE ALL.


Deputy Town Clerk


Mayor