

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, April 27, 1993 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
	Jacquelyn Gist
	Jay Bryan
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JACQUELYN GIST THAT THE MINUTES OF APRIL 20, 1993 BE APPROVED. VOTE: AFFIRMATIVE ALL

CHARGE ISSUED

The Town Clerk issued a "charge" to Richard Laudati, a recent appointee to the Transportation Advisory Board.

PROCLAMATION ISSUED

Mayor Kinnaird read a proclamation proclaiming May 3-9, 1993 as Drinking Water Week in the Town of Carrboro.

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/INA MASSEY LLOYD, HRS.

Helen Waldrop, the town's Zoning Administrator, was sworn in. Ms. Waldrop stated that S.E. Wilson, with Freehold Land Surveys, had applied for a conditional use permit which would allow subdivision of a 5.42-acre tract from 29.51 acres located on Old Fayetteville Road. The parcel is identified as Tax Map 114, Lot 21 and is zoned WR (Watershed Residential). Ms. Waldrop presented slides of the existing site and overheads of the proposed subdivision. Ms. Waldrop stated that the administration recommended approval of the conditional use permit.

Mike Brough stated that for a period of time the town had been prevented from annexing property in the watershed, but that restriction no longer exists.

Bill Hamilton, one of the Ina Massey Lloyd heirs, was sworn in. Ms. Hamilton stated that the large tract remaining would not be developed because the property will not perk for septic tanks. In addition, Ms. Hamilton stated that she does not see any advantage to having this property annexed into the town limits of Carrboro.

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY JAY BRYAN THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

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

MOTION WAS MADE BY TOM GURGANUS AND SECONDED BY JAY BRYAN 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.
- VOTE: AFFIRMATIVE ALL

Alderman Marshall suggested that a condition be added to the permit requesting that the property owners request annexation of the 5.42-acre tract. [No action was taken by the Board regarding this matter.]

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/TOWN COMMONS PROJECT

Helen Waldrop, Zoning Administrator, was sworn in. Ms. Waldrop stated that the Town of Carrboro had applied for a conditional use permit to allow construction of a bandstand and an open air market. The property is located is located at 301 West Main Street, part of Tax Map 98, Block L, Lot 2. Ms. Waldrop presented slides of the existing site and overheads of the proposed site plan. Ms. Waldrop stated that the administration recommended approval of the conditional use permit with the following conditions:

1. That the playground areas and equipment be designed and installed as per the specifications required by the Consumer Product Safety Council and the ADA.
2. That the Chapel Hill gravel sidewalks be a minimum of four (4) inches in thickness and that they have a minimum compaction of ninety-eight percent (98%) as per the standards established by the American Association of State Highway Transportation Officials (AASHTO).
3. That a detailed drawing be submitted showing the Chapel Hill gravel walkway and driveway curb cuts.
4. That the relocation of the power poles be approved by Duke Power Company and that the existing light pole on Laurel Avenue be properly located on the site plans.
5. That Orange Water and Sewer Authority approve the plans.
6. That the three (3) driveway cuts on Bim Street be consolidated into one (1), and that all of the driveway(s) for the gravel parking lots be paved for a distance of 15 feet back from the Bim Street and Laurel Avenue road surfaces as per Section 15-296(b) of the Carrboro Land Use Ordinance.
7. That handicapped accessible bathrooms be provided on the site.

[No one wished to speak at the public hearing.]

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JAY BRYAN 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 JAY BRYAN AND SECONDED BY RANDY MARSHALL THAT IF THE APPLICATION IF GRANTED, THE PERMIT SHALL BE ISSUED 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 PLAYGROUND AREAS AND EQUIPMENT BE DESIGNED AND INSTALLED AS PER THE SPECIFICATIONS REQUIRED BY THE CONSUMER PRODUCT SAFETY COUNCIL AND THE ADA.
4. THAT THE CHAPEL HILL GRAVEL SIDEWALKS BE A MINIMUM OF FOUR (4) INCHES IN THICKNESS AND THAT THEY HAVE A MINIMUM COMPACTION OF NINETY-EIGHT PERCENT (98%) AS PER THE STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS (AASHTO).
5. THAT A DETAILED DRAWING BE SUBMITTED SHOWING THE CHAPEL HILL GRAVEL WALKWAY AND DRIVEWAY CURB CUTS.

6. THAT THE RELOCATION OF THE POWER POLES BE APPROVED BY DUKE POWER COMPANY AND THAT THE EXISTING LIGHT POLE ON LAUREL AVENUE BE PROPERLY LOCATED ON THE SITE PLANS.
7. THAT THE THREE (3) DRIVEWAY CUTS ON BIM STREET BE CONSOLIDATED INTO ONE (1), AND THAT ALL OF THE DRIVEWAY(S) FOR THE GRAVEL PARKING LOTS BE PAVED FOR A DISTANCE OF 15 FEET BACK FROM THE BIM STREET AND LAUREL AVENUE ROAD SURFACES AS PER SECTION 15-296(B) OF THE CARRBORO LAND USE ORDINANCE.
8. THAT THE REDESIGNED PARKING LOT BE DONE AS A ONE-WAY LOT AS INDICATED ON THE DRAWINGS, AND THAT THE PLANTINGS ALONG BIM STREET BE REVIEWED BY THE APPEARANCE COMMISSION.
9. THAT AN ADDITIONAL BICYCLE RACK BE ADDED NEAR THE PROPOSED PLAYGROUND WITH A TEN (10) BIKE MINIMUM CAPACITY.
10. THAT AN ALTERNATIVE PAVED SURFACE BE CONSIDERED FOR PARKING AREAS AND DRIVEWAY APRONS.
11. TO THE EXTENT POSSIBLE, THAT HANDICAPPED ACCESSIBLE BATHROOMS BE PROVIDED AT THE TIME THE OPEN AIR MARKET IS CONSTRUCTED.
12. THAT PLANTINGS AND TREES PROPOSED FOR THE PARKING LOTS, AS WELL AS PLANTINGS FOR THE OVERALL PLAN BE IN ACCORDANCE WITH THE CARRBORO LAND USE ORDINANCE AND BE SUBJECT TO THE REVIEW AND RECOMMENDATIONS OF THE APPEARANCE COMMISSION.
13. THAT THE APPLICANT CONSIDER ADDING MORE TREES IN GENERAL TO THE SITE.
14. THAT LANDSCAPING SHOULD CONSIDER FOOT TRAFFIC.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY TOM GURGANUS THAT THE APPLICATION BE GRANTED, SUBJECT TO THE FOREGOING CONDITIONS. VOTE: AFFIRMATIVE ALL

WORKSESSION WITH OWASA REPRESENTATIVES

The Board of Aldermen met with Melva Okun and Hank Anderson, the Town of Carrboro's OWASA representatives, to discuss the Chapel Hill/Carrboro Cohousing's request to allow installation of a master water meter in their development.

Melva Okun stated that she and Hank Anderson had met with Everett Billingsley, the Executive Director of OWASA, concerning the Arcadia request to allow a master water meter. Ms. Okun stated that they will be bringing this matter before the OWASA Board and that she and Mr. Anderson will be speaking in favor of the request. Ms. Okun and Mr. Anderson requested that the town place this request in a special category to avoid setting a precedent for other requests for master water meters. Ms. Okun invited the members of the Board of Aldermen to attend OWASA Board meetings--especially budget meetings.

Hank Anderson invited the Board of Aldermen to the grand opening ceremonies for Cane Creek scheduled for Saturday, May 8, 1993.

Mike Brough stated that if there is going to be a single water meter and the homes are charged separately for the water, it would be considered a utility and they would have to obtain a certificate of authority from the State Utilities Commission to operate.

John McAllister stated that he thought 50 units constitutes a utility and thanked the OWASA representatives and the town for their support of their request to allow a master water meter.

It was a consensus of the Board to request the town staff to propose a category in which to place the Arcadia request.

REPORT ON SOUTH GREENSBORO STREET ROAD IMPROVEMENTS

Kenneth Withrow, the town's Transportation Planner, presented a report to the Board of Aldermen on the results of a survey of the residents of South Greensboro concerning possible improvements to that street. Mr. Withrow

stated that the residents generally wanted a sidewalk installed and the speed controlled, but they do not wish to have the street widened.

It was a consensus of the Board to request the town staff to prepare a report on the possibilities for improvements to South Greensboro Street based on the residents' requests, including discussion with NCDOT staff on possibilities for improvements.

REVIEW OF THE YEAR 2000 TASK FORCE POLICIES

Julia Trevarthen, the town's Senior Planner, stated that at the 1993 Planning Retreat, the Board of Aldermen decided to review the Year 2000 Task Force Policies. Those policies were adopted by the Board of Aldermen on March 7, 1989. Ms. Trevarthen requested that the Board of Aldermen indicate the extent to which it wished to review the Year 2000 Task Force Policies.

Alderman Gist indicated that she would be interested in reviewing the following sections: 2.00 (Development), 3.6 (Auto Uses), 4.10 (Transportation Planning), and 3.70 (Diversification of Tax Base).

It was a consensus of the Board to request that the town staff place notations in the Year 2000 Task Force Policies indicating ordinance changes, policy changes, etc. for the Board's review.

REVISIONS TO PERSONNEL ORDINANCE DEALING WITH THE PAY AND CLASSIFICATION PLAN

Mr. Morgan presented proposed amendments to the pay and classification plan for the Board's review. Mr. Morgan stated that the proposed revisions to the personnel ordinance will accomplish several things:

1. Maintains the pay plan on an annual basis through cost-of-living adjustments);
2. Maintains and implements changes to the classification plan on an annual basis;
3. Moves employees at a reasonable pace (two steps annually) to job rate (step 9);
4. Maintains minimum funding of a merit system above job rate at one step; and
5. Establishes the same length of probation for all employees at twelve months.

Mr. Morgan stated that these amendments were being proposed as a goal. He stated that he was hoping they could be funded in the upcoming budget, but that it did not look like it would be feasible to do so in the 1993-94 budget.

Alderman Gurganus requested that when the amendments are brought back to the Board for consideration, that the current language be included in the proposed amendments along with examples of how problems will be resolved if the amendments are approved.

EMPLOYEE'S SPRING PICNIC

Mr. Morgan invited the Mayor and members of the Board of Aldermen to the spring picnic for town employees scheduled for Saturday, May 1st.

SUMMER SCHEDULE

It was a consensus of the Board to cancel its meetings scheduled for July 13, July 20, July 27, and August 3.

CONSTRUCTION NOISE

The Manager informed the Board that he had received complaints about construction noise in early mornings and on weekends.

The Board requested that the town staff prepare a recommendation concerning this matter.

RESOLUTION EXPRESSING APPRECIATION TO DAVID PRICE

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

A RESOLUTION EXPRESSING THE TOWN OF CARRBORO'S
APPRECIATION TO CONGRESSMAN DAVID PRICE
Resolution No. 30/92-93

WHEREAS, the Town of Carrboro has searched for ten years for a site for a Post Office; and

WHEREAS, many obstacles arose during that ten-year search; and

WHEREAS, without the tireless effort of Congressman David Price, this effort may have not been successful; and

WHEREAS, when a freeze on funds for new Post Office construction would have defeated our last possibility to build the Post Office, Congressman Price intervened.

NOW, THEREFORE, the Carrboro Board of Aldermen extends its grateful appreciation to Congressman David Price for his crucial help to secure the Carrboro Post Office and thank him for his continuing help to the Town of Carrboro.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 27th day of April, 1993:

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

Noes: None

Absent or Excused: None

REIMBURSEMENT FOR POLICE PROTECTION

Mayor Kinnaird requested that the Manager check into the possibility of the Town of Carrboro being reimbursed by UNC for police protection following the UNC Championship win and Apple Chill incident.

AMENDMENT TO ANIMAL CONTROL ORDINANCE

Alderman Marshall requested that the town staff check into the possibility of amending the animal control ordinance to require pet owners to clean up after their pets.

TRIANGLE TRANSIT AUTHORITY'S BUSCAPADE

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY RANDY MARSHALL THAT ALDERMAN SHETLEY BE AUTHORIZED TO ATTEND THE UPCOMING TRIANGLE TRANSIT AUTHORITY'S BUSCAPADE. VOTE: AFFIRMATIVE ALL

WINSOME LANE SUBDIVISION

Alderman Bryan requested that the town staff review the progress on Winsome Lane Subdivision's compliance with the erosion control ordinance.
