

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, June 22, 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 (arrived 7:40 PM)
	Frances Shetley
	Jacquelyn Gist
	Jay Bryan
Town Manager	Robert W. Morgan
Town Attorney	William Morgan
Deputy Town Clerk	James E. Spivey

APPROVAL OF MINUTES

A correction was requested in reference to the motion regarding the Town's funding of and participation in the Triangle Council of Governments.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY FRANCES SHETLEY THAT THE MINUTES OF JUNE 15, 1993 BE APPROVED WITH THE NOTED CORRECTION. VOTE: AFFIRMATIVE 6; ABSENT/EXCUSED 1 (Caldwell).

CHARGE ISSUED

The Deputy Town Clerk issued a "charge" to Shelton Sparrow, a recent appointee to the Cemetery Advisory Committee.

PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT IMPLEMENTING THE STATE WATER SUPPLY WATERSHED PROTECTION ACT

Julia Trevarthen, Senior Planner, stated that in June 1989, the General Assembly adopted the State Water Supply Watershed Protection Act (G.S. 143-214.5). The Act calls for mandatory protection measures for surface waters used as a source for raw drinking water. After an extensive public review and comment process the Environmental Management Commission adopted statewide regulations in February 1992. Ms. Trevarthen explained that Carrboro already has in place a set of watershed protection regulations for the University Lake watershed. In virtually every sense, the Town's existing regulations are more stringent than those approved as the minimum by the state. However, Carrboro is required to make one addition and one change to its existing regulations for the University Lake watershed. First, Carrboro must define the Critical Area for the portion of the University Lake watershed in its jurisdiction. Second, Carrboro must amend Section 15-266(a) dealing with impervious surface limits in the B-5 (Watershed Commercial) and WM-3 (Watershed Light Industrial) zoning districts.

Ms. Trevarthen reviewed and explained two different ordinances which would bring Carrboro into total compliance with the state regulations.

The Board requested that staff investigate the feasibility of developing a uniform definition of "critical area" between Orange County, Chatham County, and Carrboro.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JAY BRYAN THAT THE PUBLIC HEARING BE CONTINUED UNTIL JULY 06, 1993 TO ALLOW THE OWASA BOARD OF DIRECTORS TIME TO PROVIDE FORMAL COMMENT REGARDING THIS MATTER. VOTE: AFFIRMATIVE ALL.

OPEN SPACE ZONING CONCEPTS

Julia Trevarthen, Senior Planner, presented a report on open space zoning concepts and how they compare with existing development options in Carrboro. Ms. Trevarthen explained that open space zoning is a type of cluster development in which the development is required to be concentrated on a portion of the total tract and the remainder is left as permanent open space. Originally conceived as a technique to preserve active agricultural use of lands under pressure for conversion to residential use, open space zoning techniques were intended for use in rural areas. However, the techniques are

now being used in some suburban areas to combat suburban sprawl and preserve non-agricultural open space. Additionally, the Carrboro Land Use Ordinance presently allows cluster development in residential zoning districts and requires that open space be set aside in residential developments. None of the existing cluster regulations are mandatory and the open space set-asides are far smaller than those typically found in open space zoning schemes.

The Board voiced interest in receiving copies of ordinances from other municipalities which require mandatory open space.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JAY BRYAN THAT THIS MATTER BE REFERRED TO THE AGENDA PLANNING COMMITTEE TO SCHEDULE A WORK SESSION FOR THE BOARD OF ALDERMEN TO DISCUSS THIS MATTER AND THAT ORDINANCES FROM OTHER MUNICIPALITIES WITH MANDATORY OPEN SPACE REQUIREMENTS BE PROVIDED. VOTE: AFFIRMATIVE ALL.

REPORT ON TOWNWIDE DESIGN GUIDELINES

Roy Williford, Planning and Economic Development Director, explained that the purpose of the Townwide Design Guidelines is to document acceptable element of design which respect the natural environment and can be voluntarily incorporated into the design of new development to further enrich the liveability of the Town. Additionally, the guidelines provide an opportunity to review the Town's subdivision standards for roadway, sidewalks, bikeways, curb and gutter, and curb radii design.

It was the consensus of the Board that this matter be referred to a sub-committee of the Aldermen for review and comment on the DRAFT document and report back to the Aldermen. The sub-committee to review the DRAFT document consist of Aldermen Shetley, Gist, and Bryan.

AMENDMENT TO ORANGE COUNTY HOME CONSORTIUM PROGRAM

James Harris, Community & Economic Development Officer, stated that the administration was seeking approval of an amendment to the Orange County HOME Consortium Program to re-program \$300,000 set aside for the Orange Community Housing Corporation.

The following resolution was introduced by Alderman Jacquelyn Gist and seconded by Alderman Hilliard Caldwell.

**A RESOLUTION AUTHORIZING AN AMENDMENT TO THE ORANGE COUNTY HOME CONSORTIUM PROGRAM TO REPROGRAM \$300,000
Resolution No. 36/92-93**

WHEREAS, the Board of Aldermen approved the participation of the Town of Carrboro in the Orange County HOME Consortium; and

WHEREAS, the State of North Carolina awarded the Consortium \$803,600 in grant funds in August, 1992, including \$300,000 for the Erwin Village homeownership program; and

WHEREAS, the Chapel Hill Town Council at its February 1, 1993 work session elected not to provide additional funds for the Erwin Village project due to concerns about project costs and affordability for low-income families; and

WHEREAS, the Orange Community Housing Corporation proposes to reprogram the HOME grant funds;

NOW, THEREFORE, BE IT REVOLVED by the Board of Aldermen of the Town of Carrboro approves an amendment to the Orange County HOME Consortium Program to reprogram \$300,000 for the following purposes:

Pine Knolls	\$ 32,000
Townhome Program	\$ 68,000
Homeownership-Hillsborough	\$200,000

This the 22nd day of June, 1993.

The foregoing resolution, having been submitted to a vote, received the following vote, and was duly adopted this 22nd day of June, 1993.

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

NOES: None

ABSENT/EXCUSED: None

BUDGET AMENDMENT/TRANSFER OF CAPITAL RESERVE FUNDS

The administration request that the Board adopt an ordinance transferring funds from Capital Reserve to cover the cost of resurfacing the Wilson Park Tennis Court.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HILLIARD CALDWELL THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY '92-93 BUDGET ORDINANCE" BE ADOPTED. VOTE: AFFIRMATIVE ALL.

LEASE/PURCHASE RESOLUTION - VEHICLE AND EQUIPMENT

The administration request that the Board adopt a resolution designating the contract for the lease/purchase of a fire truck as a tax-exempt obligation of the Town.

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

**A RESOLUTION DESIGNATING AN INSTALLMENT PURCHASE CONTRACT AS A TAX-EXEMPT OBLIGATION OF THE TOWN
Resolution No. 35/92-93**

WHEREAS, the Town of Carrboro, through its duly elected Mayor, with the consent and approval of the Board of Aldermen, has entered into a contract with Southern National Leasing Corporation for the purchase of a fire pumper/tanker truck for the Fire Department.

WHEREAS, the said contract, bearing the date June 28, 1993, qualifies as a tax-exempt obligation of the town, pursuant to the Internal Revenue Code of 1986.

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

Section 1. The aforesaid contract, bearing the date June 28, 1993 by and between the Town of Carrboro and Southern National Leasing Corporation, together with the amounts to be paid thereunder, be and the same are hereby designated as a qualified tax-exempt obligation of the town for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986.

Section 2. This resolution shall become effective on June 28, 1993.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June, 1993:

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

NOES:

ABSENT/EXCUSED:

ADOPTION OF 1993-94 BUDGET, PAY PLAN AND MISCELLANEOUS FEES AND CHARGES SCHEDULE

Larry Gibson, Assistant Town Manager, reviewed the revisions and additions to the Manager's recommended budget for FY 1993-94.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HILLIARD CALDWELL THAT THE BUDGET ORDINANCE FOR FISCAL YEAR 1993-1994 BE ADOPTED. VOTE: AYES 6; NOES 1 (Gist).

The following resolution was introduced by Alderman Randy Marshall and duly seconded by Alderman Tom Gurganus.

A RESOLUTION ADOPTING THE CLASSIFICATION AND
PAY PLAN FOR FISCAL YEAR 1993-94
Resolution No. 34/92-93

WHEREAS, the Board of Aldermen has adopted a comprehensive Position Classification and Pay Plan; and

WHEREAS, the town staff has prepared an updated Pay Plan for Fiscal Year 1993-94.

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

Section 1. The Pay Plan, dated July 1, 1993 - June 30, 1994, a copy of which is attached to this resolution, is hereby adopted as the official Pay Plan for the 1993-94 fiscal year.

Section 2. All previously adopted versions of the Classification and Pay Plans which conflict with this resolution are hereby repealed.

Section 3. 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 22nd day of June, 1993:

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

Noes: None

Absent or Excused: None

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY HILLIARD CALDWELL THAT THE 1993-94 MISCELLANEOUS FEE AND CHARGES SCHEDULE BE ADOPTED. VOTE: AFFIRMATIVE ALL.

The Board requested that animal control fees be brought back to the Board for discussion.

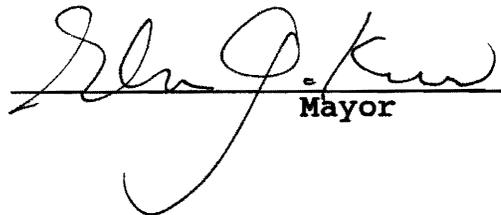
APPOINTMENT TO THE APPEARANCE COMMISSION

The chairman of the Appearance Commission recommended that Wendy Wenck be appointed to one of the vacant seats on the Appearance Commission.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY TOM GURGANUS THAT WENDY WENCK BE APPOINTED TO THE APPEARANCE COMMISSION. VOTE: AFFIRMATIVE ALL.

ROGER'S TRIEM

The Board requested that the Orange County Health Department be contacted to make an inspection of the Roger's Triem facility to determine if there are any health and safety violations. Additionally, the Carrboro Fire Department was requested to make an inspection of the facility to determine any fire safety violations.



 Mayor

Deputy Town Clerk