

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, September 19, 1995 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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| Mayor | Eleanor Kinnaird |
| Aldermen | Michael Nelson |
| | Randy Marshall |
| | Frances Shetley |
| | Jacquelyn Gist |
| | Jay Bryan |
| Town Manager | Robert W. Morgan |
| Town Clerk | Sarah C. Williamson |
| Town Attorney | Michael B. Brough |

Absent:

- | | |
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| Alderman | Hank Anderson |
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APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY MICHAEL NELSON TO APPROVE THE MINUTES OF SEPTEMBER 12, 1995. VOTE: AFFIRMATIVE ALL

INTRODUCTION OF NEW EMPLOYEE

Larry Gibson introduced Amy Singleton, the town's new Program Support Assistant in the Administrative Services Division.

PUBLIC HEARING/CONTINUATION OF PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/ALTA SEASONS APARTMENTS

This was a continuation of the September 5, 1995 public hearing to consider an application for a conditional use permit submitted by Deb Anderson of Paces Development Corp. which would allow for the construction of 236 apartment units on 16.37 acres located at 222 Old Fayetteville Road between Willow Springs Long Term Care Center and the Ramsgate Apartments.

Deb Anderson answered the Board's questions about their response concerning removal of large trees pursuant to Section 15-316 of the town's Land Use Ordinance. Ms. Anderson presented a revised site plan showing an additional 10 trees that they would propose to retain if the town were to give them relief on about 18 to 20 of parking spaces required. Ms. Anderson presented a memorandum concerning the landscaping material to be used, a memorandum on the proposed car wash and slides of how the car wash will resemble. Ms. Anderson presented slides of how the trash compactor will look and explained how the facility will be maintained. Ms. Anderson presented information on the number of children expected in the complex.

Keith Edwards, a resident of Fenway Park, was sworn in. Mr. Edwards stated his concern over the lost of trees. Mr. Edwards expressed concern about losing the trees buffering Fenway Park. Mr. Edwards spoke in favor of the developer's Plan A. Mr. Edwards expressed concern over the location of the playground and the potential noise generated by that playground.

Roy Williford, the town's Planning and Economic Development Director, was sworn in. Mr. Williford answered the Board's questions concerning the town's consulting engineer's letter dated September 7, 1995 regarding the stormwater discharge.

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

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY FRANCES SHETLEY THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE THREE, NEGATIVE THREE (GIST, BRYAN, NELSON)

It was the consensus of the Board to continue this public hearing on September 26th in order to give Alderman Anderson an opportunity to vote on this matter.

PUBLIC HEARING/1996-97 TRANSPORTATION IMPROVEMENT PROGRAM

The Town of Carrboro annually adopts a list of transportation projects that are to be included within the N.C. Department of Transportation's Transportation Improvement Program (TIP). The purpose of this agenda item was for the Board of Aldermen to receive public input on the list of projects included within the 1996-1997 Carrboro TIP.

Alex Zaffron, Chair of the Transportation Advisory Board, presented the TAB's recommendations on this matter.

Kenneth Withrow, the town's Transportation Planner, answered the Board's questions concerning the proposed TIP.

MOTION WAS MADE BY FRANCES SHETLEY AND SECONDED BY RANDY MARSHALL TO ADOPT THE PROPOSED 1996-97 TRANSPORTATION IMPROVEMENT PROGRAM. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT TO INCLUDE REFERENCE TO THE TRANSPORTATION ADVISORY BOARD

The purpose of this item was to receive public input on a proposed amendment to the Land Use Ordinance which would add language to the ordinance referring conditional use permits and proposed amendments to the Transportation Advisory Board if the item involves community transportation issues.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO REFER CONDITIONAL USE PERMIT APPLICATIONS AND PROPOSED AMENDMENTS TO THE TRANSPORTATION ADVISORY BOARD FOR REVIEW". VOTE: AFFIRMATIVE ALL

DISCUSSION OF ACTION AGENDA ITEMS ASSIGNED TO THE BOARD OF ALDERMEN

Included on the 1995 Planning Retreat Action Agenda were several items assigned to the Board of Aldermen. The purpose of this agenda item was for the Board of Aldermen to discuss these items and give the administration direction on how to proceed with these items.

<u>Item</u>	<u>Proposed Deadline</u>	<u>Recommended Deadline</u>
Coordinating agency for grants	Q1	Assembly of Governments
Hot button forum issues	Q3	September
Make a difference day	Q3	September
Board's worksession on architectural concepts	Q3	September
Improving status of women in Town Hall	Q3	September
Volunteerism	Q3	September

The Board gave the following directions on these items:

- a. Make a Difference Day - town staff to provide the Board with copies of the recent newspaper article regarding Make a Difference Day scheduled for October 28th, and the Agenda Planning Committee to schedule a Board discussion on how to stimulate some community projects.
- b. Board Worksession on Architectural Concepts - Alderman Bryan and town staff to meet with a local architect to prepare a proposal for the Board's review.
- c. Improving Status of Women in Town Hall - town staff to provide the Board with a report on the gender and racial composition of town positions and have the Agenda Planning Committee schedule a Board discussion of this matter.

- d. Volunteerism - town staff to provide the Board members with a copy of the existing Volunteer Opportunity Handbook

STATUS REPORT ON TOWN COMMONS PROJECT AND BUDGET AMENDMENT

Construction is progressing on the market structures for the Town Commons. The purpose of this agenda item was to give a budgetary status report on this project and to request a project budget amendment to appropriate funds raised for the project into the Phase I budget.

James Harris, the town's Community and Economic Development Officer, stated that on August 8th, it was reported to the Board that the Town Commons project budget had \$14,744 of undesignated funds to use for change orders. The Town Commons Sub-Committee was authorized to deal with these change orders using these undesignated funds. In order to complete the market structures, including a design change to address needed wind bracing, \$13,476 was authorized to be expended. In addition, the Public Works Director has recommended, based on observations of the site during construction, that additional measures be taken to improve drainage that potentially could affect the subsurface under the turfstone. It is his opinion that the long-term maintenance of the turfstone would be improved by these additional measures. Due to cost considerations, the original design called for surface drainage. The Public Works Director has proposed that the town's Public Works Department crews install a subsurface drainage system under two turfstone pads, a underground piping system to collect rain from downspouts on the market structures, and an underground piping system to carry the water from these drainage improvements to the perimeter ditch. The rain gutters and down spouts would not be install until next fiscal year as part of the Public Works Department budget. All underground work would need to be completed now. Labor for drainage work and preparation of surface for turfstone would be provided by Public Works Department personnel. Costs for materials for drainage improvements and preparation of surface for turfstone is \$11,668. Since these improvements will off set future maintenance costs, it is proposed that \$3,000 be used from the Public Works Department's budget. With these funds, in addition to \$1,268 of undesignated funds, the amount of funds needed to complete these improvements is \$7,400.

Mr. Harris stated that the administration recommended that the work recommended by the Public Works Director be completed and that a budget amendment be approved appropriating \$10,000 from undesignated interest earnings for Phase I of the Town Commons project This will provide the additional \$7,400 for the improvements and \$2,600 for contingency. This appropriation leaves \$9,100 in unappropriated funds for the Town Commons project that can be used for the construction of the bandstand.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY MICHAEL NELSON TO APPROVE THE WORK RECOMMENDED BY THE PUBLIC WORKS DIRECTOR, AND THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'95-96 BUDGET ORDINANCE," BE ADOPTED, WHICH TRANSFERS \$10,000 FROM THE TOWN COMMONS INTEREST EARNINGS TO PHASE I CONSTRUCTION OF THE TOWN COMMONS PROJECT". VOTE: AFFIRMATIVE ALL

APPOINTMENT TO BOARD OF ADJUSTMENT

The chair of the Board of Adjustment recommended that Christine Ellestad be appointed to an in-town seat on the Board of Adjustment.

MOTION WAS MADE BY MICHAEL NELSON AND SECONDED BY RANDY MARSHALL TO APPOINT CHRISTINE ELLESTAD TO THE BOARD OF ADJUSTMENT. VOTE: AFFIRMATIVE ALL

PLACEMENT OF BICYCLE RACKS ON CITY BUSES

Mayor Kinnaird requested that a representative from the Town of Chapel Hill come before the Board of Aldermen to discuss the possibility of placing bicycle racks on city buses.

REDUCTION OF SPEED LIMIT ON OLD FAYETTEVILLE ROAD

Mayor Kinnaird requested that the town staff check into the process necessary to reduce the speed limit on Old Fayetteville Road from 45 mph to 35 mph from its intersection with Highway 54 to its intersection with Old 86.

CHANGE OF POLLING PLACE/NORTH CARRBORO PRECINCT

Alderman Marshall informed the Board that he had been advised that the polling place for the North Carrboro Precinct had been moved from Carrboro Elementary School to Homestead Community Center. The Board requested that the town staff contact the Orange County Board of Elections to determine whether they will be notifying the registered voters of the North Carrboro Precinct of this change prior to the November 7th election.

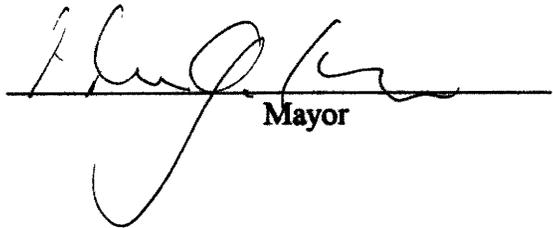
SPEECH BY RANDAL ARENDT/RURAL CHARACTER

Alderman Bryan requested that the Small Area Planning Work be notified that Randal Arendt will be giving a talk on rural character on Wednesday, September 27th at 7:30 p.m. in the Orange County Superior Court House.

HORNE DRAINAGE PROBLEMS/103 COBBLESTONE DRIVE

The Board requested further status reports on the resolution of drainage problems on property owned by Kenneth Horne at 103 Cobblestone Drive.

MOTION WAS MADE BY RANDY MARSHALL AND SECONDED BY JAY BRYAN TO ADJOURN THE MEETING AT 9:45 P.M. VOTE: AFFIRMATIVE ALL



 Mayor



 Town Clerk