

A ~~136~~ regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 13, 1996 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Hank Anderson
	Jay Bryan
	Hilliard Caldwell
	Jacquelyn Gist
	Diana McDuffee
	Alex Zaffron
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

### **APPROVAL OF MINUTES OF PREVIOUS MEETING**

MOTION WAS MADE HILLIARD CALDWELL AND SECONDED BY HANK ANDERSON TO APPROVE THE MINUTES OF FEBRUARY 6, 1996. VOTE: AFFIRMATIVE ALL

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### **CHRISTMAS DECORATIONS**

Maria Owens stated that she has raised \$600 for Christmas decorations and requested direction from the Board on how to proceed with her efforts to raise funds to provide Christmas decorations for the town.

It was the consensus of the Board to establish a Holiday Decorations Committee consisting of Alderman Caldwell and Ms. Owens to raise funds for Christmas decorations.

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### **CONTINUATION OF PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH A TEMPORARY MORATORIUM ON THE ISSUANCE OF CONDITIONAL AND SPECIAL USE PERMITS WITHIN THE NORTHERN SMALL AREA PLANNING AREA**

The purpose of this item was for the Board to continue the February 6th public hearing to consider a land use ordinance text amendment which would establish a temporary moratorium on the issuance of conditional and special use permits within the Northern Small Area Planning Area.

Mayor Nelson stated that the Orange County Board of Commissioners at its meeting on February 12, 1996 voted to object to the town's proposed temporary moratorium on the basis that the proposed amendment to the town's land use ordinance is inconsistent with the Joint Planning Area Land Use Plan. In addition, the Commissioners recommended that a facilitated meeting be conducted, involving the residents of the Northern Transition Study Area, the Small Area Planning Work Group, the Board of Commissioners and the Carrboro Board of Aldermen.

[The Board took no action on this matter.]

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### **CONTINUATION OF PUBLIC HEARING/SMALL AREA PLANNING WORK GROUP'S PROPOSED PLAN**

The purpose of this item was for the Board of Aldermen to review, discuss and consider: (1) The Small Area Planning Work Group's proposed *Plan for Carrboro's Northern Study Area*; (2) Comments from all interested persons who spoke during the public hearing on February 6th; (3) Comments from the citizens' advisory boards; and (4) Comments from other agencies/entities.

It was the consensus of the Board to set up a committee consisting of Diana McDuffee, Jacquelyn Gist, and Jay Bryan to work with the town staff to plan a facilitated meeting to address concerns about the Small Area Plan and to recommend the next step in this process. The Board requested a recommendation to come back to Board from the committee by March 5th.

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**PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/CHAPEL HILL-CARRBORO HEADSTART FACILITY**

This is a public hearing to review an application for a conditional use permit which would allow for the construction of a Headstart facility to be located at the intersection of Hargraves Street and Wesley Street. The administration recommended approval of the conditional use permit with conditions.

Keith Lankford, the town's Zoning Administrator, was sworn in. Mr. Lankford explained the proposed site plan and stated that the town staff was recommending approval of the conditional use permit.

Ellen Perry, Chair of the Transportation Advisory Board, was sworn in. Ms. Perry stated that the TAB suggested that the town construct a handicapped access between the parking area to the existing basketball court to allow accessibility when the building is closed.

Kenneth Withrow, the town's Transportation Planner, was sworn in. Mr. Withrow stated that the additional handicapped access between the parking area and the existing basketball court would be 40 feet in length.

Steve Vaughn, an architect with the Roberts/Stacy Group, was sworn in. Mr. Vaughn stated that he has not seen the mechanical drawings for the location of the air conditioning units, but would have no problem with the town indicating that they be located at the rear of the building.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY ALEX ZAFFRON THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY ALEX ZAFFRON THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL

It was the consensus of the Board to preserve the existing 21" Osage Orange tree on the site, to locate air conditioning unit to the rear of the building, and that the town install a handicapped access between the parking area of the facility and the existing basketball court. In addition, that all application and permit fees be waived.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY ALEX ZAFFRON TO GRANT THE CONDITIONAL USE PERMIT, SUBJECT TO THE ABOVE CONDITIONS. VOTE: AFFIRMATIVE ALL

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**PUBLIC HEARING/COMMUNITY NEEDS ASSESSMENT FOR FISCAL YEAR 1996-97**

The Board of Aldermen received citizens' comments on town operations for consideration in the town's development of the Fiscal Year 1996-97 operating budget and capital improvements plan.

Nerys Levy, with the Friends of the Carrboro Library, expressed the groups appreciation for the town's funding and requested that the town increase its contribution to \$8,000 in the upcoming year.

Shellie Warman, Carrboro Public Librarian, stated that they had had a very productive year, are extremely short staffed, and need specialized materials, such as bilingual materials.

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**REPORT FROM FIRE DEPARTMENT/ISO REQUIREMENTS**

The purpose of this item was to provide the Board of Aldermen with information as it relates to the town's Insurance Services Office (ISO) rating.

Chief Rodney Murray stated that the Insurance Services Office (ISO) is responsible for establishing a rating schedule that insurance companies use to charge homeowners and commercial property owners for insurance premiums. Ratings range from the best of one (1) to the worst of ten (10). Generally, the better the fire rating, the lower the insurance premium. The town currently has a rating of four (4). The town was last rated in 1982 and is due to be rated in the near future. Chief Murray stated that the areas of deficiency for the Carrboro Fire Department that most probably will not receive full credit are: location and travel distance for some parts of the town and the number of personnel responding on first alarms to structure fires. The following items will be addressed in the future Capital Improvements Plan: purchase of land for a fire substation, design a fire substation, build a fire substation, a minimum of nine personnel in the new substation, to annually hire two to

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three firefighters to lessen the financial impact, and refurbish or replace Engine 933 for response in the substation area.

Alderman Bryan requested additional information on the financial impact of changes in the ISO rating on commercial properties.

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### STOP SIGNS AND SPEED BUMPS/WEXFORD AND CATES FARM

The Board of Aldermen at its meeting on October 24, 1995 voted to approve the connections between Stratford Drive and Cates Farm Road, along with a total of five conditions. Two of those conditions included the installation of various traffic calming devices. The Planning and Public Works Departments have coordinated efforts to schedule installation of the traffic control devices. The purpose of this item was to inform the Board as to the location of the undulations and stop signs; as well as to request that the Board adopt the schedule for installation of these devices. The administration also requested that the Board adopt an ordinance designating stop signs along the roads in this area.

Kenneth Withrow, the town's Transportation Planner, presented the proposed plan for the undulations and stop signs along Stratford Drive and Cates Farm Road.

Don Zeppenfeld, President of Concerned Citizens of Wexford, stated that the neighborhood had originally requested that the road be delayed in opening but the traffic calming devices were agreed upon as a compromise after the Board decided to open the road. Mr. Zeppenfeld questioned the impact of the mixed commercial use proposed in the Small Area Plan for the Northern Transition Area on their neighborhood and whether the proposed traffic calming devices would be sufficient. Mr. Zeppenfeld requested that a stop sign be installed on Tramore and Strafford and that 20 mph speed limit signs be installed. Mr. Zeppenfeld requested that the undulations be deferred until a study can be made of the impact of the lowered speed limit of 20 mph.

It was the consensus of the Board to defer action on this matter and that the town engineer be requested to review the effect of lowering the speed limit to 20 mph on the undulations.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING CHAPTER 6 OF THE CARRBORO TOWN CODE (STOP SIGNS)." VOTE: AFFIRMATIVE ALL

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### APPOINTMENTS TO PLANNING BOARD, HUMAN SERVICES COMMISSION, AND TRANSPORTATION ADVISORY BOARD

The Chair of the Planning Board, recommended that Bronwyn Merritt and Maria Owens be appointed to the two (2) vacant in-town seats on the Planning Board. The Chair of the Transportation Advisory Board recommended the appointment of Marti Ravellette and William Robinson to the two (2) vacant seats on the TAB. The Chair of the Human Services Commission recommended that Timothy Miles and Audrey Hill be appointed to two (2) of the vacant seats on the Human Services Commission.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DIANA MCDUFFEE TO APPOINT BRONWYN MERRITT AND MARIA OWENS TO THE PLANNING BOARD, MARTI RAVELLETTE AND WILLIAM ROBINSON TO THE TAB, AND TIMOTHY MILES AND AUDREY HILL TO THE HUMAN SERVICES COMMISSION. VOTE: AFFIRMATIVE ALL

Alderman Bryan requested that the Neighborhood Forum be requested to consider how to find representatives to serve on advisory boards.

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### PLANNING RETREAT FOLLOW UP

In 1994, the Board of Aldermen began evaluating its Planning Retreats. The 1996 Planning Retreat was held on January 21 and 22, 1996 and an evaluation was scheduled for tonight's meeting. In addition, the administration requested that the Board select the dates for the 1997 Planning Retreat in order that the meeting facility may be reserved.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HILLIARD CADLWELL TO HOLD THE 1997 RETREAT ON JANUARY 26TH AND 27TH AND THAT THE SAME FACILITIES BE RESERVED AS WERE USED FOR THE 1996 RETREAT. VOTE: AFFIRMATIVE ALL

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**A RESOLUTION DESIGNATING THE TOWN MANAGER AS THE TOWN'S AGENT TO REQUEST FINANCIAL ASSISTANCE UNDER THE ROBERT T. STAFFORD DISASTER RELIEF AND EMERGENCY ASSISTANCE ACT**

The following resolution was introduced by Alderman Jay Bryan and duly seconded by Alderman Hank Anderson.

**A RESOLUTION DESIGNATING THE TOWN MANAGER  
AS THE TOWN'S AGENT  
TO REQUEST FINANCIAL ASSISTANCE UNDER THE  
ROBERT T. STAFFORD DISASTER RELIEF AND EMERGENCY ASSISTANCE ACT  
Resolution No. 25/95-96**

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO, NORTH CAROLINA that Robert W. Morgan, Town Manager, is hereby authorized to execute for and in behalf of THE TOWN OF CARRBORO, NORTH CAROLINA, a public entity established under the laws of the State of North Carolina, all required forms and documents for the purpose of obtaining financial assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act. (Public Law 93-288 as amended by Public Law 100-107).

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted this 13th day of February, 1996:

Ayes: Alex Zaffron, Hilliard Caldwell, Hank Anderson, Michael Nelson, Diana McDuffee, Jacquelyn Gist, Jay Bryan

Noes: None

Absent or Excused: None

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**OPTIONS FOR SOLID WASTE COLLECTION**

Alderman Anderson requested that the Board schedule a discussion of solid waste collection options.

It was the consensus of the Board to request that the Agenda Planning Committee schedule this matter.

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**SCREENING OF AIR CONDITIONING UNITS/COMPREHENSIVE HEALTH CENTER**

Alderman Bryan asked that the town staff contact the Comprehensive Health Center to request that they install a visual and auditory screen to buffer their air conditioning units from Broad Street.

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**BREAKFAST MEETING WITH LEGISLATIVE DELEGATION**

The Board expressed its desire to have a breakfast meeting with the town's legislative delegation prior to the beginning of the 1996 Short Session.

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**SPEEDING IN TENNIS CLUB ESTATES**

Mayor Nelson stated the residents of Tennis Club Estates had complained to him about speeding in their neighborhood and requested that the Police Dept. monitor this situation.

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**AFFORDABLE HOUSING ISSUES**

Alderman Zaffron requested that the September, 1996 Assembly of Governments meeting be devoted to discussion of affordable housing issues.

1446 Mayor Nelson stated that he would pass this request along this request to the Mayors and Moses Carey.

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**REQUEST FOR CLOSED SESSION**

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HILLIARD CALDWELL TO ADJOURN TO CLOSED SESSION TO DISCUSS A PERSONNEL MATTER AND LITIGATION. VOTE AFFIRMATIVE

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**MERIT INCREASE FOR TOWN CLERK**

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY HILLIARD CALDWELL TO AWARD THE TOWN CLERK A 2 1/2% MERIT INCREASE, EFFECTIVE RETROACTIVE TO JANUARY 5, 1996. VOTE: AFFIRMATIVE ALL

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Michael R. Nelson  
Mayor

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Town Clerk