

147

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 27, 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 BY HILLIARD CALDWELL AND SECONDED BY ALEX ZAFFRON TO APPROVE THE MINUTES OF FEBRUARY 20, 1996, WITH A REVISION TO PAGE 3 UNDER COMMENTS MADE BY DORIS MURRELL TO ADD LANGUAGE THAT IT WAS THE RECREATION COMMISSION'S DESIRE THAT THEY BE INCLUDED IN DISCUSSIONS TO RESOLVE THE PROBLEMS WITH JULY 4TH AND OCTOBER 31ST. VOTE: AFFIRMATIVE ALL

SPEAKER FROM THE FLOOR

Frank King stated that he feels the Board has gone against the Lord's plan in regard to registration of domestic partners.

REQUEST TO SET PUBLIC HEARING/STREET CLOSING REQUEST/CARRBORO DAY

The Carrboro Day Planning Committee has submitted a request to temporarily close Town Hall Drive and a portion of Laurel Avenue (from the Main Street/Laurel Avenue intersection to the third exit to the Swish Car Wash on Laurel Avenue) from 12:00 noon to 9:30 p.m. on Saturday, May 4, 1996 (rain date: May 18th) to accommodate Carrboro Day. It is requested that a public hearing be set for March 19, 1996 to receive citizen's comments on this request.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO SET A PUBLIC HEARING FOR MARCH 19, 1996. VOTE: AFFIRMATIVE ALL

REQUEST TO EXPEDITE CONDITIONAL USE PERMIT APPROVAL PROCESS FOR AFFORDABLE SENIOR HOUSING PROJECT

Jerry Lohla, with the First Centrum Corp., is interested in developing a 136-unit affordable senior housing project on the "Moore Property" located on the northwest corner of Highway 54 and West Poplar Street. In order to apply for tax credits available from the N.C. Housing Finance Agency, Mr. Lohla requested an expedited review and approval of a conditional use permit by the end of March, 1996.

Roy Williford, Planning and Economic Development Officer, presented the site plans for the proposed project. Mr. Williford stated that in order to meet the March 30th conditional use permit approval deadline, the usual detailed stormwater calculations would have to be conditioned under the conditional use permit.

Jerry Lohla, Executive Vice-President of First Centrum Corp., stated that the N.C. Housing Finance Agency will accept their application until conditional use permit approval is given. The Moore property where this project is proposed only came up for sale in December, 1995. The minimum scoring is much higher on the second round of funding with the N.C. Housing Finance Agency. Mr. Lohla stated that the residents would have to be at least 62 years old and meet minimum income levels of \$15,000 - \$27,000. Mr. Lohla stated that this is a window of opportunity and requested the Board's consideration in pushing this project forward.

James Harris, the town's Community and Economic Development Officer, stated that this proposed project would help meet the town's needs for elderly housing.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY ALEX ZAFFRON TO REQUEST THE STAFF TO ATTEMPT TO MEET THE MARCH, 1996 DEADLINE, THAT THIS ACTION DOES NOT SET A PRECEDENT WITH REGARD TO ANY CHANGE IN THE TOWN'S OVERALL POLICY AND THERE BE NO EXPEDITED PROCESS WITHOUT THE BOARD DEVELOPING A POLICY FOR SUCH EXPEDITED MATTERS, WITH THE UNDERSTANDING THAT THE DEVELOPER WILL COMPLY WITH ALL THE REQUIREMENTS OF STAFF AND CONSULTANTS REGARDING ENGINEERING DESIGN AND BUILDING DESIGN AS WELL AS THE REQUIREMENTS OF THE LAND USE ORDINANCE IN ALL RESPECTS, WHETHER THOSE REQUIREMENTS OCCUR PRIOR TO THE C.U.P., AS A PART OF THE C.U.P. OR AFTER THE C.U.P., THAT THERE NOT BE ANY BUILDING UNTIL THE TOWN STAFF APPROVES THE CONSTRUCTION PLANS AND CONDITIONS AND REQUIREMENTS OF THE BOARD OF ALDERMEN. IN ADDITION, THAT A PUBLIC HEARING BE SCHEDULED FOR MARCH 26, 1996. VOTE: AFFIRMATIVE ALL

REPORT ON COMMUNITY LAND TRUST

The purpose of this item was to re-introduce the concept of a Community Land Trust. The administration recommended that the Board receive this information and review the report in preparation of the February 29th Assembly of Governments meeting.

Martin Hahn, Executive Director of N.C. Land Trust, explained how the Durham Land Trust operates. Mr. Hahn stated that community land trusts provide a way for communities to gain control over local land use and reduce absentee ownership, provides affordable housing for lower income residents of the community, promotes resident ownership and control of housing, keeps housing affordable for future residents, makes efficient use of public resources for long-term benefit, and builds a sense of community and a base for community action.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO ENDORSE THE CONCEPT OF A COMMUNITY LAND TRUST FOR AFFORDABLE HOME OWNERSHIP AND HOUSING OPPORTUNITIES, THAT THE BOARD WISHES TO WORK WITH OTHER LOCAL JURISDICTIONS AND AGENCIES, INCLUDING NOT LIMITED TO THE TOWN OF CHAPEL HILL, ORANGE COUNTY AND ORANGE COMMUNITY HOUSING IN ESTABLISHING A COMMUNITY LAND TRUST, AND THAT THE LANDFILL OWNERS' GROUP CONSIDER UTILIZING THE GREENE TRACT FOR THE PURPOSE OF BEGINNING A LAND TRUST. VOTE: AFFIRMATIVE ALL

SELECTION OF SITE FOR FUTURE ORANGE COUNTY LANDFILL

Chris Peterson, the town's Public Works Director, stated that at its meeting January 10, 1996 meeting, the Landfill Owners' Group (LOG) approved a resolution requesting the governing bodies of Carrboro, Chapel Hill, Hillsborough, and Orange County to approve the selection of site OC-17 as the site of the next landfill for Orange County. Specific conditions for the development of this site as a landfill were detailed in the LOG resolution. Mr. Peterson stated that the Town of Chapel Hill, Hillsborough and Orange County have adopted resolution approving OC-17 for the next landfill. Mr. Peterson stated that the administration recommended the adoption of a resolution approving the selection of site OC-17 for the next landfill for Orange County with the same conditions and guidelines approved by the LOG.

Alderman Bryan requested to be excused from voting on this matter due to the fact that his wife owns an interest in a tract of land located within OC-17

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL TO EXCUSE ALDERMAN BRYAN FROM VOTING ON THIS MATTER. VOTE: AFFIRMATIVE SIX, ABSTENTION ONE (BRYAN)

It was the consensus of the Board to request that the Landfill Owners' Group be asked to consider the following: (1) the details for a compensation package for residents affected by Site OC-17, (2) a strategy for adopting a 50% waste reduction program; (3) that the landfill site rankings for transportation costs be re-figured to take into account a 50% waste reduction program; and (4) the alternatives if Carrboro disapproves of Site OC-17.

PETITION TO PAVE QUAIL ROOST DRIVE

Chris Peterson, Public Works Director, stated that the town has received a petition for paving improvements to Quail Roost Drive from Old N.C. 86 to its intersection with Lisa Drive. The Town Clerk has certified that the petition is in all respects sufficient and meets all the requirements of law. Mr. Peterson stated that the

administration recommended that the Board of Aldermen delay undertaking this project at this time, and discuss it again during the budget process for the 1996-97 Fiscal Year. 149

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO CONSIDER THIS PETITION DURING THE 1996-97 BUDGET PROCESS. VOTE: AFFIRMATIVE ALL

REQUEST TO REPLACE COMMUNICATION TOWER ON TOWN HALL PROPERTY

Mr. Morgan stated that the Town has received a proposal from Gearon and Co., Inc. to replace the existing lattice antenna behind the Fire Station with a new monopole antenna and enter into a lease for space on the pole to be used by Bell South. The purpose of this item was to determine if the Mayor and Board of Aldermen were interested in such an arrangement before proceeding with the negotiation on the lease and design and permitting of the antenna.

King Bernard, With Gearon and Company, stated that the town's license allows a 170-foot tower, Bell South only needs 120 feet. Mr. Bernard stated for every carrier added, one foot in diameter is added to the pole. Mr. Bernard stated he could supply information on how the proposed tower would look.

It was the consensus of the Board to request the town staff bring back a recommendation on the location of towers within town and ask to Manager to proceed to negotiate an agreement with Bell South that would allow for the replacement of the existing antenna with a monopole antenna.

OWASA MEMORANDUM OF UNDERSTANDING

Alderman Gist served as the Town's representative in discussions with OWASA's Board Chair Barry Jacobs and the town's OWASA representatives concerning the Memorandum of Understanding with OWASA. The purpose of this item was to receive the recommendations resulting from these discussions.

Alderman Gist pointed out that the town staff, the town's OWASA representatives and Barry Jacobs had met and recommended approval of the Memorandum of Understanding with the recommended Carrboro/OWASA Notification and Meeting Procedures.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HANK ANDERSON TO APPROVE THE MEMORANDUM OF UNDERSTANDING FOR A TERM OF ONE YEAR, WITH A REVIEW AFTER THAT ONE YEAR, AND THAT THE CARRBORO/OWASA NOTIFICATION AND MEETING PROCEDURES BE APPROVED. VOTE: AFFIRMATIVE ALL

FARMERS MARKET CONTRACT

Mr. Morgan informed the Board that agreement on the remaining undecided items contained in the contract between the town and the Chapel Hill-Carrboro Farmers' Market, Inc. should be resolved within 60 days.

POSTAL SURVEY

It was the consensus of the Board to ask the town staff to send the postal survey to only those areas located within the town's city limits.

MEETING OF NEIGHBORHOOD FORUM

The Board requested that the town staff set the first meeting of the Neighborhood Forum for the last Wednesday in March.

REQUEST FOR POLICY ON USE OF TOWN COMMONS

Alderman Anderson requested that the town staff prepare a policy on use of the Town Commons for the Board's review and approval.

POTHoles ON ESTES DRIVE

Alderman Bryan requested that the town staff check with NCDOT to determine when they will be repaving or repairing the potholes in Estes Drive.

SIDEWALKS IN DOWNTOWN AREA

Alderman Bryan requested that the town staff, Downtown Development Commission and Transportation Advisory Board review the downtown sidewalk plan and identify ways that the downtown can be made more pedestrian friendly.

HOUSING COSTS/BEL ARBOR SUBDIVISION

Alderman Bryan requested that the town staff review the minutes of the meeting(s) when the Bel Arbor Subdivision was discussed to determine what the developer purported the housing costs would be and the actual selling prices of the homes.

APPOINTMENTS TO HOLIDAY DECORATIONS COMMITTEE

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY HANK ANDERSON TO APPOINT THE FOLLOWING INDIVIDUALS TO THE HOLIDAY DECORATIONS COMMITTEE: MARIA OWENS, GAYLE LATTA CLARIS, DAVID BECK, RACHEL CATON, NATHAN MILIAN, STEPHANIE EDWARDS, JOHN MASON, JOHN LINDSEY, GLYN FOLK, WENDY BRYAN, JANNA IRWIN AND BARBRA BROWN. ALDERMAN CALDWELL WILL SERVE AS THE BOARD LIAISON TO THIS COMMITTEE. VOTE: AFFIRMATIVE ALL

REQUEST FOR CLEAN UP/PRINCE STREET EASEMENT

Mayor Nelson requested that the town determine who owns the easement located between Prince Street and Jones Ferry Road and have the litter cleaned up.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY ALEX ZAFFRON TO ADJOURN TO CLOSED SESSION AT 10:55 P.M. TO DISCUSS POTENTIAL LITIGATION. VOTE: AFFIRMATIVE ALL

Michael R. Nelson
Mayor

Town Clerk