

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, August 20, 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 DIANA MCDUFFEE TO APPROVE THE MINUTES OF AUGUST 13, 1996. VOTE: AFFIRMATIVE ALL

APPOINTMENT TO TRANSPORTATION ADVISORY BOARD

The Chair of the TAB recommended that Kevin Cook be appointed to the vacant seat on the TAB.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DIANA MCDUFFEE TO APPOINT KEVIN COOK TO THE TRANSPORTATION ADVISORY BOARD. VOTE: AFFIRMATIVE ALL

RESOLUTION AUTHORIZING THE SALE OF SURPLUS TOWN VEHICLES AND EQUIPMENT

The administration requested adoption of the attached resolution authorizing the sale of several items of surplus town equipment by sealed bid.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Hilliard Caldwell .

A RESOLUTION AUTHORIZING THE SALE BY SEALED BID OR OTHER METHOD ALLOWED BY THE GENERAL STATUTES OF SURPLUS TOWN PERSONAL PROPERTY.

Resolution No. 5/96-97

WHEREAS, Article 12 of the General Statutes, Chapter 160A, authorizes the Town to dispose of personal property; and

WHEREAS, the Town has recently received and accepted replacement vehicles and equipment for several items of personal property scheduled for replacement; and

WHEREAS, the Town desires to dispose of certain items of surplus property.

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

Section 1. The following items of Town personal property are hereby declared surplus:

FIXED ASSET #	ITEM
04912	1992 Chevrolet Caprice (Vehicle #156)
04913	1992 Chevrolet Caprice (Vehicle #157)
00287	1986 Residential Side Loader Refuse Truck (Vehicle #54)
00299	1987 Toro Mower
00484	1990 John Deere Mower

03663	Scotch Lite Brand Heat Lamp Applicator
00403 & 00404	Street Amet - MR Traffic Counters
00237	Galion 6 Ton Drum Roller
03754	1980 Hardee Offset Rotary Mower
-----	Die Cutter Roller with Dies
00251	Tarrant Leaf Vacuum with Box
01434	Two Gilbarco Fuel Dispensers
01433	Petro Vend Card Reader Gas Fueling System
-----	40 Pole-mounted, Outdoor Holiday Decorations

Section 2. The Town Manager shall be and is hereby authorized to dispose of the surplus personal property listed in Section 1 by sealed bid in accordance with statutory requirements.

Section 3. If sealed bids at least equal to the minimum bid are not received for any item or group of items, the Purchasing Officer shall be and is hereby authorized to dispose of the item or group of items by other method authorized by the General Statutes and approved by the Town Manager.

Section 4. All items shall be sold on an "as is" and "where is" basis and the Town makes no guarantee of merchantability or any other implied or express warranty and assumes no responsibility for any of the items. Maintenance records will be provided for all vehicles sold.

Section 5. The items shall be sold F.O.B. Public Works Facility, Town of Carrboro, 100 Public Works Drive, Carrboro, NC 27510. Purchasers shall bear sole responsibility for removing sold items within seven (7) days of award of bid or date of sale by other means.

Section 6. This resolution shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 20th day of August, 1996.

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

Noes: None

Absent or Excused: None

Alderman Bryan requested a report on the amount of funds collected from the sale of these vehicles and equipment.

CANCELLATION OF SEPTEMBER 3, 1996 BOARD OF ALDERMEN MEETING

The administration requested that the Board cancel its September 3rd meeting.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DIANA MCDUFFEE TO CANCEL THE SEPTEMBER 3, 1996 MEETING OF THE BOARD OF ALDERMEN. VOTE: AFFIRMATIVE ALL

REQUEST TO SET PUBLIC HEARING/STREET CLOSING REQUEST/APS POOCH PARADE

The Iams Company has submitted a Street Closing Permit Application requesting the temporary closing of portions of West Main Street and East Main Street on Saturday, October 26th from 2:00 p.m. to 2:45 p.m. to accommodate the 1996 APS Pooch Parade. The administration requested that a public hearing be set for September 10, 1996 to consider this request.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DIANA MCDUFFEE TO SET A PUBLIC HEARING FOR SEPTEMBER 10, 1996. VOTE: AFFIRMATIVE ALL

REQUEST TO RE-SET PUBLIC HEARING/CARRBORO THOROUGHFARE PLAN

The administration requested that the Board re-set the public hearing to amend the Durham-Chapel Hill-Carrboro Thoroughfare Plan to include the Old NC 86/Homestead Road connector from August 27, 1996 to September 10, 1996.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DIANA MCDUFFEE TO RE-SET THE PUBLIC HEARING FOR SEPTEMBER 10, 1996. VOTE: AFFIRMATIVE ALL

PUBLIC FORUM ON UNC LAND USE PLAN AND REPORT FROM CARRBORO'S UNC LAND USE PLANNING ADVISORY COMMITTEE

Roy Williford, the town's Planning Director, provided a brief overview of the proposed UNC Outlying Properties Land Use Plan.

Gary Giles and Heidi Perry, members of the UNC Land Use Transportation Committee, stated that they agree with the majority of the University Land use Planning Advisory Committee on all substantive issues surrounding the Committee's recommendations with the following exception: That Carrboro should keep its options open with regard to a future vehicular connection from the Fair Oaks area of Carrboro the proposed Seawell Road to Homestead Road illustrated on the Master Plan. Mr. Giles asked that the Board request that a right-of-way and road be inserted in the UNC Master Plan for the Horace Williams Tract in order that the option for a future link to the north and its economic potential for Carrboro's urban development is not lost.

Alderman Gist requested an environmental impact analysis of the basin and the fiscal impact of the proposal on the Town of Carrboro.

Carla Ball, a member of the Environmental Subcommittee, presented the following recommendations from the UNC Land Use Environmental Subcommittee:

- a. That the buffers surrounding the Bolin Creek corridor be located outside the floodplain along the creek.
- b. That any housing on the west side of Bolin Creek should be opposed in the section south of Homestead Road.
- c. Small, fragmented areas of hardwoods are virtually meaningless from an environmental point of view. Environmentally productive hardwood areas are large contiguous tracts, not small, separated fragments.
- d. That parking under buildings be encouraged well as mall decks. If surface parking is pursued, that large specimen trees be retained throughout such parking areas.
- e. That designation of passive recreation be encouraged along the west part of the Bolin Creek corridor to the south of Homestead Road.
- f. That roadways not be designated to cross the Bolin Creek corridor.

Keith Burwell stated that the definition of collector road needs to be taken into account.

Carol Ann Greenslade, a member of the Transportation Subcommittee, felt that the connector road policy needed to be enforced and enhanced.

The Board requested that the town staff prepare a letter to UNC's consultant requesting that they consider the following:

1. The Carrboro University Land Use Planning Advisory Committee recommendations regarding the protection and preservation of Bolin Creek, as reflected in the Committee's recommended plan.
2. The Carrboro's University Land Use Planning Advisory Committee Environmental Subcommittee Report.
3. That the independent uses category be re-evaluated, with uses broken down into sub-categories which are more narrowly defined and compatible with one another and surrounding uses.
4. That an environmental inventory of the Bolin Creek basin be performed.

- 5. That a natural environmental research area designation be considered.
- 6. The Carrboro University Land Use Planning Advisory Committee Minority Report.

In addition, the Board requested that the town staff prepare a report on the fiscal impacts to the Town of Carrboro based on JJR's proposed land use plan, the Carrboro University Land Use Committee's proposed land use plan, the sale of land by UNC, and if the property were developed per the recommendations of the Small Area Planning Work Group. Finally, the Board requested that the SAPWG consider the minority report from the UNC Land Use Transportation Committee.

REQUEST BY ORANGE COMMUNITY HOUSING TO WAIVE FEES FOR CARR COURT TOWNHOUSES

Orange Community Housing Corporation requested that the Town of Carrboro waive any local application and permit fees associated with the development of Carr Court Townhouses and reimbursement of payments-in-lieu of open space and/or recreation.

Alderman Gist requested to be excused from voting on this matter because she is a member of the Board of Directors of Orange Community Housing Corporation.

The Board requested Finally, the Board requested that the Agenda Planning Committee schedule a worksession to discuss affordable housing issues.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO EXCUSE ALDERMAN GIST FROM VOTING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON GRANTED THE REQUEST BY ORANGE COMMUNITY HOUSING CORP. TO WAIVE LOCAL APPLICATION AND PERMIT FEES ASSOCIATED WITH THE DEVELOPMENT OF CARR COURT TOWNHOUSES, AND MADE A FINDING THAT PAYMENT-IN-LIEU OF OPEN SPACE AND/OR RECREATION ARE NOT APPLICABLE TO THIS PROJECT. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY ALEX ZAFFRON TO ASK THE TOWN ATTORNEY TO PREPARE THE NECESSARY LAND USE ORDINANCE TEXT AMENDMENT TO WAIVE OPEN SPACE REQUIREMENTS FOR REHABILITATION OF PRE-EXISTING HOUSING, AND THAT THE TOWN STAFF PREPARE A REPORT ON PAST FEE WAIVERS, INCLUDING OPTIONS FOR A PROPOSED FEE WAIVER POLICY. AFFIRMATIVE ALL

It was the consensus of the Board that a worksession be scheduled to discuss affordable housing.

MIDWAY PARKING LOT

Mr. Morgan stated that the Chapel Hill Town Council is scheduled to consider this matter at its meeting of August 26th. Mr. Morgan stated that he would give an update to the Board of Aldermen following that meeting.

REMOVAL OF DECAYING TREE AT CARR MILL

Alderman Bryan requested a report (prior to removal of the existing tree) on what type and size tree will be planted to replace the existing tree and the steps that will be taken to prevent vehicles from parking around the tree.

REGULATIONS/POLITICAL SIGNS

Mayor Nelson requested a report on the differences between Carrboro's regulations governing political signs and the regulations of Orange County and Chapel Hill.

REQUEST FOR STATUS REPORT/COMMITTEE TO DISCUSS SCHOOL IMPACT FEES

Alderman Zaffron requested a status report on the request to the Orange County Board of Commissioners that a committee be established to review alternatives to reimbursement of the school impact fees for the Carolina Spring Senior Apartment Complex.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO ADJOURN TO CLOSED SESSION AT 10:15 P.M. VOTE: AFFIRMATIVE ALL

Michael R. Neh
Mayor

Town Clerk