

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, January 7, 1997 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

COMMENTS TO BOARD

Richard Taylor thanked the Board and town employees for giving him the opportunity to be involved with the town while serving as the cameraman for Time Warner.

IMPROVEMENTS TO CALVANDER INTERSECTION

Linda Roberts, representing her family and her next door neighbors, expressed concern about NCDOT's proposed improvements to the intersection of Homestead Road and Hillsborough Road. Ms. Roberts asked that the Board of Aldermen request that these improvements not be done.

Roy Williford stated that the intersection was requested to be improved along with widening NC 86 to accommodate bike lanes. Mr. Williford stated that NCDOT has not shared the proposed plans with the town staff.

It was the consensus of the Board to request that the town staff contact NCDOT to obtain the proposed plans for improvements and request that DOT discontinue any work on these improvements until the town has an opportunity to review the plans.

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO APPROVE THE DECEMBER 17, 1996 MINUTES, WITH CORRECTIONS. VOTE: AFFIRMATIVE ALL

REQUEST TO SET PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT CONCERNING TOWERS AND ANTENNAS

The administration requested that the Board of Aldermen consider setting a public hearing for January 21, 1997 on a land use ordinance text amendment relating to towers, antennas, satellite dishes and cable television facilities. In addition, the administration requested that the proposed amendment be referred to the Planning Board and Appearance Commission for review.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO HOLD A WORKSESSION ON JANUARY 21, 1997 ON THE PROPOSED ORDINANCE. VOTE: AFFIRMATIVE ALL

REQUEST TO SET PUBLIC HEARING/VOLUNTARY ANNEXATION OF LAKE HOGAN FARMS TOWER RELOCATION LOT

Dale Redfoot, representing Lake Hogan Farms Development Company, has submitted a petition for annexation requesting that 2.77 acres located at Lake Hogan Farms be annexed into the town. This property is non-contiguous to the Town of Carrboro. The administration requested adoption of a resolution setting a public hearing for January 21, 1997.

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

**A RESOLUTION SETTING A PUBLIC HEARING TO
CONSIDER THE ANNEXATION OF
LAKE HOGAN FARMS TOWER RELOCATION LOT
UPON THE REQUEST OF THE PROPERTY OWNERS
Resolution No. 34/96-97**

WHEREAS, the Town of Carrboro has received a petition from the owner(s) of Lake Hogan Farms requesting that 2.77 acres of their property (the tower relocation lot) be annexed to the Town of Carrboro; and

WHEREAS, the Town Clerk has certified that the petition requesting the annexation of this property is sufficient in all respects under G.S. 160A-31.

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

Section 1. The Board of Aldermen hereby accepts this petition and shall hold a public hearing on January 21, 1997 to consider the voluntary annexation of this property.

Section 2. The Town Clerk shall cause a notice of this public hearing to be published once in the Chapel Hill News at least ten (10) days prior to the date of the public hearing.

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 7th day of January, 1997:

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

Noes: None

Absent or Excused: None

RESOLUTION RELATING TO THE USE OF THE GREENE TRACT

At its November 21, 1996 meeting, the Landfill Owners Group adopted a resolution and requested that the governing boards of each jurisdiction also adopt the resolution.

The following resolution was introduced by Alderman Jacquelyn Gist and duly seconded by Alderman Alex Zaffron.

**A RESOLUTION RELATING TO USE OF THE GREENE TRACT
Resolution No. 33/96-97**

BE IT RESOLVED the Carrboro Board of Aldermen recommends that the Chapel Hill Town Council move forward with consideration of the Northwest Small Area Plan provided that until further notice the Landfill Owners Group is considering a variety of possible uses for the Greene Tract, and therefore, requests that no action be taken on those parts of the Plan which pertain to the Greene Tract and that the Council consider options reflecting both the possibility that OC-17 will be used for solid waste activity and the possibility that it will not.

BE IT FURTHER RESOLVED that the Carrboro Board of Aldermen recommends that Chapel Hill, Carrboro and Orange County form a task force to do a detailed study of the Greene Tract, gathering information

about the natural area, including, but not limited to, topography, wetlands, significant trees, best area(s) for wildlife corridor, environmentally sensitive areas, most buildable area(s), etc. This task force would include people knowledgeable about such subjects and would use information gathered for the Northwest Small Area Plan.

BE IT FURTHER RESOLVED that another group be formed to set community needs, both now and possibly in the future, and goals for use of that land with public input.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted this 7th day of January, 1997:

Ayes: Alex Zaffron, Hilliard Caldwell, Diana McDuffee, Jacquelyn Gist, Jay Bryan

Noes: Hank Anderson, Michael Nelson

Absent or Excused: None

REQUEST TO ALLOCATE FUNDS TO CONDUCT CABLE T.V. SURVEY

The town's cable t.v. consultant has recommended that all municipalities in the Triangle J Council of Governments Cable T.V. Consortium administer a cable t.v. subscriber satisfaction survey. The purpose of this agenda item was to request that \$650.00 be allocated to administer the survey.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE TO ADOPT THE ORDINANCE AMENDING THE FY'96-97 BUDGET ORDINANCE TO PROVIDE \$650.00 FOR THE CABLE T.V. SUBSCRIBER SATISFACTION SURVEY. VOTE: AFFIRMATIVE ALL

REQUESTS FOR LAND USE ORDINANCE TEXT AMENDMENTS

Alderman Gist requested that the town staff investigate the possibility of allowing pottery makers in the business zone. Mayor Nelson requested that the town staff investigate the possibility of allowing recording studios in the business zone.

WORKSESSION WITH LLOYD STREET NEIGHBORHOOD

It was the consensus of the Board to hold a worksession with the Lloyd Street Neighborhood Association to discuss the Bud Matthews conditional use permit request and the possibility of closing Hosiery Street.

RECYCLING SITE

It was the consensus of the Board to request the town staff to prepare a report on the possibility of locating a recycling site at the Community Park.

STORE VACANCY/CARRBORO PLAZA

Mayor Nelson requested that the town staff contact Target stores to determine whether they would be interested in locating in the vacated Rose's building at Carrboro Plaza Shopping Center.

ORANGE COUNTY OCCUPANCY TAX

The Board requested information on the proposal that the University pay the Orange County occupancy tax.

REPORT ON USE OF INCLUSIONARY ZONING TO PROMOTE AFFORDABLE HOUSING

Alderman Zaffron requested that the Agenda Planning Committee schedule a closed session to discuss the Town Attorney's report on use of inclusionary zoning to promote affordable housing.

CLARIFICATION OF CHARGE FOR BUDGET REVIEW COMMITTEE

The Board clarified that it did not wish to limit the Budget Review Committee's review of the budget. That the purpose of the Board's charge was to give the committee guidance due to the limited amount of time the committee has to review the budget document.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY ALEX ZAFFRON TO ADJOURN TO CLOSED SESSION AT 9:15 P.M. TO DISCUSS PROPERTY ACQUISITION, TO DISCUSS A MATTER INVOLVING ATTORNEY/CLIENT PRIVILEGE, AND TO EVALUATE THE TOWN CLERK AND TOWN MANAGER. VOTE: AFFIRMATIVE ALL

MERIT INCREASE/TOWN CLERK

MOTION WAS MADE JACQUELYN GIST AND SECONDED BY JAY BRYAN TO GRANT THE TOWN CLERK A 2 1/2% MERIT INCREASE, EFFECTIVE JANUARY 5, 1997. AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO ADJOURN THE MEETING. VOTE: AFFIRMATIVE ALL

Michael R. Neh
Mayor

Town Clerk