

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, January 21, 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

NEWSOME SUBDIVISION

Claudia Gualtieri, a resident of 101 Bruton Drive, stated that the developer for the Newsome property is installing a sidewalk which is encroaching on her property. Ms. Gualtieri expressed concern that the installation of this sidewalk will cause the removal of two trees.

Mr. Morgan stated that the town staff had informed the developer that he will need to obtain the necessary right-of-way prior to construction of the sidewalk. Mr. Morgan also stated that the developer had indicated that he would be requesting a conditional use permit amendment to modify the sidewalk.

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO APPROVE THE JANUARY 14, 1997 MINUTES. VOTE: AFFIRMATIVE ALL

CANCELLATION OF JANUARY 28TH BOARD MEETING

The administration requested that the Board consider canceling its regular meeting scheduled for January 28, 1997 due to the 1997 Planning Retreat being held on January 26-27, 1997.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO CANCEL THE JANUARY 28, 1997 MEETING OF THE BOARD OF ALDERMEN. VOTE: AFFIRMATIVE ALL

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

This was a public hearing to receive public comment on a request by Dale Redfoot, representing Lake Hogan Farms Development Company, to annex its tower relocation lot into the town limits of the Town of Carrboro.

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

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY JACQUELYN GIST TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING LAKE HOGAN FARMS TOWER RELOCATION LOT, EFFECTIVE JANUARY 31, 1997." VOTE: AFFIRMATIVE ALL

REPORT ON CRITERIA FOR BUSINESSES CARRBORO MIGHT LIKE TO ATTRACT

James Harris, the town's Assistant to the Town Manager, provided a brief status report on developing criteria for the types of businesses that Carrboro might like to attract.

Alderman Gist stated that she would like to see businesses locate in Carrboro that provide good, creative jobs for the town's citizens.

It was the consensus of the Board to request the Executive Director of the Orange County Economic Development Commission to present a report to the Board on the Commission's work in the Town of Carrboro.

Alderman Bryan suggested that the town place a page on the Internet advertising the type of businesses the town would like to recruit.

Mayor Nelson stated that he did not support the creation of an industrial park in Carrboro.

Alderman McDuffee requested that the Year 2000 Task Force Report be amended to delete the statement that the town would encourage construction of high cost housing.

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALEX ZAFFRON TO AMEND THE "TOWN OF CARRBORO ECONOMIC DEVELOPMENT GOALS" BY DELETING OBJECTIVE #1 (INCREASE THE PROPORTION OF UPPER-INCOME HOUSING TO SHARE TAX BURDEN WITH MIDDLE AND LOWER INCOME HOUSING.) AND STRATEGY #1 (PROMOTE THE DEVELOPMENT OF UPPER-INCOME HOUSING.) UNDER C. ECONOMIC DEVELOPMENT GOALS/OBJECTIVES/STRATEGIES. VOTE: AFFIRMATIVE ALL

It was the consensus of the Board to request that the Downtown Development Commission prepare a profile of the types of businesses desired in Carrboro using the Orange County Economic Development Commission's "Statement of Corporate Citizenship" as a guide.

WORKSESSION ON ESTABLISHING A BUSINESS INCUBATOR AND OTHER OPTIONS FOR JOB CREATION

James Harris, the town's Assistant to the Town Manager, provided additional information to the Board of Aldermen on establishing a business incubator program for the Town of Carrboro and requested permission to submit a formal request to the N.C. Technological Development Authority to perform a study on establishing an incubator in Carrboro.

Alderman Gist requested that a micro-loan program be considered.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JAY BRYAN TO AUTHORIZE THE TOWN STAFF TO PROCEED WITH THE SUBMISSION OF A FORMAL REQUEST TO THE N.C. TECHNOLOGICAL DEVELOPMENT AUTHORITY TO PERFORM A STUDY ON ESTABLISHING AN INCUBATOR IN CARRBORO. IN ADDITION, THAT A COMMUNITY STEERING COMMITTEE BE ESTABLISHED WHO WOULD DETERMINE THE KIND OF BUSINESSES TO BE INCLUDED IN THE INCUBATOR.. VOTE: AFFIRMATIVE ALL

Aldermen Gist and Anderson volunteered to prepare the charge for the committee.

The Board asked the town staff to forward invitations to the Orange County Economic Development Commission, Chamber Of Commerce, NAACP, Downtown Development Commission, and Midway Development Corp. soliciting applications for the committee, and requested that an ad be placed on the Community Bulletin Board station.

Alderman Gist and Anderson volunteered to prepare a charge for the Community Steering Committee for the Board's review.

WORKSESSION/LAND USE ORDINANCE TEXT AMENDMENT/TOWERS AND ANTENNAS

The purpose of this item was for the Mayor and Board of Aldermen to receive information concerning towers, antennas, satellite dishes and cable television facilities.

Mike Brough explained the proposed ordinance relating to towers, antennas, satellite dishes and cable television facilities.

Alderman Bryan requested that the Town Attorney amend the proposed ordinance to add section 2 b. of the Durham ordinance.

Alderman Gist request that section 2 c. of the Durham ordinance be added to the ordinance.

Alderman McDuffee asked that subsection 15-176 (6) be amended to require the applicant document standards for federally approved levels for exposure to electronic magnetic force.

The also asked the Town Attorney to make additional revisions to the proposed ordinance.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE TO REQUEST THE TOWN ATTORNEY TO AMEND THE ORDINANCE, SET A PUBLIC HEARING FOR FEBRUARY 11, 1997 AND REFER THE PROPOSED AMENDMENT TO THE PLANNING BOARD AND APPEARANCE COMMISSION FOR REVIEW AND CONSIDERATION. VOTE: AFFIRMATIVE ALL

BUDGET AMENDMENT

The purpose of this agenda item was to amend the 1996-97 fiscal year budget to: (1) transfer funds from Capital Reserve for ballfield lighting project; (2) transfer funds from Capital Reserve which were donated last year by Chapel of the Cross for Carr Court; (3) transfer funds from General Fund contingency for Pine Street traffic control devices; and (4) transfer funds from Capital Reserve for landscaping along the Jones Ferry and Smith Level Road bypass interchanges.

Alderman Gist requested that documentation be received from both Chapel of the Cross and the Carr Court Neighborhood Association indicating their approval of the use of the \$2,000.

It was the consensus of the Board to remove the \$2,000 for Carr Court from the budget amendment.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'96-97 BUDGET ORDINANCE, AS AMENDED." VOTE: AFFIRMATIVE ALL

DISCUSSION OF INTEGRATED SOLID WASTE MANAGEMENT PLAN

The Mayor and Board of Aldermen began to discuss the integrated solid waste management system at its September 17, 1996 meeting, but was interrupted by a power outage. The purpose of tonight's item was to provide feedback to the LOG regarding implementation issues related to the Integrated Solid Waste Management Plan.

The Board came to a consensus on the following matters:

- a. That collection bans (mandatory recycling) be pursued;
- b. That each governmental jurisdiction pursue its own collection arrangements;
- c. That universal collection not be pursued; and
- d. That the town's public works director prepare cost estimates for the collection ban for consideration in the 1997-98 budget.

APPOINTMENTS TO SCHOOL AND LAND USE COUNCIL

Aldermen McDuffee and Anderson Anderson volunteered to serve on Orange County's School and Land Use Council.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY DIANA MCDUFFEE TO
ADJOURN AT 10:15 P.M. VOTE: AFFIRMATIVE ALL

Michael R. Neh
Mayor

Town Clerk