

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 11, 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

### APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO APPROVE THE FEBRUARY 4, 1997 MINUTES, WITH CORRECTIONS. VOTE: AFFIRMATIVE ALL

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### REQUEST TO SET PUBLIC HEARING/VOLUNTARY ANNEXATION/303 SMITH LEVEL ROAD

Larry and Viola Atwater have submitted a petition for annexation of their property located at 303 Smith Level Road. This property contains 17.16 acres and is contiguous to the Carrboro town limits. The administration requested adoption of a resolution setting a public hearing on this request for February 25, 1997.

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

A RESOLUTION SETTING A PUBLIC HEARING TO  
CONSIDER THE ANNEXATION OF  
303 SMITH LEVEL ROAD  
UPON THE REQUEST OF THE PROPERTY OWNERS  
Resolution No. 36/96-97

WHEREAS, the Town of Carrboro has received a petition from the owners of 303 Smith Level Road requesting that 17.16 acres of their property 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 February 25, 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 11th day of February, 1997:

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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**PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT/ PROVISIONS RELATING TO TOWERS, ANTENNAS, SATELLITE DISHES, AND CABLE TELEVISION FACILITIES**

This was a public hearing to receive public comment on a proposed amendment to the land use ordinance provisions relating to towers, antennas, satellite dishes, and cable television facilities.

Mike Brough briefly explained the purpose of the proposed ordinance amendment.

Steve Jackson, founder of the local amateur radio club, asked that the amendment contain provisions for amateur radio antennas.

Gerry Christmas spoke in favor of provisions allowing amateur radio antennas in the proposed ordinance.

Ellen Perry requested that the new communications tower at Town Hall be painted.

Richard Taylor requested that the proposed ordinance be amended to read "communications facility building" rather than "cable television signal distribution center."

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

Mark Elam with Time Warner, encouraged the Board to speed the proposed ordinance along as quickly as possible in order that they can process their project application.

The Board requested that the Town Attorney amend the proposed ordinance to add provisions dealing with amateur radios and citizen ban radios.

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**BUILDING PERMIT AND LAND USE PERMIT FEE WAIVER POLICY**

Roy Williford, the town's Planning Director, presented the following revised fee waiver policy for the Board's review and consideration:

The Town of Carrboro in its desire to further affordable housing opportunities hereby establishes a Permit Fee Waiver Policy.

"Affordable Housing" is defined as:

1. A dwelling unit that can be **purchased** by families or persons with incomes that are less than 80% of the median income for Orange County as reported by the US Dept. of Housing and Urban Development and where the total monthly housing cost (including mortgage payments, utilities, taxes, and insurance) will not exceed 30% of their total monthly income.
  2. A dwelling unit that can be **rented** by families or persons with incomes that are less than 60% of the median income for Orange County as reported by the US Dept. of Housing and Urban Development and where the total monthly housing cost (including rent payments, utilities, taxes, and insurance) will not exceed 30 % of their total monthly income.
- The Town Manager is authorized to waive land use permit fees(excluding engineering fees) and or building permit fees only for affordable housing projects that are being developed on property owned directly or indirectly by the Town of Carrboro;
  - The Board of Aldermen will consider granting a fee waiver(excluding engineering fees) for affordable housing projects that are not being developed on property owned directly or indirectly by the Town of Carrboro that can clearly demonstrate compliance with the following criteria:
    1. The fee waiver will directly benefit families or persons of low to moderate income over a sustained period of time,
    2. The project is directly funded by a Federal, State, or Local unit of government specifically to provide low and moderate income opportunities; and
    3. The need and benefit will be realized by the community as a whole if the fee waiver is granted.
    4. The project would not be affordable but for the granting of a fee waiver.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE TO ADOPT THE FEE WAIVER POLICY WITH THE FOLLOWING CHANGES AND ADDITIONS:

a. That the bullet which reads: "The Town Manager is authorized to waive land use permit fees (excluding engineering fees) and or building permit fees only for affordable housing projects that are being developed on property owned directly or indirectly by the Town of Carrboro." be deleted.

b. That the second bullet be amended to read as follows: "Subject to budgetary constraints, the Board of Aldermen may consider granting a fee waiver (excluding engineering fees) for affordable housing projects that are not being developed on property owned directly or indirectly by the Town of Carrboro that can clearly demonstrate compliance with the following criteria:

1. The fee waiver will directly benefit families or persons of low to moderate income over a sustained period of time; and
2. The project is directly funded by a Federal, State, or Local unit of government specifically to provide low and moderate income opportunities; and
3. The need and benefit will be realized by the community as a whole if the fee waiver is granted; and
4. The project would not be affordable but for the granting of a fee waiver; and
5. The project is necessary to implement a component specified in the Consolidated Plan for Housing and Community Development in Orange County, N.C. as required by the HOME program administered through Orange County."

VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (ANDERSON, BRYAN)

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**IDENTIFICATION OF NEW PROGRAM INITIATIVES AND POLICY GOALS FOR 1997-98 AND APPOINTMENTS TO BUDGET REVIEW COMMITTEE**

The purpose of this item was to have the Board identify programs or funding items that it would like to consider as policy goals for the 1997-98 fiscal year and to appoint Carrboro citizens to the Budget Review Committee. The administration will prepare cost estimates for the Board's policy goals and present them to the Board on February 25, 1997.

It was the consensus of the Board to cost out items included on 1997 action agenda

The Board requested that those items listed on the 1997 Planning Retreat Action Agenda with budget implications be costed out, in addition to the following items:

Increase appropriation to Carrboro Art Group to \$750  
 Increase the appropriation for the Friends of the Library  
 Laurel Avenue parking lot for farmers market  
 Playground equipment for Town Commons and Band Stand  
 Expansion of community gardens program  
 Limiting personnel increases to 2 3/4% and 3%  
 Limiting operating expense increases to 2 1/2% and 2 3/4%  
 Water fountain and bathroom at Broad Street Park  
 Curb and Gutter in Carr Court  
 Bulletin board at Carr Court  
 Items listed in letter from Heidi Perry  
 Alternative scenarios for purchase of land and capital facility needs

Alderman Anderson requested that the Recreation & Parks Department investigate funding from the Parks Trust Fund.

Alderman Zaffron requested that the town staff investigate funding from private foundations and from Preservation North Carolina to provide funding for improvements to the Town Hall building.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST TO APPOINT THE FOLLOWING INDIVIDUALS TO THE BUDGET REVIEW COMMITTEE: CHRIS BARNETTE, DAVID BECK, BO CHIPMAN, ROBERT DOWLING, SALLY EFIRD, ANTHONY GALIANI, LUCY GALLO, WILLIAM KEANE, AND MARYJEAN WILLIAMS. VOTE: AFFIRMATIVE ALL

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## REPORT ON USE OF CITIZEN OPINION POLLS

The purpose of this item was to provide information on the use of citizen opinion polls as requested by the Board of Aldermen during its 1996 Planning Retreat.

Deywon Arant, the town's Information/Communication Specialist, presented a report on the use of citizen opinion polls. Ms. Arant stated that the following survey methods exist: telephone surveys, direct mail, personal interviews, and focus group discussions. Ms. Arant stated that telephone surveys are considered the best method because they are random, unbiased and can provide scientifically valid data. Ms. Arant stated that the UNC School of Journalism and Mass Communications has conducted a Public Pulse Poll in Carrboro. The last poll was conducted in the spring of 1995 and the next poll is scheduled for the fall of 1997 or spring of 1998. The cost of a telephone survey by a professional outside agency would cost between \$10,000 - \$20,000.

[The Board received this report, but took no action on this matter.]

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## DISCUSSION OF PUBLIC PROCESS FOR PURCHASE OF PROPERTY

At the retreat the Mayor and Board of Aldermen requested that an item be placed on this agenda to allow them to discuss the public process to consider the purchase of property.

Mayor Nelson suggested tours for citizens at the church, an open house of the current police facilities, tours for press and editorial boards. Prior to tours and public hearing, staff would develop information packet outlining the financing plan. Have a town meeting at the church to receive public input. Finally, the Board would vote on whether to proceed with the purchase of the church.

Alderman Bryan stated that he felt there should be an official public hearing at Town Hall in addition to the town meeting at the church and that the town staff contact the UNC to see if they would be interested in preparing a survey document on this issue.

Aldermen Caldwell and Anderson urged the Board to make sure all segments of the community are included in the process.

Alderman Bryan suggested that this matter be placed on the next Neighborhood Forum agenda to get their feelings on this issue, what they would suggest to get the information to their neighborhoods, and the process in general.

Alderman McDuffee suggested that any groups in addition to the Neighborhood Forum; i.e., churches, be identified to present the proposed process to.

Alderman Gist requested that Board outreach be included in Mayor Nelson's proposed process.

It was the consensus of the Board to approve the process proposed by Mayor Nelson with the Board's suggested additions.

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## RECYCLING CENTER

The Board requested that the Agenda Planning Committee schedule a discussion of relocating the recycling center.

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## REQUEST FOR FOLLOW-UP REPORT ON NEIGHBORHOOD CONNECTIONS

Alderman Gist requested a follow-up report on developers' promises to connect neighborhoods with walkways/bikeways; i.e., Bel Arbor, Cobblestone.

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**FUNDING FOR SMALL AREA PLAN FACILITATED MEETINGS**

Alderman McDuffee informed the Board that she had prepared letters to send to William Crowther and Mayor Waldorf asking all three governments (Orange County, Carrboro, and Chapel Hill) to share the cost of the Small Area Plan facilitated meetings scheduled for Saturday, April 19th and May 31st. The Steering Committee proposed a formula for sharing the cost which has Orange County and Carrboro sharing equally, i.e., 45% each, and Chapel Hill contributing 10%. The projected cost for the meetings is approximately \$18,000. We are asking the Orange County Commissioners and Carrboro Board of Aldermen each to budget \$8,600 and Chapel Hill Town Council to budget \$1,800.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY JACQUELYN GIST TO APPROPRIATE \$8,000 FROM FUND BALANCE FOR CARRBORO'S SHARE OF THE COST OF THE SMALL AREA PLAN FACILITATED MEETINGS. VOTE: AFFIRMATIVE ALL

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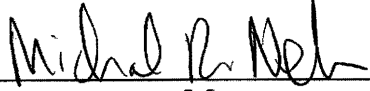
**LETTER FROM HARRIET ALFORD**

Alderman Zaffron requested that Harriet Alford's letter concerning economic development be forwarded to the town's economic development officer.

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MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JAY BRYAN TO ADJOURN AT 10:55 P.M. VOTE: AFFIRMATIVE ALL

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Mayor

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Town Clerk