

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, March 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 HILLIARD CALDWELL AND SECONDED BY ALEX ZAFFRON TO APPROVE THE MARCH 4, 1997 MINUTES. VOTE: AFFIRMATIVE ALL

PROCLAMATION ISSUED

Mayor Nelson read a proclamation proclaiming March 21, 1997 as Arbor Day in the Town of Carrboro.

CERTIFICATES OF APPRECIATION ISSUED

Mayor Nelson presented certificates of appreciation to Mitchell Virchick, Heidi Perry, Joe Robertson, Ruth Stroud, Eddie Ellis, formers members of the Cable T.V. Committee, Transportation Advisory Board, and Parks and Recreation Commission, respectively.

PUBLIC HEARING/VOLUNTARY ANNEXATION REQUEST/SUNSET CREEK SUBDIVISION, PHASE II

James Brandewie, representing Homescape Development Company, Inc., has submitted a petition for annexation Phase II of the Sunset Creek Subdivision. This property contains 7.97 acres and is located at 9404 Old N.C. Highway 86. The administration recommended that the Board of Aldermen adopt an ordinance which annex this property effective March 31, 1997.

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

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY ALEX ZAFFRON TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING PHASE II, SUNSET CREEK SUBDIVISION." VOTE: AFFIRMATIVE ALL

CONTINUATION OF PUBLIC HEARING/LAND USE ORDINANCE MAP AMENDMENT/REZONING OF BIRGEL PROPERTY/ NORTHEAST CORNER OF HIGHWAY 54 AND JONES FERRY ROAD FROM B-3 TO OA

This was a public hearing to receive citizen comments on a request from BFP, Ltd. (Birgel Family Partnership) to rezone 9.1 acres located at the northeast corner of Highway 54 and Jones Ferry Road from B-3 to OA.

Mayor Nelson stated that the town had received a petition from residents of Winwood requesting that the Board delay action on this rezoning request in order to allow for discussion of permanently closing Gary Road at the end of the residential zoning area and requesting that a permanent buffer be established between the residential area and the non-residential area adjacent to Winwood.

Charlotte Kilpatrick stated that she had spoken with Mr. Birgel and he agreed to leave a buffer between his property and the Winwood Subdivision and was planning to erect a fence around his property.

Ben Salemi, a resident of Gary Road, expressed his desire to have an open line of communication between the residents of Winwood and the Birgel family.

Charlotte Kilpatrick read a letter from Richard Birgel which stated that he would like to assure the Board that he feels what he has in mind for his property is the best possible use for the property and will be the best possible neighbor for the people of Winwood and Alabama Avenue. The development will require only one entrance from Jones Ferry Road and every effort will be made to insure a quiet and unobtrusive use of the property.

Monroe Tickle stated that it was unclear about what type of buffer there would be.

David Collins asked that the Board be vigilant in not having Gary Road extended.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HILLIARD CALDWELL TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE ONE LOT (APPROXIMATELY 9.1 ACRES IN SIZE) LOCATED AT THE NORTHEAST OF HIGHWAY 54 AND JONES FERRY ROAD DESCRIBED ON TAX MAP 114, LOT 15A FROM B-3 (NEIGHBORHOOD BUSINESS) TO OA (OFFICE/ASSEMBLY)", TO BECOME EFFECTIVE ON THE DATE THE GARY ROAD STUB-OUT ABANDONMENT IS APPROVED. VOTE: AFFIRMATIVE ALL

Alderman Bryan requested that the Agenda Planning Committee schedule a public hearing on the closing of the Gary Road stub-out as soon as possible.

CONTINUATION OF PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/BUD MATTHEWS COMMERCIAL BUILDING

Jack Haggerty has applied for a conditional use permit, on behalf of Bud Matthews, to construct a 2,952-square foot commercial building on a 0.77-acre tract of land at 301 Lloyd Street. This public hearing was continued from the February 4, 1997 meeting of the Board of Aldermen.

Terry Carver, a resident of 202 Lloyd Street, stated that he was against the two options recommended. Mr. Carver stated that he would like to see the loading dock on the rear of the property since it is a residential neighborhood. Mr. Carver expressed concern about the noise, the appearance of appliances sitting on the dock and traffic. Mr. Carver suggested that the vendors bring appliances in on small trucks. Mr. Carver expressed concern that large trucks will block Lloyd Street, early morning deliveries. Mr. Carver stated that the Lloyd Street neighborhood realizes that this property is zoned business, but they would like a businesses located there that will blend in the neighborhood.

Roy Williford, the town's Planning Director, stated that the owner of Broad Street had requested the closing of B street in the 1980's and the town had gone through the necessary process to close that street.

Henry Wells, the town's engineer, was sworn in. Mr. Wells stated that Hosiery Street currently have 4 to 5 inches of gravel. Mr. Wells stated that the current surface would not support tractor trailer trucks and that the turning radius would need to be upgraded to accommodate tractor trailer trucks.

Joe Parrish, a resident of 412 Lloyd Street, was sworn in. Mr. Parrish stated that the loading dock is a problem to him and the neighborhood. Mr. Parrish suggested that Mr. Matthews put the one building in now with the loading dock in the back of the building. Mr. Parrish questioned why B Street had been closed.

John Mason, owner of the Furniture Doctor, spoke in favor of Mr. Matthews building. Mr. Mason expressed concern that the neighbors had complained about his storage trailer when other storage trailers are parked in the neighborhood. Mr. Mason stated that the Board would have to make a decision on this matter and someone would be unhappy. Mr. Mason stated that the existing lot is much more unsightly than Mr. Matthews building will be.

O.J. Rouse, a resident of 100 Hill Street, presented pictures of Lloyd Street with "No Truck" signs posted. Ms. Rouse suggested that B Street be opened up for trucks to use.

Mike Brough stated that Lloyd Street has a "No Through Truck" designation.

Chris Peterson, Public Works Director, stated that B Street and Hosiery Street have not been maintained because of their lack of use. Mr. Peterson stated that there are existing drainage problems in this area.

Bud Matthews requested that his conditional use permit request be withdrawn.

Jack Haggerty stated that they had stated at the last meeting that Mr. Matthews could not afford any additional costs to this project.

CONTINUATION OF PUBLIC HEARING/CARRBORO THOROUGHFARE PLAN AMENDMENT

The purpose of this agenda item was for the Board of Aldermen to continue the March 4, 1997 public hearing to receive public comment on amending the 1985 Chapel Hill-Carrboro Thoroughfare Plan and the 1991 Durham-Chapel Hill-Carrboro Thoroughfare Plan to include an arterial connection between Old N.C. 86 and Homestead Road.

Linda Roberts spoke in favor of the connector road plan from Farm House Road along the Hogans property line connecting to Tramore with a road connection to the north connecting with Hogan Farms.

Neal Mochel, Chair of the Transportation Advisory Board, stated that the TAB re-affirmed its commitment to the Connector Road Policy and its implementation as developments are opened. The TAB is also opposed to the utilization of arterial roads to solve connector road problems. The three connectors that the TAB sees will be helpful in the development as expected in the not-too-distant future are with Wyndham and Colfax connections to Homestead Road, and Tramore Drive connection to Farm House Drive.

Dawn Minton spoke in favor of the Farm House Drive connection with buffers and speed bumps.

Ellen Perry stated that the Board has a worksession scheduled on March 18th on the connector road plan.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON THAT IMPROVEMENTS BE MADE TO THE CALVANDER INTERSECTION, AS LAND IS DEVELOPED, THAT WYNDHAM DRIVE AND COLFAX AVENUE BE EXTENDED TO CONNECT WITH HOMESTEAD ROAD, AND THAT FARM HOUSE DRIVE BE ADDED TO THE CONNECTOR ROAD PLAN TO CONNECT WITH TRAMORE DRIVE AND HOMESTEAD ROAD AS LAND IS DEVELOPED. AFFIRMATIVE ALL

STATUS REPORT ON REQUEST FOR TRAFFIC SIGNAL AT LLOYD/MAIN INTERSECTION

The purpose of this item was to provide the Board of Aldermen a status report on the requested traffic signal at the intersection of Lloyd Street and East Main Street.

Mr. Morgan stated that a meeting had been held with N.C. DOT officials on February 13, 1997 along with members of the town staff, Mayor Nelson and Alderman Bryan, and residents of the Lloyd Street neighborhood concerning the request for a traffic signal at the Lloyd/Main Street intersection. Mr. Morgan stated that N.C. DOT had taken aerial photos of the area to determine the amount of traffic in this area. N.C. DOT will analyze this information to determine the best solution for vehicle and pedestrian traffic. N.C. DOT indicated that they will present a preliminary report to the town within four to six weeks.

ESTABLISHMENT OF FINANCIAL AND POLICY GOALS FOR 1997-98 BUDGET

The purpose of this item was for the Board to establish financial and policy goals for the 1997-98 budget.

Alderman Gist requested that the existing community garden plots be plowed up as soon as possible.

Alderman Anderson asked if the town's the lowest salary range was within the living wage.

It was the consensus of the Board to approve the Manager's recommended financial goals as follows:

(1) Prepare a continuation budget totaling \$8,250,000 and format that budget as follows:

⇒ Delineate the continuation budget in a separate column; define the continuation budget to include funding for those items necessary to continue existing services, all current positions, continuation of the 2.5

percent merit increase, cost of living increase for Town employees, those vehicles and equipment scheduled by the five year CIP, and any new capital items costing less than \$2500;

⇒ List as in last year's budget document 5-Yr. CIP items included in the "continuation budget" column and prior year (1996-97) approved changes.

(2) Prepare a budget with proposed changes totaling \$8,575,000.

⇒ Delineate proposed changes (additions and/or reductions) in a separate column; define proposed changes to include new positions; equipment and other capital items totaling \$2500 or more which are not covered by the five year CIP, and new programs or adjustments in town service levels;

⇒ Include the following Board policy goals as proposed changes"

1.	Decrease production cost of newsletter by eliminating color	-\$600
2.	Install crosswalks at Lorraine and James Streets and bike rack for Carrboro Library	\$400
3.	Construct Bandstand	\$15,000
4.	Install playground equipment on Town Commons (5-year lease payment)	\$40,000
5.	Study unit-based pricing and collection bans	\$8,500
6.	Complete Stormwater Management Study	\$5,600
7.	Sponsor Town Hall Day for students	\$200
8.	Construct Midway Parking Lot	\$10,000
9.	Sponsor business recruitment program	\$ 6,000
10.	Apply for Historic Register (<i>the cost of historic markers for 6 historic sites</i>)	\$1,500
11.	Construct Laurel Street parking lot	\$13,500
12.	Lower increase in personnel costs from 3.5 percent to 3%	-\$20,500
13.	Lower increase in operating costs from projected 3 % to 2.5%	-\$10,000
14.	Project costs for three debt service scenarios:	
	Scenario A assumes \$2,555,000 in new debt	\$240,000
	4 new positions	\$166,519
	Scenario B assumes \$2,555,000 in new debt (no new positions)	\$240,000
	Scenario C assumes \$2,000,000 in new debt (no new positions)	\$180,000
15.	Establish business incubator program	\$1,000
16.	Provide downtown benches and trash cans for ten (10) locations -10 benches and 10 trash cans	\$12,900
17.	Increase appropriation for Carrboro Art Group	\$250
18.	Increase appropriation for Friends of Carrboro Library Group	\$2,000
19.	Expand Community Gardens	\$750

20. Install water fountain at Broad St. Park \$11,525

- ⇒ Identify any items that the Town Manager feels are crucial but cannot be funded within the \$8,575,000 in an appendix to the budget document;
 - ⇒ Develop and present alternatives for generating additional revenue of \$325,000; and
 - ⇒ Present decision-packages for all proposed changes in an appendix to the budget document.
- (3) Continue to maintain an unreserved fund balance equal to at least 20 percent of budgeted expenditures, making a commitment to gradually increase fund balance reserves to 25 percent of budgeted expenditures.

APPOINTMENT TO BUDGET REVIEW COMMITTEE

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO APPOINT SHARON WORTHINGTON TO THE BUDGET REVIEW COMMITTEE. VOTE: AFFIRMATIVE ALL

ADVERTISING FOR SMALL AREA PLAN FACILITATED MEETINGS

Mr. Morgan requested clarification of the town staff's role in preparing advertisements for the upcoming Small Area Plan facilitated meetings.

The Board requested that the Town Manager's office provide staff support to the Small Area Plan Facilitation Committee for advertising of the SAP facilitated meetings.

RESOLUTION SUPPORTING RE-AUTHORIZATION OF THE INTER-MODAL SURFACE TRANSPORTATION EFFICIENCY ACT (ISTEA)

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

A RESOLUTION SUPPORTING THE RE-AUTHORIZATION OF THE INTER-MODAL SURFACE TRANSPORTATION EFFICIENCY ACT (ISTEA)

Resolution No. 43/96-97

WHEREAS, the Town of Carrboro has long provided leadership and advocacy for progressive transportation policies which encourage multiple mode uses and an open, responsive process for selecting and implementing transportation policies and projects; and

WHEREAS, the Inter-Modal Surface Transportation Efficiency Act of 1991 contains many of the progressive goals and policies shared by Carrboro: requiring states to adhere to an open, public process for setting transportation priorities and distribution of funds; requiring states to cooperate with municipalities and counties in planning and funding transportation projects, as well as setting air quality standards to be considered and met by sound transportation planning; and

WHEREAS, ISTEA provides federal oversight of State DOT's adherence to these policies and standards, and provides municipalities and counties with an avenue for enforcement of cooperation requirements on state Departments of Transportation; and

WHEREAS, ISTEA will expire in 1997 without re-authorization by Congress; and

WHEREAS, alternative proposals such as a bill known as "Step 21", have been introduced that would, if enacted, significantly weaken or destroy local decision-making flexibility and remove the structures requiring State DOT cooperation with local governments and public participation and eliminate funding for programs to improve air quality (CMAQ).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO.

20. Install water fountain at Broad St. Park \$11,525

⇒ Identify any items that the Town Manager feels are crucial but cannot be funded within the \$8,575,000 in an appendix to the budget document;

⇒ Develop and present alternatives for generating additional revenue of \$325,000; and

⇒ Present decision-packages for all proposed changes in an appendix to the budget document.

(3) Continue to maintain an unreserved fund balance equal to at least 20 percent of budgeted expenditures, making a commitment to gradually increase fund balance reserves to 25 percent of budgeted expenditures.

APPOINTMENT TO BUDGET REVIEW COMMITTEE

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO APPOINT SHARON WORTHINGTON TO THE BUDGET REVIEW COMMITTEE. VOTE: AFFIRMATIVE ALL

ADVERTISING FOR SMALL AREA PLAN FACILITATED MEETINGS

Mr. Morgan requested clarification of the town staff's role in preparing advertisements for the upcoming Small Area Plan facilitated meetings.

The Board requested that the Town Manager's office provide staff support to the Small Area Plan Facilitation Committee for advertising of the SAP facilitated meetings.

RESOLUTION SUPPORTING RE-AUTHORIZATION OF THE INTER-MODAL SURFACE TRANSPORTATION EFFICIENCY ACT (ISTEA)

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

A RESOLUTION SUPPORTING THE RE-AUTHORIZATION OF THE INTER-MODAL SURFACE TRANSPORTATION EFFICIENCY ACT (ISTEA)

Resolution No. 43/96-97

WHEREAS, the Town of Carrboro has long provided leadership and advocacy for progressive transportation policies which encourage multiple mode uses and an open, responsive process for selecting and implementing transportation policies and projects; and

WHEREAS, the Inter-Modal Surface Transportation Efficiency Act of 1991 contains many of the progressive goals and policies shared by Carrboro: requiring states to adhere to an open, public process for setting transportation priorities and distribution of funds; requiring states to cooperate with municipalities and counties in planning and funding transportation projects, as well as setting air quality standards to be considered and met by sound transportation planning; and

WHEREAS, ISTEA provides federal oversight of State DOT's adherence to these policies and standards, and provides municipalities and counties with an avenue for enforcement of cooperation requirements on state Departments of Transportation; and

WHEREAS, ISTEA will expire in 1997 without re-authorization by Congress; and

WHEREAS, alternative proposals such as a bill known as "Step 21", have been introduced that would, if enacted, significantly weaken or destroy local decision-making flexibility and remove the structures requiring State DOT cooperation with local governments and public participation and eliminate funding for programs to improve air quality (CMAQ).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO.

Section 1. The Board of Aldermen wishes to re-affirm its commitment to open, responsive and participatory transportation planning and strongly urges the town's elected representatives in the U.S. House and Senate to do likewise by supporting full re-authorization of the Inter-modal Surface Transportation Efficiency Act in its current form, and to reject any and all measures which would deconstruct local decision-making flexibility and State accountability in any form.

Section 2. 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 March, 1997:

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

Noes: None

Absent or Excused: None

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HANK ANDERSON TO ADJOURN AT 10:33 P.M. VOTE: AFFIRMATIVE ALL

Michael B. Nelson
Mayor

Sarah C. Williamson
Town Clerk