

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, March 18, 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 ATTORNEY:	MICHAEL B. BROUGH
DEPUTY TOWN CLERK:	JAMES E. SPIVEY

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO APPROVED THE MARCH 11, 1997 MINUTES WITH NOTED ADDITION. VOTE: AFFIRMATIVE ALL.

[NOTED ADDITION: Under Continuation of Public Hearing/CUP Request/Bud Matthews; Joe Parrish questioned why B Street had been closed; the Minutes should reflect the response to Mr. Parrish's question.]

CANCELLATION OF APRIL 01, 1997 BOARD MEETING

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HILLIARD CALDWELL TO CANCEL THE APRIL 01, 1997 BOARD OF ALDERMEN MEETING. VOTE: AFFIRMATIVE ALL.

CHARGES ISSUED

The Deputy Town Clerk issued a charge to Lolita Villani, a new appointee to the Cable T.V. Committee.

The Deputy Town Clerk issued a charge to Debbie Bevin, a new appointee to the Appearance Commission/ Neighborhood Preservation District Commission.

FARMERS' MARKET AGREEMENT

Last year the Mayor and Board of Aldermen approved an agreement between the Town and the Farmers' Market for operation of the Farmers' Market on the Town Commons. This agreement left unresolved issues relating to two Town events (July 4th and the Halloween Festival), the Wednesday market and user fees. This item is presented now for the Board to approve a revised agreement that includes language that deals with these issues.

Alex Hitt, Secretary of the Farmers' Market, addressed the Board stating that the proposed agreement was one that all parties had reached consensus on and all parties could live with.

Patrick Mulkey, member of the Board of Directors of the Farmers' Market, described the relationship the Farmers' Market has with the Town's Recreation Department is one in which the Farmers' Market is expected to 'kowtow to any and all of the demands of the Recreation Department.' Mr. Mulkey asked that the Board not make the issues regarding the Farmers' Market a political pawn.

Doris Murrell, Chair of the Parks & Recreation Commission, explained that representatives of the Farmers' Market and the Parks & Recreation Commission had come to agreement regarding time and holiday issues.

Allen Spalt encouraged the Board to embrace the needs of the Farmers' Market and to acknowledge the compromise made by the Farmers' Market.

Eleanor Kinnaird, former Mayor now Senator, addressed the Board stating that the Farmers' Market is "her baby" and voiced support for the farmers and their need to use the space for the time period requested and on the holidays. Senator Kinnaird stated that certain promises were made to the farmers and she would hope that those promises would be fulfilled so that the farmers would not feel that they had been deceived by herself or by the Town.

Marti Mandell voiced support for the farmers and asked that the Board support the fragile Farmers' Market.

The Mayor thanked the citizens for their input. Mayor Nelson also stated that the Board was in receipt of many letters regarding budgetary items, i.e., playground equipment, the bandstand, parking lot; in reference to the Farmers' Market and directed staff to bring these items back to the Board when it is considering the 1997-98 budget.

Alderman Gist questioned the consensus between the Farmers' Market and the Recreation & Parks Commission of the proposed "Agreement with the Town of Carrboro" Farmers' Market agreement.

Mr. Morgan informed the Board that he was in receipt of a March 17, 1997 letter from Mr. Hitt which proposed to changes to the proposed "Agreement with the Town of Carrboro" Farmers' Market agreement. Mr. Morgan stated that there was no objection to the request to strike the text that reads: "...and that this market should be operated and managed by the Attendant, ...". However, Mr. Morgan stated that the request to change text in the same line to read: "...other requirements worked out between the Town and the Attendant to insure..." was unacceptable.

Ms. Murrell and Mr. Hitt both stated that consensus had been reached in reference to the proposed "Agreement with the Town of Carrboro" Farmers' Market agreement with the responses from Mr. Morgan.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE TO APPROVE THE PROPOSED "AGREEMENT WITH THE TOWN OF CARRBORO" FARMERS' MARKET AGREEMENT WITH THE FOLLOWING CHANGE:

1. Change the time to 11:00 A.M.

VOTE: AYES 3 (Zaffron, McDuffee, Nelson); NOES 4 (Anderson, Caldwell, Gist, Bryan).

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO APPROVE THE PROPOSED "AGREEMENT WITH THE TOWN OF CARRBORO" FARMERS' MARKET AGREEMENT WITH THE FOLLOWING CHANGE:

1. To strike the text that reads: "...and that this market should be operated and managed by the Attendant, ...".

VOTE: AFFIRMATIVE ALL.

Alderman Gist requested that when the Recreation & Parks Department does publicity for holiday activities that is to take place in concert with the Farmers' Market, the publicity should note Farmers' Market activity.

TOWN CODE AMENDMENT/CHAPTER 12/REQUIRING SPRINKLERS IN FRATERNITIES AND SORORITIES

Rodney Murray, Fire Chief, addressed the Board stating that the purpose of this agenda item is to request that the Board of Aldermen adopt an ordinance which would amend Chapter 12 of the Town Code to require sprinkler systems in fraternity and sorority houses within the town and its extraterritorial planning jurisdiction. Chief Murray explained that the last sentence ["All such houses in existence as of the effective date of this ordinance shall install the required sprinkler system within six months of receiving notice from the Town of the requirements of the ordinance."] of the proposed amendment should be deleted due to information received after the proposed amendment was written.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY JAY BRYAN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING CHAPTER 12 OF THE CARRBORO TOWN CODE TO REQUIRE SPRINKLER SYSTEMS IN FRATERNITY AND SORORITY HOUSES WITHIN THE TOWN AND ITS EXTRATERRITORIAL PLANNING JURISDICTION" WITH THE FOLLOWING CHANGE:

1. Delete the last sentence: "All such houses in existence as of the effective date of this ordinance shall install the required sprinkler system within six months of receiving notice from the Town of the requirements of the ordinance."

VOTE: AFFIRMATIVE ALL

WORKSESSION/REVIEW OF CONNECTOR ROAD STANDARDS

The purpose of this item was for the Board of Aldermen to review the Transportation Advisory Board's proposed revisions to the Connector Roads Policy and affected sections of the Land Use Ordinance, and to consider setting a public hearing for May 6, 1997.

Heidi Perry, a former TAB member, presented and explained the proposed changes to the Connector Road Policy.

Alderman Bryan asked that the Town Manager reflect on questions posed by Alderman Bryan and develop a response to those questions.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY DIANA MCDUFFEE THAT THIS MATTER BE REFERRED TO THE AGENDA PLANNING COMMITTEE TO SET THE EARLIEST AVAILABLE PUBLIC HEARING DATE AFTER THE NEIGHBORHOOD FORUM AND THE PLANNING BOARD HAVE HAD AN OPPORTUNITY TO REVIEW AND COMMENT ON THE MATTER. VOTE: AFFIRMATIVE ALL

WORKSESSION ON ENGINEERING PRINCIPLES

Mr. Jonathon Butters presented an overview of the techniques and general skills needed to review engineering drawings. Mr. Butters used an existing set of plans to demonstrate how to review and interpret existing and proposed site characteristics.

The Board voiced concern that the plans included in their agenda packets were oftentimes too reduced to read. Additionally, the Board questioned the necessity of having topography, utility, drainage, and etc. information on each sheet of the site plan; i.e., too much information is included on each individual sheet of the site plan.

Mr. Butters explained that larger (11" by 17") site plans could address the readability concerns and he did not feel that including the different kinds of information on each site plan sheet was necessary.

The Board directed staff to investigate the feasibility of supplying transparency overlay site plans for the Board. Additionally, staff was asked about existing conditions surveys; staff to respond.

MEETING WITH NEIGHBORS

Mayor Nelson inquired as to the procedure used by the Town to encourage developers to meet with neighbors who will be impacted by proposed development or land use activity.

Roy Williford, Planning Director, stated that the Planning Staff informs all developers that meeting with property owners who will be impacted by proposed land use activity is encouraged by the Town. Mr. Williford stated that most often the developers meet with the neighbors.

The Board directed staff to develop a "straight forward" form which developers would be required to sign that would state whether or not the developer had met with the neighbors.

COMMERCIAL SPACE AVAILABILITY

The Board requested a report on what commercial space is available in Carrboro and what is being done to fill these vacant commercial spaces.

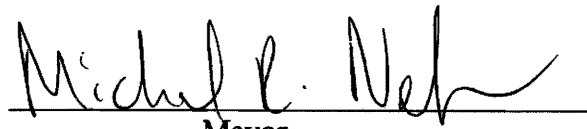
LLOYD STREET ZONING

Alderman Zaffron requested that staff examine the zoning of the Lloyd Street property and respond to his memorandum regarding the matter.

CLOSED SESSION

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY JACQUELYN GIST TO GO INTO CLOSED SESSION AT 10:35 P.M. TO DISCUSS PROPERTY ACQUISITION. VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY JAY BRYAN AND SECONDED BY HANK ANDERSON TO GO INTO OPEN SESSION AND TO ADJOURN THE BOARD MEETING AT 10:55 P.M. VOTE: AFFIRMATIVE ALL.



Mayor

Deputy Town Clerk