

A special meeting of the Carrboro Board of Aldermen was held on Monday, June 9, 1997 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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| 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 |

PUBLIC HEARING ON WHETHER THE TOWN SHOULD PURCHASE THE CARRBORO BAPTIST CHURCH PROPERTY AND THE PROPOSED USE OF THAT PROPERTY

Mr. Morgan explained the layout of the Carrboro Baptist Church and the proposed uses of that property. Mr. Morgan stated that asbestos is located in the floor tiles and ceiling. The asbestos will be removed because the town will be disturbing these areas and therefore it will need to be removed. Mr. Morgan stated that there is lead paint in the building, but due to the use of the building, that paint will not be removed. Mr. Morgan stated that the estimated debt service is \$288,000 per year, equaling 4 1/2 cents on the tax rate.

Gregg Gelb, a resident of Sanford, stated that he is a musician in the area. Mr. Gelb stated that he would like to see a place in the Carrboro area where people could dance.

Mike Casey, a resident of Hanna Street, stated that he is a profession musician. Mr. Casey spoke of his support for the purchase of the church and a community center. Mr. Casey stated that he would like to see the Thursday night events at Weaver Street Market extended to other areas in town to bring people together. Mr. Casey stated that there is a strong dance community in Carrboro and the town needs a place for musicians to perform.

Ruffin Slater offered his enthusiastic support of the purchase of the church. Mr. Slater stated that moving the police department would be a benefit to the downtown. Mr. Slater stated that he was impressed with the meeting space in the church.

Alice Tropman stated that she is a long-term member of the Chapel Hill International Folk Dance Club. Ms. Tropman stated that they have a roster of 150 people. Ms. Tropman stated that she feels the church would be a great asset to the town.

Robert Levy stated his support of a community center in Carrboro.

Nerys Levy, a member of the Carrboro Branch Library, spoke in favor of the purchase of the church. Ms. Levy stated that she would like to see a presence of the Carrboro Library in the church.

Malke Rosenfeld, a professional musician and dancer, stated that space is needed for dancing. There are precious few spaces in Carrboro for this purpose.

Ellen Perry, a resident of 114-C Bim Street, suggested that a traffic impact study be done. Ms. Perry suggested that the police stay in the Town Hall and that other departments move to the church building.

Ed Yung, a resident of 1-C Estes Park Apartments, stated that he teaches dance at the ArtsCenter and would like to see the town purchase the church for dance and other recreational facilities. Mr. Yung stated that the town needs a place for people to dance. Nearby merchants would benefit from people coming to the downtown.

David Perry, a resident of Mary Street, and a member of the Village Band, stated the town needs a place to play and also needs a place to store music and instruments and would be willing to pay a fee for such storage.

John Tappan, a resident of 501 Bolin Creek Drive, asked whether there are any underground fuel storage tanks on the property. Mr. Tappan also asked what the length of the financing would be.

Joal Hall, a resident of 107 Creekview Circle, stated that she supports the purchase because of its location and because the town is growing and needs the facility.

Lyle Landsdale, a resident of 301 E. Poplar Avenue, feels having the police downtown would be a good idea. Ms. Landsdale stated that services are not free. Ms. Landsdale expressed concern about taxing elderly and poor citizens. Ms. Landsdale stated that all ages could use the space.

Jack Haggerty, a resident of 401 Oak Avenue, encouraged the Board to purchase the building, but suggested that the police department not be moved to the church.

Allen Spalt, a resident of James Street, spoke in support of the purchase of the building and feels this opportunity will not come again. Mr. Spalt stated that he was impressed with the amount of space in the church building. Mr. Spalt stated that he was also impressed with how the police department plans to use the building. Mr. Spalt stated that the asbestos should be removed--the paint can be encased.

Andrea Young spoke in favor of the purchase of the church

Jon Leech, a resident of 404 Jones Ferry Road, spoke in favor of the proposal. Mr. Leech stated that dancers would bring patrons to the downtown and dancing brings all types of people together in a social setting.

Bob proctor, a resident of 119 Fidelity Street, spoke in favor of the purchase of the church property to provide a space for musicians to play.

Marti Mandell, a resident of Pine Street, stated that this building could be converted to solar energy because of its location. Ms. Mandell stated that she would like to serve on the committee to choose an architect to do the renovations.

Richard Taylor, a resident of Old Well Apartments, stated that he feels accessibility is a disadvantage to purchasing the building.

Dani Danielle, a resident of Carol Street, spoke in favor of the purchase of this property. Ms. Danielle stated that she is a dancer and would like to see a facility located in Carrboro. Ms. Danielle stated that her son would like a place to do karate.

David Collins, a Carrboro resident, stated that this is not an economic decision so much as it is a question of what we want to do with our downtown. Mr. Collins suggested traffic changes to the downtown if the police department is located in the church building. Mr. Collins stated that the town should think about a police substation if the police department is moved to the church. Mr. Collins stated that the upkeep of the church building is something the town should consider.

Lindsay James, a UNC student and dancer, asked that the church be purchased for dancing and to be used as a community center.

Mark Brodski, spoke in support of purchasing the church property. Mr. Brodski stated that citizens will be able to walk to the community center in the downtown.

Bill Keane stated that he is opposed to purchasing the church building. Mr. Keane questioned the length of debt service. Mr. Keane stated that the cost of renovations to the Town Hall have not been included in the present proposal, and that there has not been any mention of recovering use charges. Mr. Keane stated that hidden costs should be revealed.

Mr. Morgan stated that the Board will be receiving proposals for debt service at its meeting on June 17th, and that renovations to Town Hall will not take place any sooner than five years from the time the church is purchased. The estimated costs of those renovations are \$2 million.

Mary Keane expressed concern about the police department locating in the church building. Ms. Keane suggested that a new police department be built in the northern part of the town with the current police department used as a satellite police station.

Mr. Morgan stated the town wished to have community input before programming for the recreation areas are completed. The Board would have to adopt user fees for the building.

Rick Tanner, representing the Planning Board, stated that the Planning Board was against using the church for a police building. Mr. Tanner stated that the Planning Board feels the building should be used for commercial space.

James Morgan, a downtown businessman, spoke in support of the town's purchase of the building. Mr. Morgan stated that he envisions the town growing into this facility. The building has durability and will last a lot longer

than new construction today. Mr. Morgan stated that the Downtown Development Commission has enthusiasm for the town's purchase of the church.

Braxton Foushee, a resident of 100 Williams Street, urged the town to purchase the church building, but would not like to see the police department locate in the building. Having recreation and police in the same building would not go together well. Mr. Foushee suggested that the town purchase land in the northern part of town to construct new facilities with adequate parking.

Chief Ben Callahan stated that there will be parking behind the building and will meet the space needs of the police department through 2010. Chief Callahan stated that most of the time responses come from outside the police station while officers are on patrol. Chief Callahan stated that the rescue squad responds to emergencies from the downtown area and has not caused any accidents. The officers were invited to tour the church building and all have come away from favorable impressions on the use of the building. Shift changes should not cause any problems because there are only approximately five vehicles involved in shift changes. Chief Callahan stated that prisoners would be processed through the back of the building with no interaction with the public. Access will be limited to the Sunday school area. Chief Callahan stated that the police department needs space now.

Rev. Judy Anderson, a Carrboro resident and minister of the Redeemed Church International of the Lord Jesus Christ, stated that it seems that from the comments received tonight, the town needs a place for people to dance. Rev. Anderson stated that it would seem to make more sense to purchase property where the town could expand. Rev. Anderson registered her opposition to the purchase of the church.

Michael Noty, a resident of Greensboro Street, stated that he is a dancer and there is currently no place in Carrboro except for the ArtsCenter to dance. Mr. Noty stated that he would like to have visitors come to Carrboro to dance.

Jane Hamborsky spoke in favor of the proposed plan. The church would be a great place for concerts. Ms. Hamborsky stated that the community space is needed.

Sarah Andrews, a UNC student and dancer, spoke in favor of the purchase of the church.

Jeff Knox, a Carrboro resident, expressed his desire to see events located in the downtown. Mr. stated that he can walk or take the bus without having to drive.

Beth Cadrick, with a contra dance group, stated that they usually pay about \$300 per night for rent.

Dee Dee Laurilliard, stated that they pay \$60 - \$250 per night for rent and would support a non-alcoholic facility for dancing.

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

PUBLIC HEARING ON THE FINANCING ARRANGEMENTS FOR THE PURCHASE AND RENOVATIONS OF THE CARRBORO BAPTIST CHURCH PROPERTY AND REPAIRS TO THE TOWN HALL MASONRY WALL

Mr. Morgan stated that the purpose of this public hearing was to take public comment on the proposed financing through installment purchase contracts the purchase and renovation of the Carrboro Baptist Church for the use as office space for the Police and Recreation Departments and a general purpose community center and the repair of the masonry walls of Town Hall.

Mr. Morgan stated that currently the town's debt service is less than 1% of the town's evaluation. The town could have up to an 8% debt service.

Alderman McDuffee requested to know what the town's debt service would be if the town purchased the church.

Alderman Bryan requested that the Town Manager present to the Board on June 17th the costs for future budget years if the church were purchased.

Alderman Zaffron asked for estimates for potential revenue generation would be prior to making a decision on whether to purchase the church.

Mr. Keane stated that he was curious to know why the upstairs of the Town Hall was being considered for use. Mr. Keane asked what impact this would have on the town's fund balance.

Mr. Morgan explained the requirements of the space needs study.

Nerys Levy suggested that the town negotiate with the county to have a library presence in the church facility.

Braxton Foushee expressed concern that the affect of the debt service on the town was not presented to public at tonight's meeting.

Neal Batton, a Carrboro resident, asked that the public be given an opportunity see the proposed 1997-98 budget with a break out of the various financing schemes for the acquisition of the church property separated.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO CONTINUE THIS PUBLIC HEARING TO JUNE 17th. VOTE AFFIRMATIVE ALL

Michael R. Neh
Mayor

Sarah C. Williamson
Town Clerk