

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, September 2, 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                       |
|               | Hilliard Caldwell                   |
|               | Jacquelyn Gist                      |
|               | Diana McDuffee                      |
|               | Frances Shetley                     |
|               | Alex Zaffron (arrived at 8:05 p.m.) |
| Town Manager  | Robert W. Morgan                    |
| Town Clerk    | Sarah C. Williamson                 |
| Town Attorney | Michael B. Brough                   |

**SECTION 8 HOUSING**

Ellen Perry asked that the town offer incentives to encourage Section 8 Housing.

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**APPROVAL OF MINUTES OF PREVIOUS MEETING**

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY JACQUELYN GIST TO APPROVE THE AUGUST 26, 1997 MINUTES. VOTE: AFFIRMATIVE ALL

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**REQUEST TO SET PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT/STREET LAYOUT STANDARDS**

The administration requested that the Board of Aldermen set a public hearing for September 16, 1997 on an ordinance amending the Land Use Ordinance relating to street layouts.

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY JACQUELYN GIST TO SET A PUBLIC HEARING FOR SEPTEMBER 16, 1997. VOTE: AFFIRMATIVE ALL

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**PROCLAMATION ISSUED**

Mayor Nelson read a proclamation proclaiming the month of September as United Way month in the Town of Carrboro.

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**PUBLIC HEARING/INTERLOCAL AGREEMENT/SOLID WASTE MANAGEMENT AGREEMENT**

The Board of Aldermen at its meeting on August 19, 1997, received the latest draft of the Interlocal Agreement concerning solid waste matters proposed to be entered into by Orange County, Carrboro, Chapel Hill and Hillsborough. The Board discussed the agreement and set a public hearing for tonight's meeting to receive public comment on the proposed agreement.

Gary Carver, a resident of Blackwood Mountain, addressed the Board. Mr. Carver addressed Article III, Section 3.02, Benefits to Communities. Mr. Carver stated that he does not feel that providing water and sewer services to those residents affected by the landfill are out of line. Providing those services would be just and fair.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL TO CLOSE THE PUBLIC HEARING AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY JACQUELYN GIST TO SUPPORT THE PROPOSED AGREEMENT, BUT THAT APPROVAL OF THE AGREEMENT BE DELAYED UNTIL THE LANDFILL COMPENSATION ISSUE IS RESOLVED. AFFIRMATIVE ALL

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**PUBLIC HEARING/STREET CLOSING REQUEST/SQUIRREL NUT ZIPPERS CONCERT**

The Squirrel Nut Zippers will perform a free concert at the Carrboro Town Commons on September 19, 1997. A street closing permit application for the temporary closing of Bim Street and Laurel Avenue from 3:30 p.m. until 10:00 p.m. on Friday, September 19, 1997 has been submitted.

Doris Bynum, resident of 201 Laurel Avenue, expressed concern that town funds were being spent on this concert.

[Alderman Zaffron arrived at the meeting at 8:05 p.m.]

Ellen Perry, a resident of Bim Street, questioned when Bim Street would be blocked off, asked what the benefit to Carrboro will be, suggested that there be a \$1.00 charge for the concert, questioned where the bandstand would be located, questioned where people are to be parking, and whether the town's contingency fund will be paid back.

David Collins, a resident of Winwood Subdivision, suggested that the town contact Mammoth Records to determine the demographics of Squirrel Nut Zippers listeners so that the town might obtain a closer estimate on the number of attendees. Mr. Collins asked whether local vendors could sell food.

**MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DIANA MCDUFFEE TO CLOSE THE PUBLIC HEARING AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL**

The following resolution was introduced by Alderman Jacquelyn Gist and duly seconded by Alderman Diana McDuffee.

**A RESOLUTION AUTHORIZING THE TEMPORARY CLOSING OF  
BIM STREET AND LAUREL AVENUE  
TO ACCOMMODATE THE SQUIRREL NUT ZIPPERS' CONCERT  
Resolution No. 7/97-98**

**THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:**

Section 1. Bim Street and Laurel Avenue shall be temporarily closed on Friday, September 19, 1997 from 3:30 p.m. to 10:00 p.m. to accommodate the Squirrel Nut Zippers' concert:

Section 2. The Public Works Department shall provide temporary traffic control devices (cones) on the day of the closing.

Section 3. The Town Manager's Office shall be responsible for ensuring that Central Communications is notified, prior to and on the event day, when the streets are closed and when reopened.

Section 4. The Town Manager's Office shall be responsible for coordinating the roadway clean-up.

Section 5. The Town Manager's Office shall be responsible for ensuring that Police Officers are available to manage traffic control.

Section 6. 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 2nd day of September, 1997:

**Ayes:** Alex Zaffron, Hilliard Caldwell, Hank Anderson, Michael Nelson, Diana McDuffee, Jacquelyn Gist, Frances Shetley

**Noes:** None

**Absent or Excused:** Alex Zaffron

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**ESTABLISHMENT OF A PROCEDURE FOR PROVIDING A SUBSIDY FOR SEWER CONNECTIONS FOR EXISTING DWELLING UNITS IN CARRBORO**

The purpose of this item is to consider the adoption of a standard procedure for providing a sewer subsidy for sewer connections for those existing dwelling units in Carrboro currently not served by public sewer. Mr. Morgan stated that he was recommending the following policy:

**Purpose:** The Town of Carrboro is creating a reserve of \$120,000 over a six year period that was begun in 1995-96 to subsidize providing sewer to those existing dwelling units presently not served by OWASA. OWASA estimates that there are approximately 160 units not served by sewer within the corporate limits of the Town of Carrboro.

**Policy:** The Town of Carrboro will pay OWASA a subsidy of \$750 per dwelling unit on behalf of a property owner to cover any fees due OWASA for the connection of a dwelling unit to a public sewer main. This subsidy will be paid for only existing dwelling units within the corporate limits of Carrboro that are not served by OWASA sewer at the effective date of this policy. This subsidy will be redeemed on first come first served basis as long as the established reserve and its accumulated interest exist. Request for subsidies beyond the current year funding or reserve will be redeemed as funds are appropriated in subsequent years.

**Procedure:** All eligible property owners who have contracted with OWASA to have their dwelling unit served by public sewer and are interested in receiving the \$750 subsidy should contact the Town Clerk to complete a request for the subsidy. The Town Clerk will certify the eligibility of the request and notify OWASA. Upon receipt of an invoice, the Town will pay to OWASA \$750 of the fees levied against the eligible property on behalf of the property owner.

**MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO ADOPT THE POLICY AS RECOMMENDED BY THE TOWN MANAGER. VOTE: AFFIRMATIVE ALL**

It was the consensus of the Board to set a worksession to further discuss this issue.

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**REQUEST FROM EMPOWERMENT FOR WAIVER OF BUILDING PERMIT FEES**

The purpose of this item is to consider a request from Empowerment for waiver of building permit fees for 207 Broad Street.

Termain Kyles stated that they have a buyer for the house at 207 Broad Street and the closing will be held tomorrow.

**MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO WAIVE THE BUILDING PERMIT AND INSPECTION FEES IN THE AMOUNT OF \$185.00 FOR 207 BROAD STREET. VOTE: AFFIRMATIVE ALL**

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**CHARGE FOR THE COMMUNITY STEERING COMMITTEE TO DETERMINE THE FEASIBILITY OF A BUSINESS INCUBATOR**

The purpose of this item was for the Board of Aldermen to consider approving the charge for a Community Steering Committee to consider the feasibility of a business incubator facility.

**MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO APPROVE THE FOLLOWING CHARGE:**

1. Determine the need for an incubator facility.
2. Determine the type of businesses, including micro entrepreneur that will be included in the incubator facility, if funded.
3. Serve as a means of gathering opinions, through open discussion by it's membership, on issues that affect small businesses during early start up.
4. Help identify sources of funds that may be utilized to help get the incubator started, this of course would take place after the feasibility study is completed.

- 5. Foster the need to establish and sustain an incubator in Orange County that would meet the needs of start up businesses.
- 6. Facilitate the design of a micro loan program utilizing local funding and/or in cooperation with organizations providing these services.

VOTE: AFFIRMATIVE ALL

The Board requested that invitations be forwarded to the following agencies requesting participation on the Community Steering Committee, in addition to inviting applications from the community at large:

- ⇒ Orange County Economic Development Commission
- ⇒ Chamber of Commerce
- ⇒ NAACP
- ⇒ Downtown Development Commission
- ⇒ The Midway Development Corporation
- ⇒ Empowerment
- ⇒ Women's Center

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**DISCUSSION OF ESTABLISHMENT OF AN ARTS COMMITTEE**

The purpose of this item was to request that the Board of Aldermen establish an Arts Committee.

Mr. Morgan stated that Arts Committee's charge would be to recommend to the Mayor and Board of Aldermen a policy on art work to be displayed in or on public facilities. It would also organize and provide the necessary volunteers to display art work under the policy adopted by the Board. The committee will consist of no more than five members.

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY JACQUELYN GIST TO APPROVE THE ESTABLISHMENT OF AN ARTS COMMITTEE, THAT THE TOWN STAFF BE DIRECTED TO ADVERTISE FOR MEMBERS, AND THAT THIS COMMITTEE BE ENCOURAGED TO FOLLOW THE TOWN'S GUIDELINES FOR ADVISORY BOARD APPOINTMENTS. VOTE: AFFIRMATIVE ALL

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**SMALL AREA PLAN ORDINANCE DRAFTING COMMITTEE**

Alderman McDuffee requested that the Board discuss the composition and duties of the SAP Ordinance Drafting Committee at the September 16th Board meeting.

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**RESOLUTION REGARDING PROPOSED IMPROVEMENTS TO MT. CARMEL CHURCH ROAD**

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Jacquelyn Gist.

**A RESOLUTION REGARDING PROPOSED IMPROVEMENTS  
TO MT. CARMEL CHURCH ROAD  
Resolution No. 8/97-98**

WHEREAS, the N.C. Department of Transportation (NCDOT) has added unrequested improvement projects to the 1998-2004 Transportation Improvement Program; and

WHEREAS, among these projects NCDOT has proposed to complete a feasibility study for widening Mt. Carmel Church Road to a multi-lane facility from US 15-501 to US 64; and

WHEREAS, a feasibility study of this scope has not been requested by the Durham-Chapel Hill-Carrboro TAC or any of its constituent governments; and

WHEREAS, the Transportation Advisory Committee has raised continued concerns about the lack of coordination between the MPO and NCDOT in selecting, prioritizing, and scoping projects; and

WHEREAS, NCDOT has not followed guidelines for coordination and cooperation with local governments in setting transportation priorities and in proposing this feasibility study; and

WHEREAS, the scope of this feasibility study is inconsistent with adopted planning documents in Chapel Hill concerning their interest in improvements to Mt. Carmel Church Road.

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The Town of Carrboro requests that NCDOT amend the scope of the proposed feasibility study (R-3829) to be consistent with the 1998-2004 Metropolitan Transportation Improvement Program as duly adopted by the Durham-Chapel Hill-Carrboro Transportation Advisory Committee.

Section 2. The Town of Carrboro reiterates its wish that NCDOT adhere to federal guidelines in cooperating with local governments in selecting transportation improvement projects.

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 2nd day of September, 1997:

Ayes: Alex Zaffron, Hilliard Caldwell, Hank Anderson, Michael Nelson, Diana McDuffee, Jacquelyn Gist, Frances Shetley

Noes: None

Absent or Excused: None

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MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO ADJOURN AT 9:05 P.M. VOTE: AFFIRMATIVE ALL

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*Michael R. Nelson*  
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Mayor

*Sarah C. Williamson*  
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Town Clerk