

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, April 7, 1998 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      |
|               | Allen Spalt         |
|               | Alex Zaffron        |
| Town Manager  | Robert W. Morgan    |
| Town Clerk    | Sarah C. Williamson |
| Town Attorney | Michael B. Brough   |

**REQUEST FROM CARR COURT NEIGHBORHOOD**

Angela Leak, on behalf of the Carr Court residents, asked for the town's support of their proposal to revitalize their homes with Home Consortium funds.

Roy Atwater spoke on behalf of the elderly people who live in Carr Court. Mr. Atwater stated that these people need to have their homes improved, and reminded the Board that these people helped to rid the town of drug dealers.

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**REQUEST FOR STUDENT TELEVISION**

Will Jennings, a member of the UNC Student Congress, stated that he has been pursuing student television in Carrboro but has been unable to accomplish his goal. Mr. Jennings asked for the town's assistance in this matter.

Mayor Nelson asked that the town staff prepare a letter to Time Warner urging that they allow student television in Carrboro.

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**PRESENTATIONS/ARBOR DAY CELEBRATION**

Mayor Nelson presented letters and proclamations to the Carrboro Elementary Schools students who participated in the Arbor Day celebration.

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**APPROVAL OF MINUTES**

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY HILLIARD CALDWELL TO APPROVE THE MARCH 24 AND 26, 1998 MINUTES, AS AMENDED. VOTE: AFFIRMATIVE ALL

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**AWARD OF BID FOR PURCHASE OF A CAB AND CHASSIS TRUCK**

The administration recommended that the bid for the purchase of a cab and chassis truck be awarded to University Ford for a total cost of \$28,072.45.

Kathy Duncan, the town's purchasing officer, addressed questions concerning minority participation in the bidding process.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY HILLIARD CALDWELL TO AWARD THE BID TO UNIVERSITY FORD FOR A TOTAL COST OF \$28,072.45. VOTE: AFFIRMATIVE ALL

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**AWARD OF BID/IMPROVEMENTS TO EXTERIOR OF TOWN HALL**

The administration recommended that the bid for renovations to the brick exterior of the Town Hall be awarded to Strickland Waterproofing Company for a total cost of \$144,100.

MOTION WAS MADE BY HANK ANDERSON AND SECONDED BY HILLIARD CALDWELL TO AWARD THE BID TO STRICKLAND WATERPROOFING COMPANY FOR A TOTAL COST OF \$144,100. VOTE: AFFIRMATIVE ALL

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PUBLIC HEARING/VOLUNTARY ANNEXATION/PHASE 3, SUNSET CREEK SUBDIVISION

James Brandewie, representing Homescape Development Company, has submitted a petition requesting the annexation of Phase III of the Sunset Creek Subdivision. This phase contains 12.49 acres. The administration recommended adoption of the ordinance annexing this property, effective April 30, 1998.

Roy Williford, Planning Director, stated that the town has not yet received a conditional use permit modification to allow the berm.

Alderman Gist stated that she had received complaints about drainage problems from some residents of Sunset Creek. Alderman Gist stated that there have also been complaints about construction traffic speeding.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING PHASE 3 OF THE SUNSET CREEK SUBDIVISION." VOTE: AFFIRMATIVE ALL

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PRESENTATION BY NCDOT/JAMES STREET/QUAIL ROOST DRIVE/HILLSBOROUGH ROAD INTERSECTION IMPROVEMENTS

Mr. L.T. Dudley, representing NCDOT, presented a report on the proposed improvements to the intersection of Hillsborough Road/James Street and Quail Roost Drive. Mr. Dudley stated that a public hearing had been held in October, 1997. Mr. Dudley stated that NCDOT had recommended that Quail Roost Drive be made into a cul-de-sac. Mr. Dudley stated that they had received some favorable comments about the cul-de-sac. Most comments received were from residents of Quail Roost Drive expressing concern about losing access to Hillsborough Road. Mr. Dudley stated that it appears that moving the Quail Roost Drive intersection away from Hillsborough Road would be the best option with the possible installation of an island to prevent left turns from Quail Roost Drive. The intersection of James and Hillsborough Road would also be widened.

Rich Lotstein, a resident of 411 James St., stated that back in October, there had been interest in a partial cul-de-sac. Mr. Lotstein asked that the property owners be given an opportunity to review the most current plans since tonight was his first opportunity to see the plans. Mr. Lotstein stated that there are currently drainage problems at the intersection of James and Quail Roost and asked that those problems be considered during the improvements. Mr. Lotstein stated that there is a group of oak trees on his property that would have to be cut down if the proposed improvements are constructed.

Nicholas Moss, a resident of 104 Quail Roost Drive, asked that the Board consider some connection of Quail Roost Drive to Hillsborough Road. Mr. Moss spoke against the installation of a traffic island to prevent left turns from Quail Roost Drive.

Frances Shetley, a resident of 1130 Hillsborough Road, stated that she had not received a notice of tonight's meeting. Ms. Shetley asked that the drainage be considered in these improvements because of the current drainage problems in this area. Ms. Shetley asked that the town's engineer review the proposed improvements prior to construction.

LeAnn Nease, a resident of 204 Quail Roost Drive, spoke against a cul-de-sac on Quail Roost Drive. Ms. Nease asked that the affected property owners be told prior to right-of-way acquisition what the affect on their properties will be. Ms. Nease spoke against the installation of the traffic island.

Richard Ellington, a resident of Bruton Drive, encouraged the town to work with NCDOT to make the improvements to this intersection. Mr. Ellington suggested that James Harris on the town staff be appointed to work with the neighborhood to facilitate these improvements.

Alderman Spalt suggested that the flair of James Street be reduced to lessen the impact on the Lotstein's property, and that the widening take place on Ms. Riggsbee's side of James Street

Mr. Dudley stated that the Right-of-Way Branch would be contacting the affected property owners who will place stakes on their property showing the impacts. Appraisals will then be done.

Mr. Dudley asked that the town put its requests in writing to NCDOT about any changes in the plans.

It was the consensus of the Board that the town staff send a letter to NCDOT forwarding the comments received from citizens at tonight's meeting; requesting that Alderman Spalt's suggestion that the flair of James Street be reduced to lessen the impact on the Lotstein's property, and that the widening take place on Ms. Riggsbee's side of James Street be considered; requesting that the town engineer be given an opportunity to review the plans, and requesting that NCDOT stake the proposed improvements and meet with the affected property owners to explain the impacts on their properties.

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#### PRESENTATION OF REPORT/MICROCREDIT: AN INTRODUCTION

Sarah Myers, a UNC intern, presented a report entitled, "Microcredit: An Introduction."

James Harris stated that the town staff would be bringing back a plan to implement a micro-credit program for Carrboro for the Board's consideration.

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#### REVOLVING LOAN FUND REQUEST/MILL TOWN BISTRO

James Harris, the town's Assistant to the Town Manager, stated that the purpose of this item was to consider a Revolving Loan Fund application for the Mill Town Bistro in the amount of \$50,000. The administration and the Downtown Development Commission recommended approval of the \$50,000 loan for five years at 7% interest.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL TO APPROVE THE \$50,000 LOAN FOR FIVE YEARS AT 7% INTEREST. VOTE: AFFIRMATIVE ALL

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#### REQUEST TO SET PUBLIC HEARING/ORDINANCE EXTENDING THE MORATORIUM ON THE PROCESSING OF SPECIAL AND CONDITIONAL USE PERMIT APPLICATIONS FOR DEVELOPMENTS ON PROPERTIES WITHIN THE NORTHERN STUDY AREA

The administration requested that the Board of Aldermen set a public hearing for May 12, 1998 to consider adopting an ordinance extending the development moratorium in the Northern Study Area.

Mike Brough stated that the longer the moratorium is extended, the more risk the town takes for legal challenge. Mr. Brough stated that he is comfortable with the proposed extended date.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO SET A PUBLIC HEARING FOR MAY 12, 1998. VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (ANDERSON, CALDWELL)

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#### CONSIDERATION OF LEGISLATIVE ISSUES

The purpose of this item was to consider possible special legislation that might be introduced in the "short session" of the General Assembly that begins in May. Two items are presented for discussion: (1) a modification of the town charter that would give the Board of Aldermen greater flexibility in deciding how to allocate seats on the Planning Board and Board of Adjustment among residents of (i) the town, (ii) the extraterritorial planning area, and (iii) the joint planning area; and (2) special legislation authorizing the town to enter into development agreements with developers of large tracts of property, including the University (Horace Williams tract).

The Board requested additional information on the special legislation dealing with development agreements.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO SET A PUBLIC HEARING FOR MAY 12, 1998 TO RECEIVE PUBLIC COMMENT ON THE PROPOSED LEGISLATION DEALING WITH THE PLANNING BOARD AND BOARD OF ADJUSTMENT. VOTE: AFFIRMATIVE THREE, NEGATIVE FOUR (MCDUFFEE, NELSON, CALDWELL, SPALT)

It was the consensus of the Board to request that the Small Area Plan Ordinance Drafting Committee make a recommendation for a possible advisory board to represent the transition area.

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**DISCUSSION OF LIBRARY SERVICES**

The Board of Aldermen considered authorizing Mayor Nelson to forward a letter to the Orange County Board of Commissioners requesting that a task force be established to develop a plan for library services in Carrboro.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY HANK ANDERSON TO AUTHORIZE MAYOR NELSON TO FORWARD THE LETTER TO THE ORANGE COUNTY BOARD OF COMMISSIONERS. VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (ZAFFRON)

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**BUDGET AMENDMENT**

Mr. Morgan requested that the Board of Aldermen consider adopting a budget amendment transferring \$1,500 from the contingency fund to the Small Area Planning Work Group budget line item to cover expenditures through this fiscal year.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'97-98 BUDGET ORDINANCE." VOTE: AFFIRMATIVE ALL

Alderman McDuffee asked for a final report on the costs of the Small Area Plan facilitated meeting.

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**MUSIC FESTIVAL**

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY HANK ANDERSON TO AGREE that the town will sponsor a Music Festival to be held on Sunday, June 21, 1998 FROM 3:00 P.M. UNTIL 10:00 P.M. ON THE TOWN COMMONS. VOTE: AFFIRMATIVE ALL

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**REQUEST TO CHANGE ADDRESSES**

It was the consensus of the Board to request that the town staff contact the postal service to initiate the process to change addresses for Carrboro residents that currently have Chapel Hill mailing addresses.

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**APPOINTMENTS TO ADVISORY BOARDS**

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALEX ZAFFRON TO MAKE THE FOLLOWING ADVISORY BOARD APPOINTMENTS:

- Norah Reich – Human Services Commission
- Richard Tanner – Board of Adjustment
- Seth Elliott – Transportation Advisory Board
- Jennifer Hurley – Appearance Commission

VOTE: AFFIRMATIVE ALL

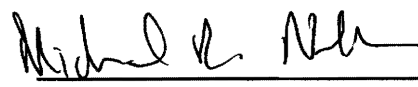
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**PRINCE STREET PARKING**

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST THAT THE expiration date of the ordinance prohibiting parking on the west side of Prince Street BE EXTENDED to April 21, 1998, with the request that mediation be completed by that date. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL TO ADJOURN AT 10:50 P.M. VOTE: AFFIRMATIVE ALL

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Mayor

  
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Town Clerk