

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, January 12, 1999 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	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 FOR EXEMPTION FROM REQUIREMENTS OF ORDINANCE IMPLEMENTING NORTHERN SMALL AREA PLAN**

Kevin Huggins stated that he has plans to construct a project similar to University Commons on Smith Level Road. Mr. Huggins stated that his completed development application should be turned in to the town in February. Mr. Huggins stated that he did not realize the proposed Small Area Plann implementation ordinance would apply to his development since it is not in the Northern Study Area. Mr. Huggins stated that he has spent quite a bit on money on this project and asked for relief from the provisions of the proposed small area plan ordinance.

Mike Brough suggested that language could be included in the implementation ordinance to exempt Mr. Huggins' project.

The Board requested that the Town Attorney prepare alternatives for the Board's consideration to address Mr. Huggins' concern.

Alderman Zaffron requested that the Planning Dept. review and prognosticate on issues that might arise in dealing with this situation.

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**PROGRESS REPORT ON BROADCASTING BOARD MEETINGS**

Mr. Morgan gave on an update on this matter.

The Board expressed its concern that the cameras are not being used effectively to take close-up shots.

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**APPROVAL OF MINUTES OF PREVIOUS MEETING**

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO APPROVE THE JANUARY 5, 1999 MINUTES. VOTE: AFFIRMATIVE ALL

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**REQUEST TO SET PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/BELLSOUTH TOWER**

BellSouth, Inc. has submitted an application for a conditional use permit to remove the existing tower and erect a new tower in a different location at the BellSouth site located at the corner of Old Fayetteville Road and Highway 54. The Board of Aldermen must hold a public hearing to receive public comment before reaching a decision on a conditional use permit. The administration recommended that a public hearing be set for February 9, 1999.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO SET A PUBLIC HEARING FOR FEBRUARY 9, 1999. VOTE: AFFIRMATIVE ALL

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**REQUEST TO SET PUBLIC HEARING/CONDITIONAL USE PERMIT AMENDMENT/UNITED CHURCH OF CHRIST**

UCC Assisted Living, Inc. has submitted an application for an amendment to the conditional use permit issued on April 8, 1997 to allow a Combination Use comprised of a Senior Citizen Residential Complex (which is the current use classification permitted with the conditional use permit) and a Child Day Care Facility. The Board of Aldermen must hold a public hearing to receive public comment before reaching a decision on a conditional use permits modification. The administration recommended that a public hearing be set for February 9, 1999.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO SET A PUBLIC HEARING FOR FEBRUARY 9, 1999. VOTE: AFFIRMATIVE ALL

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**REQUEST TO CANCEL JANUARY 26<sup>TH</sup> BOARD OF ALDERMEN MEETING**

In past years, the Board of Aldermen has traditionally canceled its regular meeting following the Planning Retreat. The 1999 Planning Retreat is scheduled for January 24<sup>th</sup> and 25<sup>th</sup>. The administration requested that the Board cancel its regular meeting scheduled for January 26, 1999.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO CANCEL THE JANUARY 26, 1999 MEETING. VOTE: AFFIRMATIVE ALL

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**GRANT APPLICATION FOR STATE FARMERS' MARKET FUNDS/CARRBORO FARMERS' MARKET**

The Carrboro Farmers' Market has an opportunity to apply for State farmers' market funds. The funds are available in grant amounts of up to \$10,000 for items such as park benches, bike racks, signs, and turf stone. This list is not all-inclusive. The application is not attached to this agenda item due to the short turn around time for submission. The application deadline is January 15, 1999. A representative of the Farmers' Market will present the finalized application from the Farmers' Market Board meeting that was to be held on Monday, January 11<sup>th</sup>.

Patrick Mulkey, representing the Carrboro's Farmers' Market, presented the proposed grant request which would include \$5,000 for additional parking, \$3,000 for a market sign, and \$2,000 for benches for the Town Commons

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY ALEX ZAFFRON TO AUTHORIZE THE CARRBORO FARMERS' MARKET TO SUBMIT THE GRANT APPLICATION AS PROPOSED. VOTE: AFFIRMATIVE ALL

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**APPOINTMENT TO VACANT SEAT ON THE BOARD OF ALDERMEN**

The Mayor and Board of Aldermen considered making an appointment to the vacant seat on the Board of Aldermen.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO PLACE THE NAMES OF DR. JEFFREY BETTS, MS. JOAL AHLL BROUN, MS. DORIS JEAN BYNUM, AND MR. MARK DOROSIN ON THE TABLE FOR CONSIDERATION. VOTE: AFFIRMATIVE ALL

The Mayor and Board members made comments about the candidates.

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY JACQUELYN GIST TO APPOINT JOAL HALL BROUN TO THE VACANT SEAT ON THE BOARD OF ALDERMEN. VOTE: AFFIRMATIVE ALL

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**PUBLIC DISCUSSION OF OWASA' PROPOSED ASSESSMENT POLICY FOR WATER AND SEWER EXTENSIONS TO EXISTING UNSERVED NEIGHBORHOODS**

The OWASA Board of Directors requested feedback on the proposed assessment policy applicable to water and sewer service extensions to existing unserved neighborhoods. The Mayor and Board of Aldermen requested the Agenda Planning Committee to schedule a discussion of the proposed policy and to take public comment.

Alderman McDuffee asked that this agenda item include more information on the implications of the proposed action.

[The Board delayed action on this matter until Ms. Broun is seated on the Board of Aldermen.]

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**DISCUSSION OF ESTABLISHING A HISTORICAL COMMISSION**

The Board of Aldermen discussed a suggestion made by David Griffiths to the Board of Aldermen in May of 1998 to establish a historical commission who would collect oral histories and compile historical information.

[Action on this matter was delayed because Mr. Giffiths was unable to be present.]

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## **IDENTIFICATION OF POLICY GOALS FOR 1999-2000 BUDGET**

The purpose of this item was for the Mayor and Board of Aldermen to identify policy goals that it wishes staff to develop budget cost estimates for the 1999-2000 budget.

Mayor Nelson stated that he would like to wait until the Planning Retreat to submit his requests.

Alderman McDuffee asked for a list of last year's goals.

Alderman Gist submitted the following items for consideration:

- Stronger tree protection
- Re-energize community building committee
- Re-energize Neighborhood Forum
- Increase outreach to Hispanic community
- Develop soccer fields

Alderman McDuffee requested that the Board further discuss the incubator study.

Alderman Spalt submitted the following items for consideration at the Planning Retreat:

- Staff support for Environmental Advisory Board
- Production of a mini town directory, including e-mail addresses
- Development of an IPM manual
- Development of an adequate public facilities ordinances
- Review, adopt and implement recommendations of the EAB
- Bus service to downtown Carrboro on Saturdays
- Enhance bike/pedestrian connections between neighborhoods
- Review sign ordinance
- Review tower ordinance
- Review advisory board procedures, charges, terms, and appointments, including orientation
- Add gates to ban on subdivision walls
- Review enforcement policies, procedures, personnel to ensure adequate enforcement of land use ordinance, per conditions, erosion control, etc.
- Institute a procedure to review permit conditions and other commitments to see that they are fulfilled
- Develop legislative proposals for more equitable taxes (transfer tax, impact tax), inclusionary zoning

Alderman Zaffron presented the following list of items for consideration:

- Study for downtown redevelopment (funding of a charet)
- Funding to complete reserve police force
- Revolving Loan fund for first-time home buyers
- Analysis of continuation budget for all departments
- Options for applying surplus fund balance to offset tax increase for 1999-2000

Alderman Caldwell asked that a seasonal holiday committee be established, along with more decorations for the town, and that a directory of home bound senior citizens be established.

Alderman McDuffee asked for cost figures for a modified sidewalk for James Street, not to include curb and gutter. In addition, Alderman McDuffee asked for citizen requests presented at the past two budget public hearings.

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**RESOLUTION REQUESTING ACCELERATION OF THE HILLSBOROUGH ROAD WIDENING PROJECT**

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Allen Spalt.

A RESOLUTION REQUESTING THE ACCELERATION OF  
THE CONSTRUCTION SCHEDULE FOR THE WIDENING OF  
HILLSBOROUGH ROAD AND OLD FAYETTEVILLE ROAD  
WITHIN THE 1999-2006 STATE TRANSPORTATION IMPROVEMENT PROGRAM  
Resolution No. 22/98-99

**WHEREAS**, the Hillsborough Road widening project (recognized by NCDOT as Project U-3100 had been established as a fully funded project as of NCDOT's 1995-2001 State Transportation Improvement Program; and

**WHEREAS**, the Durham-Chapel Hill-Carrboro TAC on January 11, 1995 adopted the Hillsborough Road widening project as the number four priority project within the 1996-2002 Metropolitan Transportation Improvement Program; and

**WHEREAS**, the Town of Carrboro, in cooperation with the Town of Chapel Hill and the Chapel Hill-Carrboro City School Board, adopted resolutions and revised the regional transportation priority list to endorse the acceleration of construction for Hillsborough Road; and

**WHEREAS**, the Mayor of Carrboro and the Durham-Chapel Hill-Carrboro TAC Chair received letters from the North Carolina Board of Transportation on May 12, 1995 stating that the Hillsborough Road project had been accelerated to Federal Fiscal Year 1999; and

**WHEREAS**, the staff of Carrboro and the staff of NCDOT have been working jointly since February 27, 1996 to the present time to ensure that the roadway's design addresses aesthetic, environmental, and traffic concerns as expressed by the town's citizens; and

**WHEREAS**, on November 20, 1998, officials within the North Carolina Department of Transportation informed the Town of Carrboro that the highway project is now scheduled for construction during Federal Fiscal Year 2001.

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

Section 1. The Board of Aldermen hereby requests acceleration of the construction schedule for the improvements along Hillsborough Road and Old Fayetteville Road by the North Carolina to Federal Fiscal Year 2000.

Section 2. Copies of this resolution shall be forwarded to the N.C. Board of Transportation, Orange County Legislative Delegation, the Durham-Chapel Hill-Carrboro Transportation Advisory Committee, the Chapel Hill-Carrboro City School Board, and the Chapel Hill Town Council.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted this 12th day of January, 1999:

AYES: Alex Zaffron, Hilliard Caldwell, Michael Nelson, Diana McDuffee, Jacquelyn Gist, Allen Spalt

NOES: None

ABSENT/EXCUSED: None

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**REQUEST TO SET LEGISLATIVE BREAKFAST**

The Board requested that the town staff schedule a breakfast/brunch with the legislative delegation in early February, preferably on a Saturday.

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**ACTION AGAINST TIME WARNER**

Alderman Gist requested that the Town Manager contact the Managers of Cary and Raleigh to prepare a report on their actions against Time Warner.

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**SMALL AREA PLAN/INFORMATION ON TOTAL NUMBER OF ALLOWABLE UNITS**

The Board requested that the Planning Dept. prepare an information sheet on the total number of allowable units, which could be built in the Northern Small Area in the two village districts.

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**SPECIAL BOARD OF ALDERMEN MEETING SCHEDULED**

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO SET A SPECIAL MEETING OF THE BOARD FOR TUESDAY, JANUARY 19, 199 AT 7:30 P.M. IN ORDER FOR BOARD MEMBERS TO ATTEND THE ORANGE COUNTY BOARD OF COMMISSIONERS MEETING. VOTE: AFFIRMATIVE ALL

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**LLOYD-BROAD STREET NEIGHBORHOOD MEETING**

Mayor Nelson asked that the Town Manager set up a meeting of the Lloyd-Broad Street Neighborhood.

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**REQUEST FOR PRESENTATION BY HABITAT FOR HUMANITY**

Mayor Nelson stated that Habitat for Humanity would like to make a presentation to the Board concerning the construction of a Habitat house in Orange County by Orange County officials and staff.

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**PRESENTATION BY CHANCELLOR OFFICE/UNC EXPANSION PLANS**

Alderman McDuffee stated that Jonathan Howes had contacted her to let her know Chancellor Hooker had asked that he meet with the Town of Carrboro concerning UNC's expansion plans. Alderman McDuffee requested that Mr. Howes be allowed to make a presentation to the Board at the Monday session of the Planning Retreat.

It was the consensus of the Board to set aside 40 minutes at the Monday morning session of the Planning Retreat to receive a report from Mr. Howes on the affect of the UNC expansion plan on the Town of Carrboro and to allow for Board questions.

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MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY DIANA MCDUFFEE TO  
ADJOURN THE MEETING AT 9:55 P.M. VOTE: AFFIRMATIVE ALL

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Mayor

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Town Clerk