

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, March 9, 1999 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Joal Hall Broun
	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

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOAL HALL BROUN TO APPROVE THE MARCH 2, 1999 MINUTES. VOTE: AFFIRMATIVE ALL

REQUEST TO SET PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT TO ALLOW CERTAIN HIGH VOLUME RETAIL USES IN THE B-2 ZONING DISTRICT

The purpose of this item was to review a proposed ordinance amending the land use ordinance to allow specialty high-volume retail uses in the B-2 zoning district with a zoning or conditional use permit. Should the Board decide to set a public hearing to receive public comment on this ordinance, a recommended date is April 27, 1999.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOAL HALL BROUN TO SET A PUBLIC HEARING FOR APRIL 27, 1999. VOTE: AFFIRMATIVE ALL

CHARGES ISSUED

The Town Clerk issued charges to John Smith, a recent appoint to the OWASA Board of Directors, and to Earleen Burch, a recent appointee to the Human Services Commission.

RESOLUTION AUTHORIZING THE PLACEMENT OF SCULPTURE

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

A RESOLUTION AUTHORIZING THE PLACEMENT OF SCULPTURE

Resolution No. 29/98-99

WHEREAS, The Public Gallery of Carrboro has placed sculpture along Weaver Street in downtown Carrboro for the past two years; and

WHEREAS, these works of art have beautified the town, sparked the imaginations of young and old, ignited passion and discussion of ideas, culture and the meaning of art in everyday life; and

WHEREAS, these works of art have encouraged tourism, helped promote downtown development, and have contributed to Carrboro's unique identity within the region; and

WHEREAS, the Town of Carrboro has supported, and will continue to support, the arts, freedom of expression, and the civil exchange of ideas and viewpoints.

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

Section 1. The Mayor and Board of Aldermen of the Town of Carrboro authorize the placement of a sculpture by William Moore on property across the street from the Carrboro Community Center.

Section 2. 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 9th day of February, 1999:

Ayes: Joal Hall Broun, Hilliard Caldwell, Diana McDuffee, Jacquelyn Gist, Michael Nelson, Allen Spalt, Alex Zaffron

Noes: None

Absent or Excused: None

PRESENTATION BY HABITAT FOR HUMANITY

Ann DiGiorno, with Habitat for Humanity gave an update on Celebration 2000. In addition, Ms. DiGiorno requested that the Town of Carrboro, in conjunction with the Town of Chapel Hill and Orange County, provide volunteer labor in constructing a Celebration 2000 home.

Alderman Gist requested that Habitat consider adding sexual orientation to Habitat's statement: "Habitat for Humanity makes decent housing available to as many families as possible without regard to race, religion, or ethnic background."

Alderman Gist asked that the town staff prepare a recommended mechanism to offer town employees time off for hours volunteered.

The following resolution was introduced by Alderman Jacquelyn Gist and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION PLEDGING SUPPORT FOR
HABITAT FOR HUMANITIES' MILLENIUM CELEBRATION
Resolution No. 28/98-99

WHEREAS, Habitat for Humanity of Orange County, Inc. proposes a community-wide Millennium Celebration focusing on the construction of eleven affordable homes in its Rogers Road Millennium Subdivision; and

WHEREAS, Habitat for Humanity intends to create eleven home ownership opportunities for low-income households; and

WHEREAS, Habitat intends to spearhead a celebration that includes the participation of the broadest possible cross-section of the Orange County community; and

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

Section 1. The Board of Aldermen pledges the volunteer support of town elected officials and encourages town employees to volunteer services with the construction of one affordable home during the community-wide Millennium Celebration.

Section 2. 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 9th day of March, 1999:

Ayes: Joal Hall Broun, Hilliard Caldwell, Diana McDuffee, Jacquelyn Gist, Michael Nelson, Allen Spalt, Alex Zaffron

Noes: None

Absent or Excused: None

DISCUSSION AND REQUEST TO SET PUBLIC HEARING/LAND USE ORDINANCE TEXT AMENDMENT TO ALLOW GOLF PRACTICE FACILITIES IN THREE ZONING DISTRICTS

The purpose of this item was to consider a request for an amendment to the land use ordinance that would allow golf practice facilities to be located in the M-1 and B-5 zoning districts and in the W-R zoning district on land directly adjacent to public parks of 40 acres or more in size. Should the Board wish to hold a public hearing on this request, the administration recommended that the public hearing be set for April 27, 1999.

Trish McGuire, the town's Planner, presented the request from Paul Wilson.

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY ALEX ZAFFRON TO SET A PUBLIC HEARING FOR APRIL 27, 1999 ON A PROPOSED ORDINANCE AMENDING THE LAND USE ORDINANCE THAT WOULD ALLOW GOLF PRACTICE FACILITIES IN THE M-1, B-5 AND W-R ZONING DISTRICTS. VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (NELSON, SPALT)

AWARD OF CONTRACT FOR PAY AND CLASSIFICATION SERVICES

Desiree White, the town's Personnel Director, stated that the purpose of this item was to award a contract to Municipal Advisors, Inc. to perform the following pay and classification services for the Town of Carrboro:

- Review for proper classification the positions of Community and Economic Development Director and Personnel Director;

- Evaluate any positions that have experienced a significant change in duties and/or responsibilities as recommended by Town department heads;
- Conduct a market study of all Town positions.

MOTION WAS MADE BY HILLIARD CALDWELL TO AUTHORIZE THE TOWN MANAGER TO ENTER INTO A CONTRACT WITH MUNICIPAL ADVISORS, INC. FOR A TOTAL COST OF \$8,775 TO PERFORM THE ABOVE OUTLINED PAY AND CLASSIFICATION SERVICES, AND THAT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING THE FY'98-99 BUDGET ORDINANCE" BE ADOPTED. [MOTION DIED FOR THE LACK OF A SECOND.]

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY JACQUELYN GIST TO ENTER INTO A CONTRACT WITH MUNICIPAL ADVISORS, INC. TO PERFORM THE FOLLOWING PAY AND CLASSIFICATION SERVICES FOR THE TOWN OF CARRBORO:

- REVIEW FOR PROPER CLASSIFICATION THE POSITIONS OF COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR AND PERSONNEL DIRECTOR; AND
- EVALUATE ANY POSITIONS THAT HAVE EXPERIENCED A SIGNIFICANT CHANGE IN DUTIES AND/OR RESPONSIBILITIES AS RECOMMENDED BY TOWN DEPARTMENT HEADS.

IN ADDITION, THE BOARD REQUESTED THAT THE TOWN STAFF BRING BACK TO THE BOARD AN OUTLINE OF HOW THE MARKET STUDY WILL BE CONDUCTED, WHAT NEW INFORMATION WILL BE PROVIDED, HOW THE COMPARISON WILL BE MADE BETWEEN CARRBORO AND THE OTHER TOWNS, AND WHICH TOWN POSITIONS HAVE THE HIGHEST TURNOVER RATE. AFFIRMATIVE ALL

STAFF ASSISTANCE FOR THE ENVIRONMENTAL ADVISORY BOARD

The purpose of this item was for the Board of Aldermen to evaluate the need to allocate staff resources for the Environmental Advisory Board.

Roy Williford, the town's Planning Director, stated that the town staff will be recommending in the 1999-2000 budget a request for the addition of an environmental planning position at a cost in the range of \$45,000 to \$55,000. Mr. Williford stated that Section 15-45.2(b) of the Land Use ordinance requires the EAB to carry out its function without staff support. If the Board decides to provide the EAB with staff support, then a public hearing should be set to amend the land use ordinance to delete Section 15-45.2(b).

Alderman Broun asked for information on total costs involved for this position, if the position could be less than full-time, and if this work be out-sourced.

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY JACQUELYN GIST TO SET A PUBLIC HEARING FOR MAY 4TH TO CONSIDER AN AMENDMENT TO SECTION 15-45.2(B) OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (ZAFFRON)

PUBLIC DISCUSSION OF OWASA'S 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. The Board first discussed this policy on January 6th and delayed action until Alderman Broun could join the discussion.

Mr. Morgan stated that the town administration recommended that the Mayor and Board of Aldermen amend the Town sewer subsidy policy to increase the subsidy from \$750 to \$1,000 per existing dwelling unit. In addition, the town administration recommended that OWASA reinstate the past policy of absorbing engineering costs of up to 15% of project cost and legal costs of up to 5% of project costs.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO:

1. Amend the Town sewer subsidy policy to increase the subsidy from \$750 to \$1,000 per existing dwelling unit.
2. Recommended that OWASA reinstate the past policy of absorbing engineering costs of up to 15% of project costs and legal costs of up to 5% of project costs.

VOTE: AFFIRMATIVE ALL

DISCUSSION OF MEMO FROM LANDFILL OWNERS GROUP ALTERNATIVE FINANCING COMMITTEE/AVAILABILITY FEES AND OTHER FINANCING MECHANISMS FOR SOLID WASTE MANAGEMENT

The purpose of this agenda item was for the Mayor and Board of Aldermen to give the LOG Alternative Financing Committee feedback on the four alternatives for financing the solid waste management program.

The Board requested that this item be rescheduled.

DISCUSSION OF LEGISLATIVE ISSUES

The Board of Aldermen discussed possible legislation it would like to have introduced in the 1999 Session of the General Assembly.

The Board authorized the Mayor to forward a letter to the legislative delegation as proposed by the administration with the following changes:

That the impact fee reform be moved from "Local Legislation" to "Requests from Orange County", and that support of pesticide legislation be listed under "Requests from Orange County."

The Board requested that the Town Attorney draft the legislation for the inclusionary zoning and change in the name of the Board of Aldermen, leaving the proposed name blank at this time. The Board expressed its desire to discuss a possible name for the Board of Aldermen in April.

FINAL PLANS FOR COMMUNITY CENTER

Mr. Morgan asked for authorization to have the Design Review Committee approve the final plans for the Community Center renovations so that this project can be bid out.

It was the consensus of the Board to authorize the Design Review Committee to approve the final plans for the Community Center renovations in order to go out to bids.

SIGN FOR TOWN COMMONS/FARMERS' MARKET

Mr. Morgan presented two options for the Town Commons/Farmers' Market sign for the Board's review.

It was the consensus of the Board to approve the installation of the "Option B" sign on the Town Commons grounds.

MEDIATION POLICY

Alderman Gist requested that the Agenda Planning Committee schedule a Board discussion of Jay Bryan's request that the town's mediation policy be incorporated into the Town Charter and Land Use Ordinance.

RECYCLING BINS

Alderman Broun asked that the town provide replacement-recycling bins at the Public Works facility.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO ADJOURN THE MEETING AT 10:15 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk