

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, February 27, 2001 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Joal Hall Broun
	Mark Dorosin
	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 MEETINGS**

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO APPROVE THE FEBRUARY 20, 2001 MINUTES. VOTE: AFFIRMATIVE ALL

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**REQUEST TO ADOPT A BUDGET ORDINANCE TRANSFERRING FUNDS FOR SAFETY OFFICER**

The Board, on July 1, approved within the annual budget, an allocation of funds to hire a safety officer (cost shared with Chapel Hill). A budget amendment was requested to transfer \$20,700 from the Nondepartmental cost center to the Fire Department budget to accurately reflect the organizational and programmatic arrangement whereby the safety officer reports to the Fire Chief.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY ALLEN SPALT TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2000-01 BUDGET ORDINANCE." VOTE: AFFIRMATIVE ALL

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**MID-JANUARY TO MID-FEBRUARY ACTIVE PROJECTS REPORT**

The Zoning Division is responsible for preparing a monthly report outlining the construction activities of various projects of interest within the Town of Carrboro's jurisdiction. The report for the period January 16, 2001 – February 15, 2001 was presented for the Board's review.

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**APPOINTMENTS TO THE FRIENDS OF THE CENTURY CENTER**

The Friends of the Century Center was established by resolution of the Board of Aldermen on September 5, 2000. The Board of Aldermen adopted the charge for this committee on December 12, 2000. Applications have been received from Stan Babiss, Dolores Clark, Catherine DeVine, Joseph Hackley, and Nerys Levy. A resolution making these appointments was provided for the Board's consideration.

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

A RESOLUTION MAKING APPOINTMENTS TO  
THE FRIENDS OF THE CENTURY CENTER  
Resolution No. 105/2000-01

WHEREAS, the Board of Aldermen adopted a resolution on September 5, 2000 establishing the Friends of the Century Center; and

WHEREAS, on December 12, 2000 the Board of Aldermen adopted the formal charge for the Friends of the Century Center; and

WHEREAS, the Friends of the Century Center was approved to consist of seven citizens who would serve two-year terms; and

WHEREAS, the town staff has advertised these positions and five applications have been received.

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

Section 1. The following citizens are hereby appointed to the Friends of the Century Center: Stan Babiss, Dolores Clark, Catherine DeVine, Joseph Hackley and Nerys Levy.

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 27<sup>th</sup> day of February, 2001:

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

Noes: None

Absent or Excused: None

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**PUBLIC HEARING/STREET CLOSING PERMIT APPLICATION/CARRBORO CENTURY CENTER GRAND OPENING**

The administration recommended the temporary closing of the 100 block of N. Greensboro Street from the intersection of Weaver Street to the intersection of Main Street from 11:30 am to 1:30 PM on Saturday, March 10 to accommodate the grand opening ceremony of the Town of Carrboro's Century Center. In accordance with Section 7-19 of the Town Code, a Public Hearing was required to receive public input prior to issuing a Street Closing Permit.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO CLOSE THE PUBLIC HEARING AS NO ONE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

Alderman Gist requested that a sign be erected on Friday before the closing to inform citizens that this portion of North Greensboro Street will be closed between 11:30 am to 1:30 p.m. on March 10<sup>th</sup>.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSING OF  
PORTIONS OF N. GREENSBORO STREET, WEAVER STREET, AND MAIN STREET  
TO ACCOMMODATE THE TOWN'S GRAND OPENING

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The following streets shall be temporarily closed from 11:30 am to 1:30 p.m. on Saturday, March 10<sup>th</sup> to accommodate the grand opening ceremony of the Town of Carrboro's Century Center:

N. Greensboro Street block from the intersection of Weaver Street to the intersection of Main Street

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

Section 3. The Public Works Department shall provide a portable dumpster for waste collection and recycling containers for recyclables.

Section 4. 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 27<sup>th</sup> day of February, 2001:

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

Noes: None

Absent or Excused: None

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**REVIEW OF UNC PLANS FOR DEVELOPMENT OF THE HORACE WILLIAMS PROPERTY**

On January 2, 2001, the Board of Aldermen reviewed plans for the development of the Horace Williams property that had been recently released for public review. The Board requested that the Town Manager prepare a summary of the issues in preparation for a meeting with UNC-Chapel Hill Chancellor James Moeser.

Jonathan Howes introduced officials from the University who were in attendance at tonight's meeting.

Dhiru Thadani, with Ayers/Saint/Gross, presented the proposed plan for the Horace Williams property.

George Alexiou, the transportation planner for this project, stated that the transit technology has not been decided on for this project.

Susan Ehringhaus, Assistant to the Chancellor and Senior University Counsel, stated that the next step in this process is to take this report to the broader community. Ms. Ehringhaus stated neighborhood meetings would be held with the neighborhoods that abut the Horace Williams tract.

Mayor Nelson asked that the University consider some way of preserving the open space on the Carrboro side of this project.

Ms. Erhinghaus stated that many of the buildings would be leased to corporate partners of the University.

Alderman Broun asked if the housing types would be different in price range and diversity.

Ms. Ehringhaus stated that they expect a variety of housing types.

Alderman Broun asked that the presentations be held in the evening.

Mike Brough stated that property owned by the University would not be taxable.

Alderman McDuffee stated that the Fair Oaks and Cobblestone Subdivisions were not listed as adjoining neighborhoods in the report presented by the University.

Mr. Howes stated they had met with Dan Coleman and had reviewed the thirteen environmental principles for UNC campus planning and that a charette process was being considered for development of the Horace Williams property.

A resident of Cobblestone asked if the Horace Williams Airport would be expanded as a result of the development of the Horace Williams tract.

Mr. Howes stated that there are no plans to change the restrictions on the airport. Mr. Howes stated that they do not anticipate that the development of the property will impact the airport.

Mr. Howes stated that the next presentation of this plan would be held on Friday morning at 11:00 a.m. at Berryhill Hall on the UNC Campus.

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### **WORKSESSION ON SCHOOLS ADEQUATE PUBLIC FACILITIES ORDINANCE**

The development of an adequate facilities ordinance for schools has been underway since 1999 and a draft adequate public facilities ordinance is now ready for consideration by the school boards and most local governments in Orange County. The Board of Aldermen has requested a worksession on this matter prior to submitting the ordinance for a public hearing. The Administration recommended that the Board identify any areas where additional information or clarification is needed. Should the Board wish to proceed, the Administration recommended that the Board adopt a resolution directing further action by the Town Attorney and staff.

Craig Benedict, the Orange County Planning Director, gave a timeline on this project.

The following resolution was introduced by Alderman Allen Spalt and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION SPECIFYING FURTHER ACTION ON THE DRAFT SCHOOLS  
ADEQUATE PUBLIC FACILITIES ORDINANCE  
Resolution No. 107/2000-01

WHEREAS, the Board of Aldermen has expressed concern about the adequacy of school facilities; and

WHEREAS, the Board of Aldermen has contributed board, staff and attorney resources to a collaborative effort of the local governments and school boards in Orange County to develop a program to coordinate planning for new residential development and school facilities; and

WHEREAS, the Board of Aldermen wishes to receive public comment on a memorandum of agreement and draft ordinance provisions.

NOW, THEREFORE, BE IT RESOLVED by the Carrboro Board of Aldermen

1. That the Board identifies the following areas where additional information or clarification is needed:
  - ◆ Include the student generation formula in the ordinance;
  - ◆ To ensure equity, reach agreement between the two towns and the county regarding the first-come, first-serve policy for the issuance of CAPS;
  - ◆ Determine how the APFO will impact village mixed use developments (review model to make projections for small developments versus village mixed use developments with regard to smoothing the “spikes.”)
  - ◆ Recommend a projection scheme for future growth.
  - ◆ Clarify dormitory housing and include under exemptions housing for disabled (special needs) and single-room occupancy housing.
  - ◆ Explore the possibility of moving projects with an affordable housing component “to the front of the line” with regard to the issuance of CAPS.
  - ◆ Explore the options and implications with regard to the effective date of the ordinance.
  - ◆ Consider the reasonableness of the time limits under Section 4 of APFO.
2. That the Town Attorney draft appropriate revisions to the Land Use Ordinance for consideration as soon as possible. That The Memorandum of Understanding be referred to staff to work with parties identified in the MOU to make recommendations pertaining to building capacity, growth rates, administrative mechanisms, data sharing and reporting.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 27th day of February, 2001:

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

Noes: None

Absent or Excused: None

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**USE OF POLICE LAPSE SALARIES**

Mr. Morgan informed the Board that the police department would be using some lapse salaries for rewards for unsolved crimes.

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**MERGER OF ORANGE COMMUNITY HOUSING WITH THE COMMUNITY LAND TRUST**

MOTION WAS MADE BY MARK DOROSIN AND SECONDED BY JACQUELYN GIST TO APPROVE THE PROPOSED MERGER OF ORANGE COMMUNITY HOUSING WITH THE COMMUNITY LAND TRUST IN ORANGE COUNTY. VOTE: AFFIRMATIVE ALL

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**RECONSTRUCTION OF WEAVER STREET**

Alderman Zaffron asked if the administration had made a decision on whether to delay the reconstruction of Weaver Street until the downtown visioning project is completed.

Mr. Morgan stated that this project would be delayed for one year until the downtown visioning project is completed.

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**REQUEST TO INSTALL PEDESTRIAN SIGNS**

Alderman Spalt requested that the town install signs on Greensboro and Waver Streets indicating that pedestrians have the right-of-way at the pedestrian crossings.

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**REQUEST TO CORRECT THE SIGN AT THE PARKING LOT ON ROSEMARY STREET**

Alderman Dorosin requested that the misspelling on the sign written in Spanish at the parking lot located at the corner of Sunset Drive and Rosemary Street be corrected.

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MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY MARK DOROSIN TO ADJOURN AT 11:00 P.M. VOTE: AFFIRMATIVE ALL

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Mayor

