

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, October 2, 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

SMITH LEVEL ROAD IMPROVEMENTS

Mayor Nelson announced that the N.C. Department of Transportation is holding a pre-hearing open house in the Carrboro Elementary School auditorium at 5:00 p.m. on October 25, 2001. A formal public hearing on the proposed widening of Smith Level Road from Rock Haven Road to Bridge No. 88 over Morgan Creek will begin at 7:00 p.m. on that same date.

Mr. Morgan stated that a plan for the proposed improvements is available on the first floor of Town Hall for citizens to view prior to October 25th.

TOWN COMMONS BANDSTAND DEDICATION

Mayor Nelson thanked those who contributed to the construction of the Town Commons Bandstand. In addition, Mayor Nelson thanked The Village Band for the performance at the dedication ceremony that was held on October 1st.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY ALEX ZAFFRON TO APPROVE THE SEPTEMBER 25, 2001 MINUTES WITH A CORRECTION TO PAGE 9. VOTE: AFFIRMATIVE ALL

REQUEST TO CANCEL OCTOBER 16TH BOARD MEETING

The Mayor and Board of Aldermen were requested to consider canceling the October 16th meeting of the Board.

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

A RESOLUTION CANCELING THE
OCTOBER 16, 2001 MEETING OF
THE CARRBORO BOARD OF ALDERMEN
Resolution No. 32/2001-02

BE IT RESOLVED BY THE CARRBORO MAYOR AND BOARD OF ALDERMEN:

Section 1. The October 16, 2001 meeting of the Carrboro Board of Aldermen is hereby canceled.

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 2nd day of October, 2001:

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

Noes: None

Absent or Excused: None

REQUEST FOR A RESOLUTION

Alderman Gist requested that Town staff prepare a resolution for the Board's adoption on October 9th recognizing the artists who created the sand sculpture located at Weaver Street Market.

DISCUSSION OF A HOUSING SUBSIDY FOR TOWN EMPLOYEES

The purpose of this agenda item was to allow the Mayor and Board of Aldermen to discuss the establishment of a housing subsidy for town employees and to suggest potential implementation options.

Alderman Dorosin stated that he would like to see the Board approve a policy that would allow employees who earn less than a certain amount and would like to live in Carrboro, but are not able to do so because of high housing costs, be given assistance to do so. Any employee housing subsidy program will have budgetary implications that must be carefully analyzed. **(Without minimizing those specifics, they are beyond the scope of this discussion at this preliminary stage.) – I do not understand this sentence.**

Alderman Dorosin provided the following options:

Individual Development Accounts (IDA)—IDA programs are matching savings programs. Participants receive a match (2-1, 3-1, etc) for every dollar they save, up to an established cap, provided that the money be used for a down payment on a home in town. An IDA program in Wake County provides a 4-1 match up to \$4000 for qualifying participants. These programs are particularly useful for people who have difficulty saving for a down payment or those lacking substantial credit history

Second Mortgage—The Town could provide a number of second mortgages each year, available on a first-come, first-served (or other priority) basis. These mortgages could be repayable at low or no interest, or could be forgivable over time. By making these mortgages available, employees would need to secure less traditional funding. This is, on a much smaller scale, the same way that OCHC and Empowerment subsidize purchases of the homes they construct. A low or no interest second mortgage program could also be set up as a revolving loan fund, similar to our Downtown Business Loan fund or the Durham Affordable Housing Revolving Loan Fund. In fact, recognizing the importance and value of having town workers live in the city, Durham recently

expanded and revised its revolving loan program to specifically target police officers and teachers (see Attachment A).

Utilize the Town's Borrowing Ability— The Town is able to borrow money at a below market rate. The Board could borrow money at a low rate, then work with Empowerment or OCHC to use that money to develop housing specifically for town workers. The workers would then purchase or rent these homes through those programs, but because of the initial low interest rate, at a reduced price. These moneys would all be repaid, unlike the direct subsidies described above.

Develop an Employee Housing Program with Area Non-Profits— Given our ongoing and close relationship with local affordable housing Community Development Corporations, the Board may wish to examine establishing a special employee housing program within one or more of those organizations. Such a program could include increased funding or other in-kind support (e.g. land) in exchange for priority consideration and assistance for town employees.

Alderman Dorosin stated that he felt the next step in this process would be to prioritize the options for such a program, pursue additional options, and conduct an informal survey of employees to gauge the level of interest.

Alderman McDuffee stated that she felt that employee longevity should be a consideration in such a program and that the Town should not be placed in the position of repossessing an employee's home because of a loan default. She stated that she would favor looking at proposals that outsource program management or provides a direct subsidy.

Alderman Zaffron stated that the cost differential to employees between living in Town and their commuting costs should be considered by the Board when balancing the level of subsidy provided. Funding mechanisms in which the Town could provide cash from other sources such as the revolving loan fund should be considered to leverage financing.

Alderman Gist stated that she philosophically agrees to have Town employees live in Town. She expressed concern about the tax implications on current Carrboro residents. She stated that she feels Orange Community Housing and Empowerment already provide affordable housing for Town employees and other residents. She suggested that Carrboro ask Chapel Hill and the School System to join the Town in this effort.

Mayor Nelson stated that he would like to continue discussing this matter. He stated that he would prefer utilizing the town's borrowing ability and individual development accounts.

Alderman Spalt pointed out that the program would be voluntary and would not force employees to live in Town. He expressed concern about housing being tied to employment. He stated that a marginal amount of \$5,000 (**may**) would (**not?**) make the difference in housing. He suggested that the Town work with its affordable housing partners to determine what it would take to make an impact. Another option would be to use co-op housing.

It was the consensus of the Board to request that Alderman Dorosin prepare a list of pros and cons on the options for the Board's further consideration.

Alderman Zaffron asked for a presentation from Triangle J on its Comprehensive Regional Housing Strategy.

RESOLUTION ESTABLISHING A COMMITTEE TO PRESERVE THE ADAMS TRACT

The purpose of this item was for the Mayor and Board of Aldermen to consider adopting a resolution establishing a committee to preserve the Adams' property that is located along Bolin Creek.

Mayor Nelson stated that a representative from the Triangle Land Conservancy met with Town representatives and took a walking tour of the Adams property last week.

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

A RESOLUTION ESTABLISHING A COMMITTEE TO PRESERVE THE ADAMS PROPERTY Resolution No. 33/2001-02

WHEREAS, the Board of Aldermen has expressed its desire to preserve property along Bolin Creek owned by the Adams family; and

WHEREAS, the Board has also expressed its desire to create a committee whose purpose would be to look at ways for funding the purchase of this property so that it can be preserved.

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

Section 1. The Board of Aldermen hereby creates a committee consisting of two members of the Board of Aldermen, one representative from the Triangle Land Conservancy, one member of the Orange County Board of Commissioners or a designee (Rick Shaw), one member of the Recreation and Parks Commission, one representative from the Environmental Advisory Board, one member of the Chapel Hill Greenways Commission, and two citizen representatives.

Section 2. The charge of the committee will be to explore ways to preserve the Adams Tract.

Section 3. The Town staff is directed to seek applicants for this committee.

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 2nd day of October, 2001:

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

Noes: None

Absent or Excused: None

Alderman Gist requested that Orange County designate Rick Shaw with Land Legacy Program to serve as the County's representative.

**REVIEW OF FY01-02 FEE SCHEDULE AND REQUEST FOR BOARD APPROVAL TO REVISE
THE FY01-02 FEE SCHEDULE**

At the June 26, 2001 board meeting whereby the Board adopted the FY01-02 budget and fee schedule, Alderman Spalt requested a review of the fees charged by the Town to identify fees that may need refining. The Board was requested to provide input on the fee schedule and to approve a resolution to modify various fees on the FY01-02 fee schedule.

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

**A RESOLUTION MODIFYING THE FY01-02 FEE SCHEDULE
Resolution No. 28/2001-02**

BE IT RESOLVED BY THE BOARD OF ALDERMEN:

Section 1. The Board, in reviewing the FY01-02 fee schedule, agrees with staff recommendations to eliminate fire loss report fees, parking lot fees for the two parking lots downtown, and to add a notary fee.

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 2nd day of October, 2001:

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

Noes: None

Absent or Excused: None

**A REQUEST TO SET A PUBLIC HEARING ON AN ORDINANCE AMENDING THE TOWN CODE
TO REGULATE THE USE OF AND INTERFERENCE WITH PUBLIC STREET RIGHTS-OF-WAY**

The purpose of this item was to consider an ordinance that revises Articles I and II of Chapter 7 of the Town Code, primarily to deal with the issues raised by the possibility that various telecommunications providers will seek to lay their lines within town streets.

Mike Brough explained the proposed amendment.

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

**A RESOLUTION SETTING A PUBLIC HEARING ON
AN ORDINANCE AMENDING THE TOWN CODE TO
REGULATE THE USE OF AND INTERFERENCE WITH
PUBLIC STREET RIGHTS-OF-WAY
Resolution No. 30/2001-02**

BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN:

Section 1. The Mayor and Board of Aldermen have reviewed a draft of the ordinance entitled, "An Ordinance Amending the Carrboro Town Code to Regulate the use of and Interference with Public Street Rights-of-Way; and

Section 2. The Mayor and Board of Aldermen hereby set a public hearing for November 20, 2001 to receive public comment on the draft ordinance.

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 October, 2001:

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

Noes: None

Absent or Excused: None

BREAST CANCER AWARENESS MONTH

Alderman Broun announced that October is Breast Cancer Awareness Month.

MAKE A DIFFERENCE DAY

Alderman Dorosin stated that Make a Difference Day would be held on October 27, 2001 at Charles House.

MOTION WAS MADE BY ALLEN SPALT AND SECONDED BY JOAL HALL BROUN TO ADJOURN TO CLOSED SESSION FOR THE PURPOSE OF DISCUSSING THE POSSIBLE PURCHASE OF PROPERTY. VOTE: AFFIRMATIVE ALL

Town Clerk

Mayor