

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, December 18, 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
	John Herrera
	Diana McDuffee
	Alex Zaffron
Town Manager	Robert W. Morgan
Town Clerk	Sarah C. Williamson
Town Attorney	Robert Hornik for Michael Brough

FOOD FOR THOUGHT SERIES

Mayor Nelson announced that the first Food for Thought presentation would be held on January 7th. The Arts Committee received a \$500 grant from the Orange County Arts Council for this series.

CARRBORO RECOGNITION

Mayor Nelson announced that U.S. Today had recognized Carrboro as one of the top ten places for arts filled spaces.

PERSONNEL PRESENTATION

Desiree White, Personnel Director, recognized Dennis Joines and Roy Williford for 20 years service to the Town of Carrboro.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO APPROVE THE DECEMBER 11, 2001 MINUTES. VOTE: AFFIRMATIVE ALL

A REQUEST TO ADOPT A BUDGET ORDINANCE REFLECTING CURRENT STATUS OF LOANS AND RESERVE

The purpose of this item was to formally approve a budget ordinance to amend the Revolving Loan Fund to reflect the current status of loans and reserves in the fund. The Revolving Loan Fund is used to encourage economic development in Carrboro by offering loans to new businesses, encouraging businesses to locate in Carrboro. Annually, the fund is updated to reflect estimated annual interest and principal payments on loans from the various businesses. The budget ordinance reflects estimated revenues and expenditures through June 30, 2002.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2001-02 BUDGET ORDINANCE." VOTE: AFFIRMATIVE ALL

A REQUEST TO ADOPT A BUDGET ORDINANCE

A budget amendment is required to distribute pay plan adjustments approved in the FY01-02 budget on July 1 and to appropriate funds from reserved fund balance set aside for projects, purchase orders, and contractual commitments that remained unperformed at the end of the year in FY00-01.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2001-02 BUDGET ORDINANCE." VOTE: AFFIRMATIVE ALL

MID-NOVEMBER TO MID-DECEMBER ACTIVE PROJECTS REPORT

The Zoning Division of the Town of Carrboro 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 November 16, 2001 through December 14, 2001 was presented.

Alderman McDuffee requested a report on sedimentation control at the pond at The Cedars development.

Alderman Dorosin requested that the Mayor and Board of Aldermen be notified when meetings with neighbors are scheduled for proposed projects.

PRESENTATION BY TRIANGLE J COUNCIL OF GOVERNMENTS

At the request of Alderman Zaffron, the Mayor and Board of Aldermen received a report from Lanier Blum, Director of the Affordable Living Program for Triangle J Council of Governments relating to inclusionary housing programs.

REVIEW OF CHANGES TO THE CENTURY CENTER OPERATIONAL GUIDELINES

Prior to the opening of the Carrboro Century Center, the Recreation and Parks Commission set an objective to review all guidelines regarding the operation of the Center after a six-month period, which covered April 1 to October 1, 2001. The Commission reviewed guidelines associated with catering, room rental fees, and reservations, and recommended the changes to these procedures:

Kokeita Miller, Facilities Operations Officer for the Town, made the presentation.

Mayor Nelson and Alderman McDuffee stated that they had received complaints from citizens about the lottery system.

Doris Murrell, Chair of the Recreation and Parks Commission, stated that the Commission was under the impression that the Board of Aldermen wanted to have the Century Center rented out as much as possible.

Alderman McDuffee stated that the Board has not set its goals for use of the Century Center.

Alderman Dorosin stated that statistics on the use of the facility should be considered in conjunction with changes to the operational guidelines.

Alderman Broun asked for a report on weekday, weeknight and weekend usage.

Alderman Dorosin suggested a revision to the fee schedule dealing with sales and concessions at the center.

Mayor Nelson suggested that a subcommittee of the Board of Aldermen be formed to review the operational guidelines.

The following resolution was introduced by Alderman Mark Dorosin and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION APPROVING CHANGES TO THE
CENTURY CENTER OPERATIONAL GUIDELINES AND FEES
Resolution No. 72/2001-02

WHEREAS, the Carrboro Recreation and Parks Commission has reviewed the procedures associated with renting the Century Center after a six-month period (April 1 – October 1, 2001); and

WHEREAS, the Recreation and Parks Commission has approved the subcommittee's changes set forth in the attachments; and

WHEREAS, the administration recommends that the resolution and attachments be accepted by the Board of Aldermen and changes implemented and effective immediately.

NOW, THEREFORE, THE MAYOR AND BOARD OF ALDERMEN HEREBY RESOLVE:

Section 1. The attached recommended changes to the Reservation Guidelines and Miscellaneous Fees and Charges for the Carrboro Century Center (Attachment C) are hereby approved.

Section 2. That a subcommittee of the Board of Aldermen be established to review the operational guidelines and fees for the Century Center and to assist the Board of Aldermen in developing a policy on use of the center.

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 18th day of December, 2001:

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

Noes: None

Absent or Excused: None

MOTION WAS MADE BY DIANA MCDUFFEE AND SECONDED BY JOAL HALL BROUN TO APPOINT MAYOR NELSON, ALDERMAN DOROSIN AND ALDERMAN MCDUFFEE TO SERVE ON THE BOARD SUBCOMMITTEE TO REVIEW THE GUIDELINES AND FEES FOR THE CENTURY CENTER. VOTE: AFFIRMATIVE ALL

The Board requested that the Town staff provide the subcommittee with information on usage of the Century Center, including weekday, weeknight and weekend usage.

REPORT: OVERVIEW AND NEEDS ASSESSMENT FOR GAS STATIONS AND CONVENIENCE STORES

The Board of Aldermen's 2001-2002 Action Agenda calls for a review of gas stations and convenience stores and a needs assessment of these uses. A report has been prepared. A resolution receiving the report was recommended for the Board's approval.

Trish McGuire, the Town's Planning Administrator, made the staff presentation.

The following resolution was introduced by Alderman Joal Hall Broun and duly seconded by Alderman John Herrera.

A RESOLUTION ACCEPTING A REPORT ENTITLED: OVERVIEW AND NEEDS ASSESSMENT
FOR GAS STATIONS AND CONVENIENCE STORES
Resolution No. 74/2001-02

WHEREAS, the Carrboro Board of Aldermen has requested information on regulation, community need and potential impacts of gas stations and convenience stores.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen has reviewed materials compiled to address this request and has accepted this report.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 18th day of December, 2001:

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

Noes: None

Absent or Excused: None

REPORT: REZONING FOR APARTMENTS, CONDOMINIUMS AND TOWNHOUSES

During a review of infill development on March 27, 2001, the Board of Aldermen requested that the Agenda Planning Committee schedule a discussion of possible areas that could be rezoned to accommodate apartments, condominiums, and townhouses. A report has been prepared. A resolution receiving the report was recommended for the Board's approval.

Mayor Nelson suggested the creation of a cottage overlay zone.

Alderman Zaffron suggested that utilization of conditional use zoning.

Alderman Herrera suggested that this matter be further discussed by the upcoming planning retreat.

Alderman Gist suggested the use of “co-op apartments.

The following resolution was introduced by Alderman Mark Dorosin and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION ACCEPTING A REPORT:
REZONING FOR APARTMENTS, CONDOMINIUMS AND TOWNHOUSES
Resolution No. 77/2001-02

WHEREAS, the Carrboro Board of Aldermen has requested information on possible areas that may be suitable for rezoning for apartments, condominiums and townhouses.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen has reviewed materials compiled to address this request, accepted the report, and directed the Town staff to prepare a recommendation for properties located in the city limits that could be rezoned for apartments, condominiums and townhouses, taking into account properties that on transit corridors. In addition, that the staff provide a recommendation on cottage zoning and performance zoning.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 18th day of December, 2001:

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

Noes: None

Absent or Excused: None

PROPOSED GENERAL USES OF THE GREENE TRACT

The purpose of this item was to request that the Board of Aldermen adopt a resolution, which provides direction to the Greene Tract Work Group regarding the disposition of the remaining 109 acres of the Greene Tract and affirms the Board’s position on the general use of the property.

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

A RESOLUTION REGARDING RECOMMENDED USES OF THE
109 ACRES OF THE GREENE TRACT THAT REMAIN IN JOINT OWNERSHIP
Resolution No. 73/2001-02

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill acquired the 169-acre property known as the Greene Tract in 1984 as an asset of the joint solid waste management system: and

WHEREAS, title to 60 acres of this property was deeded exclusively to Orange County in 2000 under provisions of the 1999 *Interlocal Agreement for Solid Waste Management*; and

WHEREAS, under the same interlocal agreement the County and Towns agreed to bargain in good faith during the two-year period following the effective date of the agreement to determine the ultimate use or disposition of the remaining 109 acres of the Greene Tract; and

WHEREAS, on November 19, 2001, the Greene Tract Work Group, comprised of two elected representatives appointed from each jurisdiction, approved a resolution making recommendations to the County and Town governing boards regarding basic uses to be programmed for the 109 acres of the Greene Tract that remain in joint ownership.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. The Board of Aldermen hereby affirms that the remaining 109 acres of the Greene Tract be used solely for the following public purposes:

- a. Open space (primarily the preservation of the natural environment);
- b. Affordable housing (as defined in the Affordable Housing Task Force report);
- c. Recreation (both active and low impact).

Section 2. The Board of Aldermen states its desire that no less than twenty-five (25) acres of the Greene Tract should be set aside for affordable housing.

Section 3. In order to secure an affordable housing project that will have a truly positive impact on our community's housing crunch, the zoning for the twenty-five (25) acres set aside for affordable housing should be at the highest density allowed in Chapel Hill's zoning ordinances.

Section 4. The Board of Aldermen does hereby affirm that this property will not be used for any solid waste management purposes; and

Section 5. The Board of Aldermen charges the Greene Tract Work Group to develop and present to each Board in March 2002 a more detailed written and graphic concept plan for the use of the 109 acres.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 18th day of December, 2001:

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

Noes: None

Absent or Excused: None

The Board requested that Mayor Nelson forward a cover letter to the Orange County and Chapel Hill stating that the Board of Aldermen expects all negotiations for the Greene Tract to be complete by April 2002. If negotiations are not complete by that time, the Board of Aldermen will exercise its rights with regard to this property pursuant to the 1999 *Interlocal Agreement for Solid Waste Management*.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO AJOURN THE MEETING AT 10:30 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk