A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, March 11, 2003 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

Interim Town Manager/

Michael B. Brough

Town Attorney

Deputy Town Clerk Richard White

STAFF INTRODUCTION

Marty Roupe introduced Stephanie Bray, Planner/Zoning Development Specialist.

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO APPROVE THE MARCH 4, 2003 MINUTES. VOTE: AFFIRMATIVE ALL

REQUEST TO ADOPT A BUDGET AMENDMENT

The Board was requested to approve a budget amendment appropriating funds for the Bureau of Justice Grant approved by the Board on Tuesday, December 3, 2002. The grant, including a local match of \$2,020, totals \$20,199. The budget amendment recognizes the federal share of this grant.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2002-03 BUDGET ORDINANCE." VOTE: AFIRMATIVE ALL

FRENCH TRADE MONTH RESOLUTION

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

A RESOLUTION PROCLAIMING APRIL AS FRENCH TRADE MONTH Resolution No. 126/2002-03 Section 1. In recognition of the efforts of the people and government of France to prevent a war in Iraq, the Mayor and Board of Aldermen hereby proclaim April to be French Trade Month and encourage the citizens of Carrboro to buy and consume the products of France.

Section 2. Copies of this resolution are to be presented to the French Ambassador, President Bush, and the U.S. Congressional delegation of North Carolina.

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 11th day of March, 2003:

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

Zaffron

Noes: None

Absent or Excused

CHARGES

The Deputy Town Clerk issued charges to Nathan Milian and Jefferson Parker, recent appointees to the Downtown Development Commission, and to Carolyn Foster, a recent appointee to the Recreation and Parks Commission.

<u>A PUBLIC HEARING TO OBTAIN COMMUNITY INPUT ON TOWN NEEDS AND BUDGET FOR UPCOMING FISCAL YEAR 2003-04</u>

Annually, the Board of Aldermen adopts a town budget, effective July 1- June 30. The Board, as part of its budget review, schedules a public hearing to receive comments from residents in the community regarding town services. These comments shall be considered in developing the FY2003-04 operating and capital budgets during the budget process.

Robert Dowling, with Orange Community Housing and Land Trust, stated that he had submitted a request for funding. He spoke about being on a future agenda to discuss how the land trust is funded. He suggested that the four local governments discuss funding and expectations at an Assembly of Governments meeting. He will follow-up with a letter to the Mayors.

Mayor Nelson suggested that the Mayors, Chair of the Orange County Board of Commissioners and the Orange Community Housing and Land Trust staff meet.

Alderman Broun suggested that the meeting be held prior to the Board's summer break.

Alderman Broun requested a copy of minutes of the March 5 meeting of the Orange Community Housing and Land Trust and Chapel Hill Town Council.

Alderman Zaffron suggested having a public comment period.

Mayor Nelson stated that the Town Clerk has advertised that comments can be submitted via email, etc. He

requested financing options for large ticket items.

Alderman McDuffee suggested that the Board consider requests that have been received during the past year, i.e., paving of Quail Roost Drive and other requests brought to the Board in past years. She requested a report on previous requests for funding, Board action, and the status of the requests.

Alderman Dorosin requested that funding requests made throughout the year be included in the report. He also requested that the Board consider contributing to the dog park fence.

Alderman Gist stated that she would like for the Board to consider increasing the town's percentage of dependent health care and continue supporting human service requests at the present funding level.

Mayor Nelson requested information on the costs associated with a sidewalk bond issue; asked that the Board discuss contributing \$100,000 toward the purchase of the Adams tract; the cost to make downtown area wireless; and the cost to fund a lunchtime concert series at the Century Center.

Alderman Herrera asked for a financial forecast.

Alderman Broun asked for the cost to provide lights at Anderson Park. She also asked for information on the year-to-date sales tax and projections and monthly retail information.

Alderman Zaffron asked that staff examine the financing options are for the big-ticket items.

AWARD OF CONTRACT FOR BANKING SERVICES

Seeking to improve cash management activities in numerous areas, staff solicited banking services proposals on December 20, 2002. As required in the town's Cash Management Plan, the Mayor and Board of Aldermen is responsible for selecting the financial institution as the official depository for the Town. Staff recommended that the Board award the contract for the town's banking services to Bank of America, commencing on April 1, 2003 for a period of three years with the option of extending the contract for two additional years.

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

A RESOLUTION AWARDING A CONTRACT FOR BANKING SERVICES Resolution No. 119/2002-03

BE IT RESOLVED by the Board of Alderman that a contract is awarded for the following:

(1) Award the contract to Bank of America for an estimated cost of \$17,127 for a period of three years.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 11th day of March, 2003:

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

Zaffron

Noes: None

Absent or Excused: None

Alderman Broun requested that Bank of America provide an update on its commitment to the Community Reinvestment Act at renewal of the contract.

PRESENTATION OF A PETITION: LAND USE ORDINANCE AMENDMENT TO ALLOW PUBLIC ACCESS OVER A PRIVATE ROAD AND TO ALLOW A THREE-FOOT GRASS STRIP BEHIND WHEEL STOPS

Giles Blunden has submitted a request on behalf of the Carrboro Collaborative Development Association to amend the Land Use Ordinance for street connection requirements to be met by a public easement over a private road and for unpaved, grassed strips to be allowed behind parking chocks to reduce the paved area in parking lots. An overview of the request was presented. A resolution that sets a public hearing and specifies follow-up as noted by staff was recommended for the Board's adoption.

Trish McGuire, the town's Planning Administrator, made the presentation.

Alderman Broun asked for a copy of the brochure on low-impact developments.

Paul Piersina, a part of the development team and future resident of Pacifica, stated that the development will have an easement in the development plan for walkers and bikers that will connect with the Adams property. He asked the Board to take a hard look at the text amendment in the spirit of connectivity.

Howard Partner, a landscape architect working with Pacifica, spoke about the low-impact development approach.

Robert Joyner, a civil engineer working with Pacifica, spoke of road standards. The proposed road will be 26 feet in width with the elimination of curb and gutter.

Giles Blunden, spoke about the challenges of building affordable housing and attributes of the road.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman John Herrera.

A RESOLUTION SPECIFYING FOLLOW-UP ACTIONS TO A LAND USE ORDINANCE TEXT AMENDMENT REQUEST REGARDING PUBLIC EASEMENTS OVER PRIVATE ROADS AND GRASSED, UNPAVED AREAS BEHIND PARKING CHOCKS Resolution No. 120/2002-03

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on existing and proposed policies and regulations; and

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen direct staff to prepare a draft ordinance that

- 1. Modifies public street standards to allow for the utilization of alternative street standards for development plans that meet low impact development standards.
- 2. Establishes those street standards
- 3. Establishes standards for low impact development.
- 4. Among those standards would be a minimum of 15% affordable housing units provided for

- under the Affordable Housing Density Bonus provisions.
- 5. The street standards shall be sensitive to the site and surrounding infrastructure.
- 6. Establishes an alternative parking area standard that allows the vehicles overhang area that is located behind a parking chock to be unpaved and grassed.

BE IT FURTHER RESOLVED that the Aldermen call a public hearing on May 6, 2003.

BE IT FURTHER RESOLVED that the draft ordinance be referred to Orange County for review per the Joint Planning Agreement and to the Planning Board, Transportation Advisory Board and Environmental Advisory Board for comment and recommendations to the Board.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 11th day of March, 2003:

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

Zaffron

Noes: None

Absent or Excused: None

REPORT ON A LAND USE ORDINANCE AMENDMENT TO ALLOW WALL MURALS TO DISPLAY A LIMITED AREA OF A COMMERCIAL MESSAGE

A wall mural was created on the west-facing wall of 103 E. Main Street in late September 2002 as a community fundraiser for several local non-profit organizations. Portions of the mural are in conflict with the Land use Ordinance because they contain commercial messages and a letter of violation has been issued. Staff and the Appearance Commission have been exploring this issue to identify whether alternative courses of action are appropriate. A draft ordinance that would allow wall murals to contain limited commercial messages has been prepared. A resolution setting a public hearing and refers the draft ordinance to the Planning Board and Orange County was provided for the Board's consideration.

Trish McGuire, the town's Planning Administrator, made the presentation.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO ADOPT THE RESOLUTION CALLING A PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT RELATING TO WALL MURALS IN THE B-1(C) AND B-1(G) DISTRICTS. MOTION WITHDRAWN.

It was the consensus of the Board to request that Mayor Nelson and the Interim Manager reschedule a discussion of the Appearance Commission's recommendation for Board consideration at a later date.

The Board requested that the owner be asked to paint over commercial messages on the wall mural.

BOARD ROOM MICROPHONES

Alderman McDuffee said that she had received calls from residents who complained that they are not able to hear the televised meetings clearly. She said that the Board room needs an improved system.

LETTER TO NCDOT BOARD MEMBER

Alderman Zaffron asked that Mayor Nelson forward a letter to Doug Gaylon, our NCDOT Board member, thanking him for his assistance in obtaining the funding for the downtown circulation study.

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

Mayor

Deputy Town Clerk