

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, June 15, 2004 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Joal Hall Broun (arrived at 7:33 p.m.)
	Mark Chilton (arrived at 7:37 p.m.)
	Jacquelyn Gist
	John Herrera (arrived at 7:50 p.m.)
	Diana McDuffee
	Alex Zaffron
Town Manager	Steven E. Stewart
Town Attorney	Robert Hornik for Michael B. Brough
Town Clerk	Sarah C. Williamson

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO ADOPT THE JUNE 1 AND 8, 2004 MINUTES. VOTE: AFFIRMATIVE FOUR, ABSENT THREE (CHILTON, HERRERA, BROUN)

AMENDMENT TO THE SMITH MIDDLE SCHOOL SOCCER FIELDS 3A AND 3B DEVELOPMENT AND JOINT USE AGREEMENT

The purpose of this agenda item was to review a recommendation from Orange County staff to amend the Development and Joint Use Agreement between the Town of Carrboro, Orange County, and the Chapel Hill-Carrboro City School Board of Education. This amendment is necessary in order to move forward with the lighting project for Soccer Fields 3A & 3B.

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

A RESOLUTION APPROVING THE AMENDMENT TO THE
SMITH MIDDLE SCHOOL SOCCER FIELDS 3A & 3B
DEVELOPMENT AND JOINT USE AGREEMENT
Resolution No. 177/2003-04

WHEREAS, the Recreation and Parks Department has requested that the Mayor and Board of Aldermen review and approve the recommended changes to the Smith Middle School Soccer Fields 3A & 3B Development and Joint Use Agreement.

WHEREAS, the Mayor and Board of Aldermen reviewed and approved the changes to the agreement.

NOW, THEREFORE, THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVE:

Section 1. The Board hereby approves the amendment to Smith Middle School Soccer Fields 3A & 3B Development and Joint Use Agreement to include language identifying the specific maintenance and upkeep of the lighting system after installation.

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 15th day of June, 2004:

Ayes: Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: Joal Hall Broun, John Herrera, Mark Chilton

REQUEST TO APPROVE THE RFQ ANNOUNCEMENT TO UPDATE THE RECREATION AND PARKS COMPREHENSIVE MASTER PLAN

The purpose of this agenda item was for the Board to approve the Recreation and Parks Master Plan Management Group's (RPMPG) Request For Qualification Announcement updating the town's Recreation and Parks Comprehensive Master Plan and direct staff to move forward with the RFQ process.

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

**A RESOLUTION APPROVING THE RFQ ANNOUNCEMENT TO UPDATE
THE RECREATION AND PARKS COMPREHENSIVE MASTER PLAN
Resolution No. 175/2003-04**

WHEREAS, the Recreation and Parks Department has requested that the Mayor and Board of Aldermen review and approve The RPMPG RFQ Announcement to update the Recreation and Parks Comprehensive Master Plan.

WHEREAS, the Mayor and Board of Aldermen reviewed and approved the RFQ announcement.

NOW, THEREFORE, THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVE:

Section 1. The Board hereby approves the RFQ announcement to update the Recreation and Parks Comprehensive Master Plan.

Section 2. The Board hereby directs staff to move forward with the RFQ process.

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 15th day of June, 2004:

Ayes: Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: Joal Hall Broun, Mark Chilton, John Herrera

REQUEST TO APPROVE A BUDGET ORDINANCE

The Town Attorney, in accordance with his legal contract with the Board, will require additional compensation up to \$15,000 for time spent pursuing legal matters for the Town in the current fiscal year. The Board was requested to approve a budget amendment to appropriate fund balance to pay the additional legal fees when invoiced by the Town Attorney.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY ALEX ZAFFRON TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING FY'2003-04 BUDGET ORDINANCE." VOTE: AFFIRMATIVE FOUR, ABSENT THREE (BROUN, CHILTON, HERRERA)

A REQUEST TO SET A PUBLIC HEARING ON A STREET CLOSING PERMIT FOR THE FOUR ON THE FOURTH ROAD RACE

Cardinal Track Club has submitted a Street Closing Permit Application to temporarily close six streets from 7:55 am to 9:00 am on Sunday, July 4, 2004 to accommodate the *Four on the Fourth Road Race*. A public hearing is necessary prior to issuing a street closing permit. The Board was requested to set a public hearing for June 22, 2004 to receive public input on this matter.

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

A RESOLUTION SETTING A PUBLIC HEARING ON A STREET CLOSING
Resolution No. 190/2003-04

BE IT RESOLVED by the Board of Aldermen of the Town of Carrboro that June 22, 2004 is hereby set as the date for a public hearing on the request that streets be closed on July 4, 2004 to accommodate the *Four on the Fourth Road Race*.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 15th day of June, 2004:

Ayes: Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: Joal Hall Broun, Mark Chilton, John Herrera

[Alderman Broun arrived at the meeting.]

REVOLVING LOAN FUND REQUESTS

The purpose of this item was to present to the Board of Aldermen recommendations for approval of revolving loans to Stepney Edwards with "Pie Hole Pizzeria", Bryan Gibson with "Bryan's Guitar & Music, Inc.", and Frank Papa with Pet Specialties, LLC; dba "Phydeaux" by the Downtown Development Commission. James Harris, the town's Community and Economic Development Director, made the presentation.

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

A RESOLUTION APPROVING A REVOLVING LOAN

FOR PIE HOLE PIZZERIA
Resolution No.183/2003-04

WHEREAS, the Town of Carrboro established a revolving loan fund in 1986 to provide incentives for individuals to start new businesses in the Town of Carrboro, to create at least one job per \$10,000 borrowed from the fund, and to provide an incentive for people to do business in the Town of Carrboro; and

WHEREAS, the fund now has approximately \$415,266 available to be loaned to applicants with viable projects; and

WHEREAS, Stepney Edward with Pie Hole Pizzeria has requested a loan in the amount of \$45,000 and provided collateral in real property located at 709 East Rosemary Street; and

WHEREAS, the applicant has completed the loan application and that loan application has been reviewed by the loan packager reviewer (SBTDC) and the Downtown Development Commission and was found to be an eligible project for the fund and has shown that 4.5 jobs will be created.

NOW THEREFORE, THE CARRBORO MAYOR AND BOARD OF ALDERMEN RESOLVE THAT:

Section 1. Based upon the review of the application by the Loan Packager and the recommendation from the Downtown Development Commission, the loan for Pie Hole Pizzeria is approved in the amount of \$45,000 for 10 years at an interest rate of 2% contingent upon the applicant receiving all necessary licenses to operate the business in the Town of Carrboro.

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 15th day of June, 2004:

Ayes: Joal Hall Broun, Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: Mark Chilton, John Herrera

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

A RESOLUTION APPROVING A REVOLVING LOAN
FOR BRYAN'S GUITAR AND MUSIC, INC.
Resolution No. 189/2003-04

WHEREAS, the Town of Carrboro established a Revolving Loan Fund in 1986 to provide incentives for individuals to start new businesses in the Town of Carrboro, to create at least one job per \$10,000 borrowed from the fund, and provide an incentive for people to do business in the Town of Carrboro; and

WHEREAS, the fund now has approximately \$415,266 available to be loaned to applicants with viable projects; and

WHEREAS, Bryan Gibson has requested a loan in the amount of \$90,000 for a period of 10 years at 3% interest; and

WHEREAS, the applicant has completed the loan application and that loan application has been reviewed by the loan package reviewer (SBTDC) and the Downtown Development Commission; and

WHEREAS, the Downtown Development Commission and SBTDC found the project to be eligible for the fund and will create at least nine (9) jobs over a five-year period; and

WHEREAS, the applicant has requested a loan in the amount of \$95,000 and provided collateral in store inventory and personal signatures; and

WHEREAS, the DDC recommends that checks be issued to the applicant based upon documentation of purchases up to the approved loan amount.

NOW THEREFORE, THE CARRBORO MAYOR AND BOARD OF ALDERMEN RESOLVE THAT:

Section 1. Based upon the review of the application by the Loan Packager and the recommendation of the Downtown Development Commission, the loan for Bryan's Guitar and Music, Inc. is approved in the amount of \$95,000 for 10 years at an interest rate of 3% contingent upon the applicant receiving all necessary licenses to operate the business in the Town of Carrboro.

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 15th day of June, 2004:

Ayes: Joal Hall Broun, Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: Mark Chilton, John Herrera

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

A RESOLUTION APPROVING A REVOLVING LOAN FOR
PET SPECIALTIES, DBA "Phydeaux"
Resolution No. 187/2003-04

WHEREAS, the Town of Carrboro established a revolving loan fund in 1986 to provide incentives for individuals to start new and or expand businesses in the Town of Carrboro and to create at least one job per \$10,000 borrowed from the fund; and

WHEREAS, the fund now has approximately \$415,266 available to be loaned to applicants with viable projects; and

WHEREAS, the applicant, Frank Papa, has requested a loan in the amount of \$40,000 for two years at a rate of 6%; and

WHEREAS, the applicant has completed the loan application and that loan application has been reviewed by the loan packager reviewer (SBTDC), and the Downtown Development Commission and was found by both to be an eligible project for the fund and has shown that four (4) jobs will be created; and

WHEREAS, the applicant has offered collateral in the amount of \$30,000 in real estate and \$70,000 worth of store inventory to secure the loan request.

NOW THEREFORE, THE CARRBORO MAYOR AND BOARD OF ALDERMEN RESOLVE THAT:

Section 1. Based upon the review of the application by the Loan Packager and the recommendation from the Downtown Development Commission, the loan is approved in the amount of \$40,000 for two years at an interest rate of 6% contingent upon the applicant receiving all necessary licenses to expand the business in the Town of Carrboro.

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 15th day of June, 2004:

Ayes: Joal Hall Broun, Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: Mark Chilton, John Herrera

[Alderman Chilton arrived at the meeting.]

ADOPTION OF THE 2004-05 BUDGET

By state law, the Board must approve a balanced budget for the Carrboro community by July 1 of every year. The purpose of this agenda item was to present the FY2004-05 budget ordinance that incorporates the changes directed by the Board of Aldermen on June 1st and sets the budget for the upcoming fiscal year. The budget ordinance also incorporates adjustments to the town's pay plan and various fees within the fee schedule. The Board formally acknowledges these changes by approving a resolution adopting the Pay Plan; a resolution approving compensation for appointed and elected officials, and the Miscellaneous Fees and Charges Schedule for FY04-05. In addition, the Board was requested to approve a reimbursement resolution that identifies all equipment and vehicles scheduled for lease purchase financing in the upcoming year.

Alderman Gist asked that if the Police Department has surplus bulletproof vests, that they be donated to U.S. servicemen and women serving in Iraq.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY ALEX ZAFFRON TO ADOPT THE ORDINANCE ENTITLED, "ANNUAL BUDGET ORDINANCE, TOWN OF CARRORO, NORTH CAROLINA, FY2004-05 (WITH THE EXCEPTION OF THE ALLOCATION TO THE ARTSCENTER." VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JACQUELYN GIST TO RECUSE ALDERMAN ZAFFRON FROM VOTING ON THE FUNDING ALLOCATION TO THE ARTSCENTER. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JACQUELYN GIST TO APPROVE THE ALLOCATION TO THE ARTSCENTER. VOTE: AFFIRMATIVE FIVE, ABSENT ONE (HERRERA), EXCUSED ONE (ZAFFRON)

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

A RESOLUTION ADOPTING THE CLASSIFICATION AND PAY PLAN
FOR FISCAL YEAR 2004-2005
Resolution No. 184/2003-04

WHEREAS, the Board of Aldermen adopts a comprehensive Position Classification and Pay Plan each year in conjunction with adopting an annual budget ordinance; and

WHEREAS, the town staff has prepared the 2004-2005 Pay Plan.

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

Section 1. The Pay Plan, dated July 1, 2004 – June 30, 2005, a copy of which is attached to this resolution, is hereby adopted as the official Pay Plan for the 2004-2005 fiscal year.

Section 2. All previously adopted versions of the Classification and Pay Plans, which conflict with this resolution, are hereby repealed.

Section 3. The pay adjustments approved for the FY 2004-2005 budget shall become effective on the pay period beginning July 1.

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 15th day of June, 2004:

Ayes: Joal Hall Broun, Mark Chilton, Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: John Herrera

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY ALEX ZAFFRON TO ADOPT THE MISCELLANEOUS FEELS AND CHARGES SCHEDULE. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

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

REIMBURSEMENT RESOLUTION
Resolution No. 185/2003-04

WHEREAS, the Town Manager, Steven E. Stewart, has described to the Board the desirability of adopting a resolution, as provided under federal tax law, to facilitate the town's use of financing proceeds to restore its funds when the Town makes capital expenditures prior to closing on a lease-purchase installment financing.

BE IT RESOLVED by the Board of Aldermen as follows:

Section 1. The equipment and vehicles to be purchased in FY2004-05 include the following:

Department	Item	Estimated Cost
Police Patrol	5 Patrol Vehicles	\$105,850
Police – Investigations	1 Vehicle	\$ 21,170

Police – Patrol	3 PC workstations for vehicles	\$ 21,000
Fire Department	Pumper Truck	\$350,000
Recreation	Playground Equipment – Baldwin	\$ 40,000
Recreation	Van w/wheelchair lift	\$ 36,000
Public Works – Streets	Backhoe	\$ 82,500
Public Works – Streets	Dump Truck w/snowplow	\$ 78,500
Public Works –Streets	1-Ton Utility Truck	\$ 42,500
Public Works-Landscaping	Utility Workman	\$ 30,000
Town Manager	Cable Equipment for Board Room	\$ 44,362
Planning	Pickup Truck	\$ 17,500
Total Lease Purchase		\$869,382.00

Section 2. The expected type of financing (which may be subject to change) for the items above is installment purchase financing as allowed in North Carolina General Statutes Section 160A-20. The currently expected maximum amount of obligations to be issued or contracted for the items is \$869,382.

Section 3. Funds that have been advanced, or may be advanced, from the General Fund for the aforementioned items are intended to be reimbursed from the financing proceeds up to an amount of \$869,382.

Section 4. The adoption of this resolution is intended as a declaration of the town’s official intent to reimburse project expenditures from financing proceeds.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 15th day of June, 2004:

Ayes: Joal Hall Broun, Mark Chilton, Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: John Herrera

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

A RESOLUTION APPROVING COMPENSATION FOR APPOINTED
AND ELECTED OFFICIALS
Resolution No. 186/2003-04

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. The Board hereby approves a 2% increase for the Town Manager and Town Clerk effective on first full pay period beginning July 1, 2004. As with other employees, the Town Manager and Town Clerk shall be evaluated on their work anniversary dates and considered for an additional increase in salary based on work performance.

Section 2. The Board hereby approves a contract for legal services with the Brough Law Firm for Fiscal Year 2004-05, which represents an increase of 3.5%, effective July 1, 2004.

Section 3. The Board approves a 3.5% increase for the Mayor and members of the Board of Aldermen for Fiscal Year 2004-05, effective July 1, 2004.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 15th day of June, 2004:

Ayes: Joal Hall Broun, Mark Chilton, Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: None

Absent or Excused: John Herrera

DOWNTOWN CIRCULATION STUDY WORKSESSION WITH THE TOWN'S CONSULTANT

Roger Henderson of Kimley-Horn and Associates provided a report on the status of the Downtown Circulation Study. Mr. Henderson is the Project Manager.

[Alderman Herrera arrived at the meeting.]

REVIEW OF THE HILLSBOROUGH ROAD NEIGHBORHOOD PARK DESIGN

The purpose of this agenda item was for the Board to approve the Hillsborough Road Neighborhood Park Design Committee's Park Design recommendation and direct staff to work with Site Solutions in completing the park master plan.

Derrick Williams, with Site Solutions, made the presentation.

Alderman Herrera requested that a drop off area be included in the plans.

Mayor Nelson asked that the Sustainable Builders be contacted about removing the house. In addition, Mayor Nelson suggested that the park be named the Martin Luther King Park.

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

**A RESOLUTION APPROVING THE HILLSBOROUGH ROAD PARK DESIGN
Resolution No. 176/2003-04**

WHEREAS, the Recreation and Parks Department has requested that the Mayor and Board of Aldermen review and approve the Hillsborough Road Park Design Committee's Park Design.

WHEREAS, the Mayor and Board of Aldermen reviewed and approved the RFQ announcement.

NOW, THEREFORE, THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVE:

Section 1. The Board hereby approves the Hillsborough Road Park Design.

Section 2. The Board hereby directs staff to work with Site Solutions on completing the master plan.

Section 3. That the park be named the Martin Luther King, Jr. Park.

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 15th day of June, 2004:

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

Noes: None

Absent or Excused: None

CONDITIONAL USE PERMIT MINOR MODIFICATION: HARRIS DISTRIBUTING

SHM Properties, LLC, as represented by Ms. Sara Macko, has submitted an application for a change in use to the CUP for the existing Harris Distribution facility located at 308 Highway 54 Bypass. The change in use is to accommodate plans by UNC to use the building as a copy center, dedicated to serve the internal needs of University staff and faculty. It will not be open to the general public. Representatives from UNC will make a brief presentation.

Jeff Kleaveland, one of the town's Development Review Specialists, made the presentation.

Aldermen Zaffron and Herrera expressed concern about chemical odors coming from the building.

MOTION WAS MADE BY MARK CHILTON AND SECONDED BY ALEX ZAFFRON TO DELAY ACTION ON THIS MATTER UNTIL JUNE 22 WITH A REQUEST THAT THE APPLICANT PROVIDE INFORMATION ON THE CONCERN ABOUT THE ENVIRONMENTAL IMPACT ON SURROUNDING PROPERTIES. VOTE: AFFIRMATIVE THREE, NEGATIVE FOUR (NELSON, BROUN, MCDUFFEE, GIST)

Jonathan Parkins, representing SHM Properties, stated that the traffic volume will be much lower than Harris Distributing, and that UNC follows state standards for disposal of waste.

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

A RESOLUTION ALLOWING A MINOR MODIFICATION TO THE
CONDITIONAL USE PERMIT
FOR THE EXISTING HARRIS, INC. DISTRIBUTION FACILITY
LOCATED AT 308 HIGHWAY 54 BYPASS
Resolution No. 180/2003-04

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Harris, Inc. Distribution Facility located at 308 Highway 54 Bypass on October 26, 1982; and

WHEREAS, the Town of Carrboro Land Use Ordinance requires that any modification of an existing Conditional Use Permit that does not substantially impact neighboring properties, the general public, or the intended occupants of the project, constitutes a minor modification to the original Conditional Use Permit; and

WHEREAS, the Board of Aldermen finds that the applicant has satisfied the requirements related to minor modifications contained in the Land Use Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board of Aldermen approve the minor modification to the Harris, Inc. Distribution Facility located at 308 Highway 54 Bypass authorizing a change-in-use to # 3.150 (Copy Centers/Printing Operations) subject to the following conditions:

- That the Board hereby allows a deviation from the parking requirements of 15-291(g), finding that 69 spaces are sufficient to serve the UNC copying center. Per 15-292(a), the Board makes this finding based on evidence submitted by the applicant that the print center will 1) have a limited number of visitors and employees, and, 2) that a majority of the square footage within the building will be used as storage.
- That the applicant be required to meet the requirements of Section 15-162 of the Carrboro Land Use Ordinance (Smoke, Dust, Fumes, Vapors, Gases, and Odors).

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 15th day of June, 2004:

Ayes: Joal Hall Broun, Mark Chilton, Jacquelyn Gist, Diana McDuffee, Michael Nelson, Alex Zaffron

Noes: John Herrera

Absent or Excused: None

FOLLOW UP INFORMATION ON DOWNTOWN COMMERCIAL/RESIDENTIAL INTERFACE REZONING STRATEGIES

In early March 2004, the Board of Aldermen directed staff to develop ordinance provisions to establish two new downtown zoning districts. Ordinance provisions have been drafted and are ready, subject to the Board's approval, to be forwarded to a subcommittee for recommendations regarding the delineation of these zones. The Administration recommended that the Board of Aldermen adopt a resolution accepting this information.

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

Alderman Gist asked that an ad be placed on Carrboro.com.

The Board requested that there be three citizen positions and two members of the Board on the subcommittee.

Aldermen Gist and Zaffron volunteered to serve on the subcommittee.

Alderman Gist requested that the meetings be held after 5:00 p.m.

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

A RESOLUTION ACCEPTING THE REPORT ON DOWNTOWN
COMMERCIAL- RESIDENTIAL INTERFACE STRATEGIES
Resolution No. 182/2003-04

WHEREAS, on March 2, 2004, the Board of Aldermen reviewed follow-up information on ordinance amendments to establish two new downtown zones.

NOW, THEREFORE BE IT RESOLVED, that the Board of Aldermen accepts this information.

BE IT FURTHER RESOLVED that the Board of Aldermen specifies the following:

1. The draft ordinance establishing the B-1(f) zone is appropriate and should be forwarded to the commercial residential interface subcommittee for consideration and recommendations regarding placement, and
2. The draft ordinance establishing the CORE overlay district is appropriate and should be forwarded to the commercial residential interface subcommittee for consideration and recommendations regarding placement, and
3. The commercial residential interface subcommittee should also review the matter of open space requirements in downtown residential development and make recommendations regarding its continued use.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 15th day of June, 2004:

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

Noes: None

Absent or Excused: None

PUBLIC INPUT ON DESIGN OF TWIN CREEKS PARK

Alderman Broun requested that a letter be sent to Orange County requesting information on public participation on the design of the Twin Creek Park—where will the meetings be held, when will the meetings be held, how participants will be notified, and will the meetings be facilitated.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JOHN HERRERA TO ADJOURN THE MEETING AT 9:45 P.M. VOTE: AFFIRMATIVE ALL

Town Clerk

Mayor