

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, January 25, 2005 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Joal Hall Broun
	Mark Chilton
	Jacquelyn Gist
	John Herrera
	Diana McDuffee
	Alex Zaffron
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Town Clerk	Sarah C. Williamson

PUBLIC HEARING: VOLUNTARY ANNEXATION OF THE ROSEWALK AT UNIVERSITY LAKE SUBDIVISION

The purpose of this item was to receive citizens' comments regarding a petition for the voluntary annexation of the Rosewalk At University Lake Subdivision and to consider the adoption of an ordinance incorporating the property into the Town effective January 31, 2005.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE ANNEXING THE ROSEWALK AT UNIVERSITY LAKE SUBDIVISION." VOTE: AFFIRMATIVE ALL

ANNEXATION ORDINANCE FOR NORTHEAST ANNEXATION AREAS "A" AND "B"

The purpose of this item was for the Carrboro Board of Aldermen to consider the adoption of an annexation ordinance incorporating Northeast Area "A" and/or Northeast Area "B" as identified in the Resolution of Intent and Service Report for Northeast Annexation Areas "A" and "B" approved by the Board of Aldermen on September 14, 2004.

Roy Williford, the town's Planning Director, made the staff presentation.

Mayor Nelson and the members of the Board of Aldermen commented on the proposed annexation.

Alderman Herrera suggested that the sewer subsidy policy be amended to increase the subsidy to \$2,000 per dwelling unit in existence as of January 25, 2005.

Alderman Zaffron suggested possibly delaying the effective date of Annexation Area B to allow an opportunity to discuss whether to split the Rogers Road neighborhood.

Alderman McDuffee stated that Carrboro could request that bus service be extended to the newly annexed areas after these areas are in Carrboro.

Alderman Zaffron suggested that the town work with the Transit Partners to use Congestion Management Air Quality (CMAQ) funds to place as a high priority, the extension of fixed route service to the annexation areas.

Alderman Herrera and Mayor Nelson stated a willingness to condemn property for a fire station.

Alderman Zaffron stated his willingness to waive the town's street light policy if neighborhoods do not want them.

Mike Brough stated that if a neighborhood unanimously requests that streetlights not be installed, the lights would not have to be installed. If one person from a neighborhood wants streetlights, the town would have to provide the service, and the streetlights would have to be installed according to the town's policy.

Mr. Stewart stated that NCDOT has approved the use of Moving Ahead funds to construct a sidewalk along the north side of Homestead Road from Camden Lane to Rogers Road and a 100-foot section of sidewalk on the east side of Rogers Road. NCDOT anticipates construction of these sidewalks in 2005.

Alderman Gist pointed out that some of the residents of the annexation areas had commented that they do not want sidewalks installed in their neighborhoods.

Mr. Stewart stated that residents would have to use the town's special assessment policy if they desire any type of street improvements, including sidewalks.

Alderman Zaffron requested that the town staff follow up with Mike Mills with NCDOT on the funding and construction of the sidewalk on Homestead Road.

Mayor Nelson suggested opening a dialogue with Chapel Hill to discuss keeping the Rogers Road neighborhood whole.

Mayor Nelson suggested that signs be installed on property indicating future annexations.

Alderman Broun suggested flagging lots on GIS indicating that lots could be annexed in the future.

Alderman Chilton suggested a letter be sent to real estate brokers regarding disclosing information about future annexations.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO ADOPT AN ORDINANCE ANNEXING AREA A. (MOTION AND SECOND WITHDRAWN.)

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JOHN HERRERA TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF CARRBORO, UNDER THE AUTHORITY GRANTED BY CHAPTER 160A, ARTICLE 4A, PART 3 OF THE GENERAL STATUTES OF NORTH CAROLINA." VOTE: AFFIRMATIVE FIVE, NEGATIVE TWO (GIST, CHILTON)

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

A RESOLUTION AMENDING THE
SEWER SUBSIDY REIMBURSEMENT POLICY
Resolution No. 90/2004-05

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO RESOLVES:

Section 1. The town's sewer subsidy reimbursement policy is hereby amended to increase the subsidy from \$1,000 to \$2,000 per dwelling unit in existence as of January 25, 2005.

Section 2. This resolution shall become effective on the date of adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 25th day of January, 2005:

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

Noes: None

Absent or Excused: None

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO DIRECT STAFF TO DEVELOP A PROCEDURE TO ALLOW RESIDENTS THE OPPORTUNITY TO DECLINE INSTALLATION OF STREET LIGHTS. VOTE: AFFIRMATIVE ALL

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

A RESOLUTION STATING THE INTENT OF THE BOARD OF ALDERMEN TO ATTEMPT TO ACQUIRE BY A VOLUNTARY PURCHASE AND SALE A SITE FOR AN ADDITIONAL FIRE STATION TO BETTER SERVE THE NORTHERN PORTIONS OF THE TOWN OF CARRBORO, AND TO EXERCISE THE TOWN'S POWER OF EMINENT DOMAIN TO ACQUIRE SUCH A SITE IF A VOLUNTARY PURCHASE AND SALE CONTRACT FOR SUCH A SITE IS NOT EXECUTED BY JUNE 7, 2005
Resolution No. 91/2004-05

WHEREAS, a new fire station to serve the northern portions of the Town has for several years been among the highest priorities on the Town's Capital Improvements Program; and

WHEREAS, continued growth in the northern portions of the Town only increases the need for this proposed fire station; and

WHEREAS, the Town of Carrboro has for several years been investigating several possible sites for the proposed new fire station, but has not yet been successful in negotiating the voluntary purchase and sale of a satisfactory site;

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

Section 1. The Board instructs the administration to continue its efforts to locate and negotiate a voluntary contract of purchase and sale for a satisfactory site to construct a new fire station to better serve the northern portions of the Town;

Section 2. If a voluntary purchase and sale contract for such a site is not executed by June 7, 2005, the Board hereby states its intention to initiate proceedings to acquire a satisfactory site using the Town's power of eminent domain.

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 25th day of January, 2005:

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

Noes: Jacquelyn Gist

Absent or Excused: None

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JOHN HERRERA TO DISCUSS WITH THE TOWN OF CHAPEL HILL THE POSSIBILITY OF ALLOWING THE ENTIRE ROGERS ROAD NEIGHBORHOOD TO BE WITHIN THE CARRBORO CITY LIMITS. VOTE: AFFIRMATIVE ALL

Alderman Gist requested that the town have a discussion with leaders from the Rogers Road neighborhood prior to discussing this matter with the Town of Chapel Hill.

MOTION WAS MADE BY MARK CHILTON AND SECONDED BY JOAL HALL BROUN THAT A LETTER BE SENT TO THE CHAPEL HILL BOARD OF REALTORS AND REAL ESTATE BROKERS EXPRESSING THE IMPORTANCE OF DISCLOSING INFORMATION ABOUT FUTURE ANNEXATIONS. VOTE: AFFIRMATIVE ALL

Alderman McDuffee requested that the Board revisit the issue of requesting the Postal Service to give all Carrboro residents a Carrboro zip code.

Mayor Nelson requested a Board discussion of requesting Carrboro zip codes for all residents of Carrboro.

Alderman Chilton asked whether Drew Lane meets the requirements for annexation.

Roy Williford stated that the lot sizes are too large to meet the density requirements for involuntary annexation.

Alderman Chilton requested that the town staff look at other areas that could be considered for annexation.

Alderman Herrera requested that the fire chief respond to Randolph Ryan with Ryan & Associates, regarding fire protection for the annexation areas.

It was the consensus of the Board to request that the town staff prepare a proposal for installing “future annexation signs” and flagging lots on GIS that might be annexed in the future.

Alderman McDuffee stated that the Partners for Chapel Hill Transit has a meeting scheduled for January 26th. She stated that there is not currently a planning process for Chapel Hill Transit. The Transportation Advisory Board passed a resolution asking the Board of Aldermen request that Chapel Hill Transit start some planning. A mechanism is needed for a short and mid-range plan for adding services in addition to long-range planning.

Alderman Zaffron stated that a proposal should be developed to latch onto the next funding cycle for CMAX funds while developing a process for planning.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO DIRECT STAFF TO DEVELOP A PROPOSAL TO PROVIDE FIXED ROUTE SERVICE TO ALL OF ROGERS ROAD, THE UNSERVED AREAS OF HOMESTEAD ROAD, AND WORK WITH THE CHAPEL HILL TRANSIT PARTNERS TO INCLUDE THAT SERVICE IN THE UPCOMING EXPANSION OF CHAPEL HILL TRANSIT’S SYSTEM VOTE: AFFIRMATIVE ALL

REQUEST FOR STATUS REPORT ON PACIFICA

Alderman Broun asked for a report on when construction will begin on Pacifica.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO
ADJOURN THE MEETING AT 9:20 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk