

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, May 3, 2005 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Michael Nelson
Aldermen	Joal Hall Broun
	Mark Chilton (arrived at 7:35 p.m.)
	Jacquelyn Gist
	John Herrera (arrived at 7:35 p.m.)
	Diana McDuffee
	Alex Zaffron
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Town Clerk	Sarah C. Williamson

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO APPROVE THE APRIL 19 AND 26, 2005 MINUTES. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (HERRERA, CHILTON)

AWARD OF THE CONTRACT FOR AN AUDIT FIRM

The purpose of this agenda item was to award the contract for the Town's annual audit for the year ending June 30, 2005. The town staff recommended that the contract be awarded to Dixon Hughes PLLC.

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

A RESOLUTION AWARDING THE CONTRACT FOR THE FY 2004-05 AUDIT
Resolution No. 135/2004-05

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

Section 1. That the contract for the FY 2004-05 audit be awarded to Dixon Hughes PLLC for a total cost of \$25,000.

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 3rd day of May, 2005:

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

Noes: None

Absent or Excused: John Herrera, Mark Chilton

APPOINTMENTS TO THE ENVIRONMENTAL ADVISORY BOARD

The purpose of this item was for the Mayor and Board of Aldermen to consider appointing Gary Bernstein and Lauren Goers to the Environmental Advisory Board.

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

**A RESOLUTION MAKING APPOINTMENTS TO THE ENVIRONMENTAL ADVISORY BOARD
Resolution No. 136/2004-05**

WHEREAS, there are currently two vacant seat on the Environmental Advisory Board (EAB); and

WHEREAS, these positions has been advertised and Gary Bernstein and Lauren Goers have submitted applications; and

WHEREAS, the Chair of the EAB is recommending that Mr. Bernstein and Ms. Goers be appointed to the vacant seats on the EAB.

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

Section 1. The Board of Aldermen hereby appoints Gary Bernstein and Lauren Goers to seats on the Environmental Advisory Board. Their terms shall expire in February 2008.

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 3rd day of May, 2005:

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

Noes: None

Absent or Excused: Mark Chilton, John Herrera

A RESOLUTION SUPPORTING THE ORANGE COUNTY ECONOMIC DEVELOPMENT COMMISSION'S FIVE-YEAR STRATEGIC PLAN

The purpose of this item was for the Mayor and Board of Aldermen to consider adopting a resolution supporting the Orange County Economic Development Commission's Five-Year Strategic Plan entitled, "Investing in Innovation," and referring the report to the Planning Board and Downtown Development Commission for comment.

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

**A RESOLUTION SUPPORTING THE ORANGE COUNTY ECONOMIC DEVELOPMENT COMMISSION'S FIVE-YEAR STRATEGIC PLAN ENTITLED, "INVESTING IN INNOVATION"
Resolution No. 131/2004-05**

WHEREAS, the Orange County Economic Development Commission's Five-Year Strategic Plan entitled, "Investing in Innovation," seeks to create 5,000 new private sector jobs and add \$125,000,000 in new commercial property by June 2009; and

WHEREAS, the Strategic Plan outlines specific and attainable goals in four work group areas: Business Climate, Infrastructure, Work Force Development, and Quality of Life; and

WHEREAS, the Strategic Plan was developed via 28 work group meetings and over 1400 volunteer hours; and

WHEREAS, support is being sought for the Strategic Plan through presentations to local governments, civic organizations, and business organizations; and

WHEREAS, the Economic Development Commission Chair and Director presented the Strategic Plan to the Carrboro Board of Aldermen on April 5, 2005 and received comments and suggestions on the report.

NOW THEREFORE BE IT RESOLVED that the Carrboro of Aldermen:

Section 1. The Board of Aldermen encourages the Orange County Board of Commissioners to formally adopt the strategic plan by June 30, 2005 so that implementation can begin.

Section 2. That the strategic plan be referred to the Carrboro Planning Board and Downtown Development Commission for comment and to look for opportunities for collaboration.

Section 3. That the non-residential development proposed in the County's Five-Year Strategic Plan take place within the municipalities located in Orange County and that this development take place in areas that can be served by public transportation.

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 3rd day of May, 2005:

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

Noes: None

Absent or Excused: John Herrera, Mark Chilton

A RESOLUTION APPROVING CHANGES TO THE CENTURY CENTER RESERVATION GUIDELINES

The purpose of this agenda item was to seek approval from the Mayor and Board of Aldermen:

1. To change the Century Center Reservation Guidelines.
2. Handle future reservation procedural changes following departmental protocol.

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

A RESOLUTION APPROVING THE CHANGES TO THE
CENTURY CENTER RESERVATION GUIDELINES
Resolution No. 137/2004-05

WHEREAS, the Recreation and Parks Department has requested that the Mayor and Board of Aldermen review and approve the Century Center Reservation Guidelines.

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

Section 1. The Board hereby approves the Century Center Reservation Guidelines, effective July 1, 2005.

Section 2. The Board hereby approves staff making future procedural changes where necessary.

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 3rd day of May, 2005:

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

Noes: None

Absent or Excused: John Herrera, Mark Chilton

RENEWAL OF THE ORANGE COUNTY HOME CONSORTIUM AGREEMENT

The purpose of this item was to request that the Mayor and Board of Aldermen adopt a resolution authorizing the execution of a HOME Consortium Agreement for the period July 1, 2005 through June 30, 2008.

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

A RESOLUTION AUTHORIZING THE EXECUTION OF A
HOME INVESTMENT PARTNERSHIP PROGRAM CONSORTIUM AGREEMENT
Resolution No. 138/2004-05

WHEREAS, in 1992, the Carrboro Board of Aldermen approved participation of the Town in the Orange County HOME Consortium; and

WHEREAS, the Towns of Carrboro, Chapel Hill, and Hillsborough and Orange County are currently members of the Orange County HOME Consortium established on or about August 3, 1992; and

WHEREAS, the current Orange County HOME Consortium Agreement expires on June 30, 2005; and

WHEREAS, the Orange County HOME Consortium desires to continue to be considered for eligibility under the federal HOME Program operated by the U.S. Department of Housing and Urban Development as authorized under the National Affordable Housing Act, as amended.

NOW THEREFORE BE IT RESOLVED, that the Carrboro Board of Aldermen authorizes the Town Manager to execute the approved HOME Consortium Agreement for the period July 1, 2005 to June 30, 2008, and future agreements for future periods not materially different from the July 1, 2005 to June 30, 2008 agreement, subject to approval as to form by the Town Attorney.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 3rd day of May, 2005:

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

Noes: None

Absent or Excused: Mark Chilton, John Herrera

CHARGE ISSUED

The Town Clerk issued a charge to Eric Allman, a recent appointee to the Recreation and Parks Commission.

PRESENTATION OF THE MANAGER'S RECOMMENDED BUDGET FOR FISCAL YEAR 2005-2006

By state law, the Town Manager is responsible for submitting a balanced budget for the Carrboro community to the Mayor and Board of Aldermen by June 1st. Tonight, the Board was presented with the FY2005-06 Recommended Budget. The recommended budget was submitted earlier than required by law so that the Board and community would have sufficient time to discuss the initiatives put forth in the budget.

Mr. Stewart presented the Manager's Recommended Budget for Fiscal Year 2005-06.

Alderman Gist asked why Chapel Hill Transit using the one-quarter mile standard for transit service.

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

A RESOLUTION APPROVING THE BUDGET WORK SESSION
SCHEDULE FOR REVIEW AND CONSIDERATION OF THE
MANAGER'S RECOMMENDED BUDGET FOR FISCAL YEAR 2005-06
Resolution No. 146/2004-05

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

Section 1. The following budget work session schedule is approved for review and consideration of the Manager's Recommended Budget for Fiscal Year 2005-06:

Tuesday, May 10th

Thursday, May 19th (tentative)

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 3rd day of May, 2005:

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

Noes: None

Absent or Excused: None

HOME COUNCIL FUNDING RECOMMENDATION AND CONSOLIDATED HOUSING PLAN

The purpose of this item was to present to the Board of Aldermen for approval the proposed plan developed by the HOME Program Review Committee for use of HOME Program funds for fiscal year 2005-2006. The Committee was comprised of one elected official and the Manager or his designee(s) from each participating government.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO RECUSE ALDERMAN CHILTON FROM DISCUSSION OF THIS ITEM. VOTE: AFFIRMATIVE ALL

James Harris, the town's Community and Economic Development Director, made the presentation.

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

A RESOLUTION APPROVING
THE ORANGE COUNTY 2005-2006 HOME PROGRAM DESIGN
Resolution No. 144/2004-05

BE IT RESOLVED, by the Town of Carrboro Board of Aldermen as a member of the Orange County HOME Consortium approve following activities for the 2005-2006 HOME Program.

Property Acquisition

Funds would be allocated to the Town of Hillsborough to acquire and renovate a dwelling unit in the Fairview community to resale to a first-time homebuyer earning less than 80% of area median income.

(Requested amount: \$100,000) \$100,000

Funds would be allocated to the Chrysalis Foundation to acquire property for a permanent supportive housing project that would provide housing for chronically homeless individuals and families.

(Requested amount: \$200,000) \$100,000

Funds would be allocated to Orange Community Housing and Land Trust to acquire, demolish, or renovate (if necessary and appropriate) housing in the Northside neighborhood in Chapel Hill.

(Requested amount: \$100,000) \$100,000

Homeowner Assistance

Funds would be allocated to Habitat for Humanity to provide four (4) deferred second mortgages to first-time homebuyers with incomes below 80% of median income in the Richmond Hills subdivision.

(Requested amount: \$80,000) \$80,000

Funds would be allocated to Orange Community Housing and Land Trust to provide down-payment assistance for up to three newly constructed townhomes in the Pacifica development in Carrboro. The dwelling units will be developed by the private sector, and then placed in the Land Trust. Eligible families would be first-time homebuyers with incomes below 80% of median income.

(Requested amount: \$15,000) \$15,000

Funds would be allocated to EmPOWERment to provide second mortgages to three (3) first-time homebuyers earning less than 80% of the area median income to buyers of the planned new condominiums on Davie Road in Chapel Hill.

(Requested amount: \$75,000) \$75,000

Funds would be allocated to Orange County to serve as match funds for a FY 2005 Individual Development Account (IDA) Program that will serve first-time homebuyers below 80% of area median income.

\$25,000

Operational Support

Funds would be allocated to Orange Community Housing and Land Trust as a Community Housing Development Organization for administrative expenses.

(Requested amount: \$15,000) \$15,000

New Construction

Funds would be allocated to Habitat for Humanity to provide funding for pre-development costs related to the development of a 17-acre vacant tract of land on Sunrise Road in Chapel Hill.

(Requested amount: \$70,000) \$70,000

Funds would be allocated to Habitat for Humanity to provide funding for infrastructure development of Phase II of the Rusch Hollow project located on Rusch Road in Chapel Hill. Habitat plans to build at least 12 dwelling units for sale to first-time homebuyers earning less than 60% of the area median income.

(Requested amount: \$200,000) \$100,000

Funds would be allocated to InterFaith Council for Social Service for pre-development costs related to development of a Residential Center for homeless men. The Center would offer emergency and longer-term housing and provide services for homeless citizens.

(Requested amount: \$250,000) \$75,000

Rental Assistance

Funds would be provided for short-term rental assistance for tenants of cooperative housing in the County operated by Weaver Community Housing Association. The program will operate in a similar manner to the Section 8 Program and provide rental subsidies for a period of two years to families at or below 50% of the area median income.

(Requested amount: \$26,000) \$26,000

Funds would be provided for rental assistance for approximately 5 - 10 low-income families leasing standard property in Orange County. The program will operate in a similar manner to the Section 8 Program and provide

rental subsidies for a period of two years to families at or below 50% of the area median income. This is an extension of the program begun in the 2004-2005-program year.

\$127,102

Program Administration

\$ 70,794

TOTAL HOME PROGRAM FUNDS

\$978,896

BE IT FURTHER RESOLVED that the Manager is hereby designated as the authorized representative of the Town to act in connection with the submission of this plan and to provide such additional information as may be required by the U.S. Department of Housing and Urban Development.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 3rd day of May, 2005:

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

Noes: None

Absent or Excused: Mark Chilton

DRAFT 2006-2012 STATE TRANSPORTATION IMPROVEMENT PROGRAM

The purpose of this item was for the Board of Aldermen to review and comment on the draft 2006-2012 State Transportation Improvement Program (TIP). Town staff presented a list of items for the Board consideration.

Dale McKeel, the Town's Transportation Planner, made the presentation.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JOHN HERRERA TO EXCUSE ALDERMAN ZAFFRON FROM VOTING ON THE PORTION OF THE TIP RELATED TO SEAWELL SCHOOL ROAD BECAUSE HIS FAMILY OWNS PROPERTY ALONG THAT ROAD. VOTE: AFFIRMATIVE ALL

Alderman Chilton requested that a sidewalk along S. Greensboro Street be considered for placement in the TIP.

Mayor Nelson stated that the town had requested that NCDOT install a sidewalk on South Greensboro Street and they came back with a plan that the neighbors along this street did not want. He requested a suggested that a member of the Board of Aldermen take the lead to work with the neighbors to develop a plan for the sidewalk.

Alderman Gist suggested that sidewalk bond funds be used to construct a pathway on South Greensboro St.

Alderman Zaffron suggested that an inventory of right-of-way be prepared and possibly build a pathway/sidewalk on one side of the street.

Alderman Broun stated that there was discussion at recent Assembly of Governments meeting about seeking assistance from the legislative delegation to seek funding for Orange County street improvement projects.

Dale McKeel stated that this project is on the town's priority list.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Diana McDuffee.

A RESOLUTION PROVIDING COMMENTS ON THE DRAFT
2006-2012 TRANSPORTATION IMPROVEMENT PROGRAM
Resolution No. 145/2004-05

WHEREAS, the Carrboro Board of Aldermen seeks ample opportunities to review regional transportation policy, and;

WHEREAS, the North Carolina Department of Transportation and Durham-Chapel Hill-Carrboro Metropolitan Planning Organization are currently accepting comments on the 2006-2012 Transportation Improvement Program.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen provide the following comments to NCDOT and the Transportation Advisory Committee (TAC) of the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization:

1. Revise the description of U-2803, Smith Level Road, to reflect the smaller cross-section, including bike lanes and sidewalks, adopted by the Board of Aldermen on April 26, 2005 and request that right-of-way acquisition and construction be accelerated to provide facilities to serve the new high school.
2. Revise the description of U-2909 (Estes Drive) to “Add bike lanes, sidewalks, and transit accommodations on both sides of the road from Greensboro Street to Town limits” and request that Phase 1 of the project be funded as requested by the Town of Carrboro and the DCHC MPO.
3. Revise the description of U-2805 (Homestead Road) to “Add bike lanes, sidewalks, and transit accommodations on both sides of the road from Seawell School Road to Old NC 86.”
4. Revise the description of U-3100B (Old Fayetteville Road) to “Add bike lanes and transit accommodations on both sides of the road and sidewalk on the east side from McDougle Middle School to NC 54.”
5. That surplus funds from the wetland mitigation funding for Smith Level Road be reprogrammed to Carrboro or Orange County.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 3rd day of May, 2005:

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

Noes: None

Absent or Excused: None

MOTION WAS MADE BY MARK CHILTON AND SECONDED BY JOAL HALL BROUN TO REVISE THE DESCRIPTION OF E-4710, SEAWELL SCHOOL ROAD BIKE LANES TO “ADD BIKE LANES, SIDEWALKS, AND TRANSIT ACCOMMODATIONS FROM HOMESTEAD ROAD TO ESTES DRIVE” AND TO STATE THAT A PORTION OF THE PROJECT IS IN CARRBORO. VOTE: AFFIRMATIVE SIX, EXCUSED ONE (ZAFFRON)

REPORT FROM BOARD SUBCOMMITTEE REF. ECONOMIC DEVELOPMENT STRATEGY

At the April 12, 2005 Board of Aldermen meeting, the Board formed a subcommittee and appointed Mayor Nelson and Aldermen McDuffee and Gist. The subcommittee was charged with planning a workshop and developing strategies to hire an economic development consultant. The subcommittee presented its preliminary report.

Mayor Nelson presented a report from the Board subcommittee.

Alderman McDuffee stated that the committee had discussed establishing community book groups to read Richard Florida's books and others and have community discussions about the books. She stated that they had met with Susan Brown, the librarian at the Carrboro Cybrary and Dr. Richard Carr, a professor in Library and Information Science at UNC and brainstormed about how those community book groups might work. Dr. Carr will be preparing a proposal that suggests how some forums could be arranged around Richard Florida's books and others about community and development and place. A joint University-Carrboro and other partner's symposium could be held.

Alderman Gist stated that creating a creative class community is not all good and we need to find ways of encouraging the creative class and businesses around that, while avoiding the downside that Richard Florida himself has warned can be exclusive of lower income people.

Alderman Zaffron suggested that the committee speak with Dr. Johnson at Kenan-Flagler.

The following resolution was introduced by Alderman Alex Zaffron and duly seconded by Alderman Diana McDuffee.

A RESOLUTION ON ECONOMIC DEVELOPMENT STRATEGIES Resolution No. 141/2004-05

WHEREAS, the Board of Aldermen is interested in developing a roadmap to guide future economic development in the Town,

Now therefore, the Mayor and Carrboro Board of Aldermen hereby resolve to:

- Section 1. Direct the Board subcommittee to continue to work on the community read program and continue to organize the symposium with Richard Florida or others.
- 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 3rd day of May, 2005:

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

Noes: None

Absent or Excused: None

Alderman Gist suggested that the membership of the Downtown Development Commission be changed to increase the number of members on the committee who live in the downtown.

Mayor Nelson requested that the Board discuss the revised charge for the Downtown Development Commission at the May 10th Worksession.

JOINT CHAPEL HILL/UNC/CARRBORO TRANSIT PARTNERS PRESENTATION

Alderman McDuffee encouraged Board members to place on their calendars the September 7, 2005 presentation by transportation consultant John Bonsall. This presentation will be held at 7:00 p.m. at the Friday Center.

ROTATION OF ASSEMBLY OF GOVERNMENTS MEETINGS

Alderman Broun stated that she had volunteered Carrboro to host the next Assembly of Governments meeting and suggested that economic sustainability and affordable housing be discussed.

Alderman Gist suggested that specific questions and goals be discussed.

Alderman Broun stated that she would bring to the Board a proposed agenda prior to the Board's summer break.

REQUEST THAT OWASA RECONSIDER REIMBURSEMENT FOR PUBLIC FACILITIES

Alderman Broun stated that there had been discussion at the recent Assembly of Governments meeting about asking OWASA to reconsider its policy for reimbursement for municipalities in Orange County for public facilities. She asked the Board to support sending such a letter.

Mayor Nelson requested that this matter be scheduled for Board discussion.

CARRBORO DAY

Alderman Herrera thanked all town staff and volunteers for their work at Carrboro Day.

Mayor Nelson stated that several people had approached him at Carrboro Day asking that the Board consider allowing the sale of beer at Carrboro festivals. He asked that the Board consider this matter.

NEW CARRBORO PLAZA BUSINESS

Alderman Zaffron announced that a new business had opened at Carrboro Plaza - China Wok.

CARRBORO SEATS ON THE OWASA BOARD

Mayor Nelson stated that in June of 2005 the town will have two vacant seats on the OWASA Board of Directors and requested that the Town Clerk forward applications to the Board for consideration.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY DIANA MCDUFFEE TO
ADJOURN THE MEETING AT 9:03 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk