

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, November 1, 2005 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

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

Absent:

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| Alderman | Diana McDuffee |
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APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO APPROVE THE SEPTEMBER 29, 2005 ASSEMBLY OF GOVERNMENTS MEETING MINUTES AND OCTOBER 25, 2005 BOARD OF ALDERMEN MINUTES. VOTE: AFFIRMATIVE FIVE, ABSENT TWO (MCDUFFEE, BROUN)

REQUEST TO SET A PUBLIC HEARING: CLAREMONT ARCHITECTURALLY INTEGRATED SUBDIVISION

Parker Louis, LLC, as represented by Phil Post and Associates has submitted a Conditional Use Permit application for construction of a 66 - lot, 79 dwelling unit subdivision located at 1018 Homestead Road. Prior to reaching a decision on a request for a CUP, the Board must hold a public hearing to receive input. The town staff recommended that the Board set a public hearing for November 22, 2005 for consideration of the conditional use permit request.

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

A RESOLUTION CALLING A PUBLIC HEARING ON THE PROPOSED
CLAREMONT ARCHITECTURALLY INTEGRATED SUBDIVISION
LOCATED AT 1018 HOMESTEAD ROAD
Resolution No. 36/2005-06

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

WHEREAS, an application has been received for a conditional use permit for the Claremont AIS on property located at 1018 Homestead Road.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on November 22, 2005 to receive public comment on the proposed Claremont AIS project.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 1st day of November, 2005:

Ayes: Mark Chilton, Jacquelyn Gist, John Herrera, Alex Zaffron, Michael Nelson

Noes: None

Absent or Excused: Diana McDuffee, and Joal Hall Broun

TOWN CODE AMENDMENT TO ALLOW NON-PROFIT GROUPS TO CONDUCT FUNDRAISERS ON TOWN PROPERTY

In response to a request from the Board of Aldermen, the Town Attorney has prepared an amendment to Section 14-20 of the Town Code to allow non-profit groups to conduct fundraisers on town property. The town staff recommended adoption of the proposed ordinance.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING CHAPTER 14 OF THE TOWN CODE TO ALLOW SOME FUNDRAISING ACTIVITIES ON TOWN PROPERTY BY NONPROFIT ORGANIZATIONS." VOTE: AFFIRMATIVE FIVE, ABSENT TWO (MCDUFFEE, BROUN)

[Alderman Broun arrived at the meeting.]

PRESENTATION OF CARRBORO ENTREPRENEURSHIP HUB WHITE PAPER

The purpose of this item was to present to the Board of Aldermen the Carrboro Entrepreneurship Hub White Paper prepared by Weinberg Public Strategies. The town staff recommended adoption of the draft resolution.

Micah Weinberg presented the report.

Mayor Nelson stated that this report came from a meeting with UNC officials earlier this year to discuss available office space in Carrboro. The Mayor, Alderman McDuffee, and town staff attended the meeting. UNC officials suggested that Carrboro develop a mechanism for sharing what office space is available.

Alderman Broun suggested that the 20th anniversary of the town's revolving loan fund be acknowledged and that information regarding the program and businesses that have received loans be placed on the town's website.

Alderman Gist asked that the picture of a city included in the slide show presentation be changed to a small town.

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

**A RESOLUTION APPROVING ECONOMIC DEVELOPMENT
MARKETING MATERIALS
Resolution No. 37/2005-06**

WHEREAS, the Town of Carrboro recognizes the value of its location within the Triangle relative to world class universities; and

WHEREAS, the Town of Carrboro acknowledges its assets including a creative culture, available real estate, and the Revolving Loan Fund that is suited for new and/or expanded businesses; and

WHEREAS, these assets will benefit UNC faculty and staff and surrounding institutions of higher education who may have plans to create spin-off businesses to complement their academic research; and

WHEREAS, these spin-offs would likely include high-tech start-ups in diverse fields like economics, technology, and the arts; and

WHEREAS, marketing materials have been developed in a clear, concise, and compelling manner to make the case for Carrboro as an economic development hub; and

WHEREAS, a white paper and a slide show presentation have been developed for use by the Town at appropriate venues to share the town's position on this issue and to promote the idea of Carrboro being a hub for business spin-offs from the universities.

THEREFORE BE IT RESOLVED that the Carrboro Board of Aldermen accepts these documents and authorizes town staff to use them as economic development tools including placement on the Town of Carrboro and the Orange County Economic Development web sites and at the North Carolina Department of Economic Development and at the institutions of higher education listed in the white paper.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 1st day of November, 2005:

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

Noes: None

Absent or Excused: Diana McDuffee

PERMIT EXTENSION REQUEST FOR PREVIOUSLY ISSUED CONDITIONAL USE PERMIT FOR THE OLD FARMERS' MARKET OFFICE BUILDING LOCATED AT 300 ROBERSON STREET

The Board was asked to review a request for an extension of the date when a Conditional Use Permit would otherwise expire for the Old Farmer's Market Office Building at 300 Roberson Street. The town staff recommended approval of the request.

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

A RESOLUTION APPROVING AN EXTENSION OF THE DATE ON WHICH A CUP WOULD OTHERWISE EXPIRE FOR THE OLD FARMER'S MARKET OFFICE BUILDING AT 300 ROBERSON STREET
Resolution No. 29/2005-06

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Old Farmer's Market Office Building at 300 Roberson Street on November 12, 2002; and

WHEREAS, Section 15-62(a) of the Town of Carrboro Land Use Ordinance states that a Conditional Use Permit will expire automatically within two years of the issuance date if less than ten percent (10%) of the total cost of the project has been completed on site, unless the permit-issuing authority extends the expiration date pursuant to the findings found in Section 15-62(c) of the Land Use Ordinance; and

WHEREAS, on September 7, 2004, the Carrboro Board of Aldermen approved an extension of the date when the Conditional Use Permit for the Old Farmer's Market Office Building at 300 Roberson Street otherwise would expire; and

WHEREAS, the Board of Aldermen finds, per Section 15-62(c) of the LUO, that: 1) the CUP has not yet expired, 2) the permit recipient has proceeded with due diligence and in good faith, and 3) conditions have not changed so substantially as to warrant a new application.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the expiration date for the Old Farmer's Market Office Building Conditional Use Permit is hereby extended to November 12, 2006.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 1st day of November, 2005:

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

Noes: None

Absent or Excused: Diana McDuffee

APPOINTMENT TO THE BOARD OF ALDERMEN

Alderman Zaffron asked the Town Attorney to prepare a memo to the Board regarding the Town Charter provisions and General Statute requirements on filling a vacant seat on the Board of Aldermen.

Mayor Nelson asked that the memo include how the Board filled the last three vacancies on the Board of Aldermen.

REQUEST FOR REPORT FROM OWASA

Alderman Zaffron requested a report from OWASA on its long-term supply projections based on population growth and land use plans within the OWASA service area.

Alderman Gist asked for information on Stage I water conservation triggers and on OWASA concerns, if any, about the water supply due to the drought.

Alderman Broun asked for a copy of the town's water conservation ordinance.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JOHN HERRERA TO ADJOURN TO CLOSED SESSION TO DISCUSS A MATTER INVOLVING ATTORNEY-CLIENT PRIVILEGE AND A PERSONNEL MATTER. VOTE: AFFIRMATIVE SIX, ABSENT ONE (MCDUFFEE)

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY JOAL HALL BROUN TO ADJOURN TO OPEN SESSION. VOTE: AFFIRMATIVE SIX, ABSENT ONE (MCDUFFEE)

SALARY INCREASES FOR TOWN CLERK AND TOWN MANAGER

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO GRANT THE TOWN CLERK A 5 1/2 % SALARY INCREASE TO BECOME EFFECTIVE ON JANUARY 5, 2006. VOTE: AFFIRMATIVE SIX, ABSENT ONE (MCDUFFEE)

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO GRANT THE TOWN MANAGER A 5 1/2% INCREASE IN SALARY TO BECOME EFFECTIVE RETROACTIVE TO SEPTEMBER 15, 2005. VOTE: AFFIRMATIVE SIX, ABSENT ONE (MCDUFFEE)

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JACQUELYN GIST TO ADJOURN THE MEETING a P.M. VOTE: AFFIRMATIVE SIX, ABSENT ONE (MCDUFFEE)

Mayor

Town Clerk