

A worksession of the Carrboro Board of Aldermen was held on Tuesday, April 11, 2006 at 7:30 p.m. in the Town Hall Board Room.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Joal Hall Broun
	Dan Coleman
	Jacquelyn Gist
	John Herrera
	Randee Haven-O'Donnell
	Alex Zaffron
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Deputy Town Clerk	Sharmin E. Mirman

WORKSESSION ON POSSIBLE REVISIONS TO VERNACULAR ARCHITECTURAL STANDARDS

The Board of Aldermen requested town staff to bring back language to make the proposed general vernacular architectural standards more specific and that a worksession be scheduled to discuss where the standards should apply.

Trish McGuire, the Town's planning administrator, addressed the Board.

Giles Blunden addressed the Board. He stated that he felt it would be less confusing to call them Architectural Standards rather than Vernacular Architectural Standards. He stated that he felt that the staff's analysis was thorough, but its format was deconstructive which causes it to be difficult to understand what an ordinance would look like. He recommended that the Board direct the staff to put every one of the changes recommended by the Task Force into ordinance form and format so that they could be understood in their entirety. He recommended that the following language be used: "Applicants for major residential subdivisions that do not wish to use the Vernacular Architectural Standards as described herein may voluntarily participate in an alternative design review process with the Appearance Commission. If the Appearance Commission certifies to the permit-issuing authority that the applicant's alternative design and standards for design substantially achieve the General Design Standards as spelled out in subsection ___ of this section of the Architectural Standards for Major Residential Development, then the development shall not be required to comply with the Vernacular Architectural Standards." He stated that the Architectural Standards would be mandatory and would be used by the Appearance Commission during their analysis and discussions.

Jay Bryan addressed the Board. He asked that they be called architectural standards, not vernacular. It is about the quality of architecture. He asked staff to develop an ordinance using the Task Force recommendations and not deconstruct them. They were all extremely thought out and discussed at several meetings to come up with the proposed language.

Alderman Zaffron said that what Jay Bryan said is important. It is all designed to work as a system. It may have flaws that will be exposed if we choose to implement it. The only way to get the desired result is to put it in place and see how they work.

**A MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO INSTRUCT STAFF TO DRAFT AN ORDINANCE BASED ON GILES BLUNDON'S MEMO DATED APRIL 10, 2006.
VOTE: AFFIRMATIVE ALL**

Alderman Gist asked the mayor and manager to set a deadline to move this along and to bring something back to the board as soon as possible.

DISCUSSION OF CREATING A GREENWAYS AND OPEN SPACE COMMITTEE

During the February 14th meeting of the Board of Aldermen, Alderman Haven-O'Donnell requested the Board's consideration in creating a Greenways and Open Space Committee. The Board requested that the item be placed on a future work session for discussion.

Alderman Haven-O'Donnell stated that she wanted to have a special commission devoted to greenways focused on open space preservation planning, construction, and design.

Alderman Broun asked if there was already a way for them to participate, and that she does not want to create another group. Her concern is how it will work with all the other groups.

Alderman Haven-O'Donnell said it would be integrative.

Alderman Coleman stated he liked the idea of a group that has a holistic approach to understanding and policies. He asked that staff look at the 13 committees and how responsibilities might be merged into a greenway. In particular, the Adams Tract Work Group will end soon and Bolin Creek Trail Planning Committee has not started yet. Also, the Morgan Creek Trail Planning Committee is just getting started. He requested suggestions from staff to get a focus on greenways without putting additional focus on staff resources.

Alderman Gist suggested an annual greenway summit that meets once or twice a year, where representatives from all these groups could come and update each other about where they are on greenways projects. Out of that summit, a work group could come with specific greenways issues.

Alderman Haven-O'Donnell said it is very important for staff to look at this and see how some of these groups could be folded together to be a subcommittee for greenways. She would like to see us connected with a targeted focus group with that charge.

Mayor Chilton said it is a good idea, assuming that there is a staff member working with the Morgan Creek committee.

Steve Stewart said it is Dale McKeel because of MPO connection.

Alderman Broun said that if we have a town advisory board, we need minutes. There has to be thought about staff resources.

Alderman Zaffron said he prefers to use caution instead of creating a new committee.

Alderman Haven-O'Donnell said the greenways/trail system is excellent and she wants to see Carrboro's part in it. We need a clear plan and cannot do it piecemeal.

Alderman Herrera said we are an environmental town with 13 committees. We put a lot of resources into this and we need reduction rather than more committees.

Alderman Zaffron asked that this subject matter be added to joint review and advisory boards that would have a significant review to this process.

Alderman Gist said that we could just have the issue placed on the agenda for all of the involved groups and ask the groups if they would be interested in serving on one or if they have any ideas on how to address it.

Alderman Gist said the 13 groups listed in Randee's agenda item are being asked to consider her proposal for a commission that would involve all of them and if they interested in serving on that or having another way of having input.

Alderman Haven O'Donnell asked staff for feedback.

A MOTION WAS MADE BY RANDEE HAVEN O'DONNELL AND SECONDED BY DAN COLEMAN TO SEND THE PROPOSAL TO THE 13 EXISTING COMMITTEES FOR CONSIDERATION. VOTE: AFFIRMATIVE ALL

DISCUSSION OF AMENDING THE TOWN CHARTER

At the retreat, the Board asked the town attorney to investigate whether other municipalities had adopted charter amendments requiring that vacancies on governing bodies be filled by appointing the person who had received the highest number of votes among the unsuccessful candidates at the last election. In response, the attorney provided the Board with the memo attached as Attachment A. The purpose of this item was to provide an opportunity for the Board to consider the information contained in that memo and to decide whether it wants to pursue an amendment to the town charter that would require that vacancies that occur on the Board of Aldermen be filled by appointing the person who received the fourth highest number of votes in the last prior election.

Alderman Coleman stated that his understanding was that the Board's primary interest was in clarifying existing language so that what happened in the 2005 election would not occur again in the future.

Mayor Chilton asked how much interest there was about making changes to the process re: clarifying language.

Alderman Gist said she wanted clarity.

Alderman Zaffron said he wants an ordinance that binds the Board to appoint the candidate with the next highest number of votes.

Alderman Haven-O'Donnell said she understood that we would look at clarifying the language. She did not get the feeling that we indicated interest in moving to change the charter. The campaign extended because the language was confusing and folks took their position based on how they interpreted the language.

Alderman Broun said it is necessary to clarify the language whether or not we modify the process. She has to give it a lot more thought before saying she wants the 4th person elected. We have not had a discussion to that effect

Mayor Chilton stated that the majority of the Board was leaning toward clarifying language vs. changes in the charter. He asked staff to look at ways that language would be clarified.

Mike Brough said he could clarify the language. If it is confusing, it is not serving the purpose. He said he could bring it back for the Board's consideration.

Alderman Zaffron said the process is the problem, not the language and that the voters deserve whom they choose.

DISCUSSION OF LEGISLATIVE ISSUES

The purpose of this item was for the Board of Aldermen to discuss legislative issues other than a possible charter amendment that they may want Carrboro's delegation and/or the General Assembly to consider in this year's short session. The Board may also want to schedule its annual delegation breakfast before the General Assembly's short session begins on May 9th so that they can talk with the delegation about Town concerns that may be affected one way or the other during the short session.

Alderman Broun said she is opposed to video franchising and that builders should not be getting a property tax exemption. We should think about inclusionary zoning.

Alderman Gist said permanent alien residents should be able to vote in municipal elections where they live and pay taxes.

Alderman Coleman asked for the Board's support regarding the Energy Future Resolution and that in-state tuition be extended to non-citizens who graduate from a North Carolina high school and qualify for legal residency at the age of 18.

Alderman Herrera said there should be access to a driver's license for everyone who works in our community.

It was the consensus of the Board to discuss the following items with the legislative delegation:

1. Keep local control of video franchising by "telcos;"
2. Rejection of tax exemption for builders;
3. Support in-state tuition for North Carolina high school graduates who move towards citizenship when they reach age 18;
4. Support democratic party platform resolution on energy;
5. Support unions (reverse of NCLM policy);
6. Seek to overturn DMV policy denying drivers licenses to residents;
7. Support allowing permanent residents (non-citizens) vote in municipal and educational elections;
8. Support affordable housing initiatives; and
9. Support greater funding for childcare (Head Start and Smart Start).

It was the consensus of the Board to schedule the breakfast meeting with the legislative delegation.

REQUESTS FOR INFORMATION

Alderman Broun asked for the following information:

1. An electronic copy of the State of the Local Economy Report;
2. The construction schedule for the Twin Creek school;
3. The Excel spreadsheet that talked about how much land was in the R-2, R-20, R-7.5 and R-15 zones (buildable and nonbuildable lots)

Alderman Herrera requested a staff report on Alfred Tejan Coneth, a Sierra Leonean man who was arrested at a traffic stop and is now facing deportation to Africa.

APPOINTMENT TO IFC WORK GROUPS

Mayor Chilton and Alderman Gist agreed to serve on the Men's Residential Facility Work Group and Comprehensive Service Center Work Group. Alderman Gist would be able meet after 5:00 p.m. and Mayor Chilton would be able to meet during the day.

APPOINTMENT TO ROGERS ROAD SMALL AREA PLAN COMMITTEE

Alderman Broun (alternate Alderman Herrera) will serve on a Small Area Planning group with Chapel Hill re: the Rogers Road Neighborhood.

A MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JACQUELYN GIST TO ADJOURN THE MEETING 10:06 P.M. VOTE: AFFIRMATIVE: ALL

Mayor

Deputy Town Clerk