

A worksession of the Carrboro Board of Aldermen was held on Tuesday, June 13, 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
Town Clerk	Sarah C. Williamson

REPORT FROM ANITA BROWN-GRAHAM ON THE LAW AND INCLUSIONARY ZONING IN NORTH CAROLINA

In an effort to further inform the Board of Aldermen of the opportunities, difficulties, and potential barriers associated with inclusionary zoning in North Carolina, Alderman Coleman invited Anita Brown-Graham to present a report to the Board of Aldermen on the law and inclusionary zoning in North Carolina.

Anita Brown-Graham addressed the Board. She addressed statutory authority that the town has in regard to inclusionary zoning and reviewed the Town of Manteo's Zoning Ordinance in regard to inclusionary zoning.

Alderman Broun suggested that the town do a study to factually show the affordability problem; i.e., how many town employees, hospital employees, UNC employees, and Chapel Hill-City School teachers live in Carrboro and southern Orange County. We also need to get in touch with those communities who are having the same problem that we are to see where we can go and how we need to get there.

Alderman Coleman asked staff to review Ms. Brown-Graham's comments in terms of the kind of data we would need and what it would take to get it.

Alderman Zaffron said there are legislative and judicial risks in taking a radical approach. We do not need to be the guinea pigs.

Mayor Chilton asked that the matter be referred to staff to bring back some reaction to the data. and we should think about ways to use graduate students and professors at UNC to gather data.

Alderman Broun asked that we share the completed information with Chapel Hill and Orange County.

[Alderman Zaffron stated that he had to leave the meeting, and that he supported the staff recommendation for Item #3.]

PRESENTATION OF RECREATION AND PARKS MASTER PLAN

The purpose of this agenda item was for the Board to review the Recreation and Parks Comprehensive Master Plan. Jon Wood of HadenStanziale made the presentation.

Jon Wood made a presentation to the Board.

Mayor Chilton indicated his concern that the Town is unable to fund all of the improvements mentioned in the master plan; i.e., the Morgan Creek Community Center. He said the master plan is a good long-range plan, but realistically, it is not something the town will be able to fund in the next five years. He suggested language be added to the master plan to indicate that the plan is a long-range planning document.

Alderman Broun suggested that the Board prioritize the improvements and prepare a timeline for the improvements. She asked that recreational opportunities be provided for the 12-16 year old age group—girls and boys, and that full-day, day camps are needed.

Alderman Haven - O'Donnell stated that she is appreciative of the recognition of the need for a pool for downtown residents without pool access. Also, there is a need for soccer fields. She asked if the countywide greenway park and trail report is cited in this document and whether it should be. She stated that she has received positive feedback about the Greenways Open Space Commission Summit from advisory boards to pursue it and would like the Board to consider it.

Alderman Gist said she appreciated the attention given to the southern part of the town. She said that the “wordsmanship” needs to be clear because there are plans carried over from other years, and that the Board needs to be cognizant of that.

Alderman Broun said that the Wilson Park bathrooms are old and need to be maintained. The Board needs to budget for that.

Alderman Haven-O'Donnell said middle school and high school age children need biking/active space that is of interest and appropriate for their age group, and suggested a bikeways connection from Estes to Chapel Hill.

Mayor Chilton said if the Bolin Creek Greenway that is contemplated in Carrboro is built, it would connect through to Phase 3 of the Bolin Creek Greenway and complete an off-road with paved connection from Eubanks Road to University Mall in Chapel Hill. This is a high priority. He thinks it would be more logical to show the connection to Eubanks as going through the County's Twin Creeks Park instead of Fox Meadow. He also said that a significant trail opportunity would be in the vicinity of the Heritage Hills Subdivision coming north toward Carrboro High School and connecting in with the Morgan Creek Trail. A long-term larger picture would be a trail that leads towards Chatham County.

Mayor Chilton asked that the Board subsidize funding for a gym at the new elementary school on Eubanks Road so that it could be a community gym. It would cost between \$400,000 - \$500,000.

Alderman Broun stated that she did not feel the Town could afford it.

INSURANCE RECOMMENDATIONS FOR EVENTS

The purpose of this agenda item was for the Board to review and discuss the insurance recommendations for events on town property and town events conducted off town property.

Anita Jones-McNair, the Town's Recreation Administrator addressed the Board.

Bob Hanes, with the N.C. League of Municipalities Risk Management Program, was present to answer questions.

Alderman Broun asked Mr. Hanes what they normally see the most claims for re: Town events.

Mr. Hanes said that they do not see a lot of claims, but mechanically-operated amusement devices or when alcohol is served, need to have their own insurance.

Alderman Haven-O'Donnell asked for clarification of where Friends of Bolin Creek would fall during festivals.

Anita Jones-McNair said bounce houses or anything that is mechanically driven where there can be some failure, must provide their own insurance.

Alderman Coleman said the proposal was very responsive to concerns raised. He asked for clarification of the 500 number—is it for total attendance at an event or at any one time during the event.

Bob Hanes said that it was his opinion that it was for 500 attendees at any one time during an event.

Mr. Stewart said that our own insurance policy excludes mechanical devices, and that if we do not require it from someone else, the Town would be liable.

Alderman Coleman asked for clarification about when food is sold vs. given away.

Anita Jones-McNair said anytime that there is food involved and it is not a private event, it opens up exposure.

Mr. Stewart said there is a lot of exposure with the food issue. It only takes one case of salmonella.

Alderman Herrera said that the creative class activities need to be promoted and we do not want to stop them (nonprofit) because they may be sued. He said he thought that the Fishing Rodeo seems risky.

Anita Jones-McNair stated that the Fishing Rodeo is co-sponsored with Orange County.

Alderman Broun said that it is important that if alcohol is served, somebody has to have insurance. It is a minimum requirement and reduces our exposure.

Alderman Herrera suggested that they make people sign a liability waiver, stating that they hold the town harmless.

Mike Brough said the Town has a waiver form, but he does not know how effective they are. It might be a deterrent for someone to file a claim against the town but it is hard to enforce.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Jacquelyn Gist.

A RESOLUTION APPROVING INSURANCE RECOMMENDATIONS FOR EVENTS
Resolution No.155/2005-06

WHEREAS, the Recreation and Parks Department has requested that the Mayor and Board of Aldermen review and approve the insurance recommendations for events.

WHEREAS, the Mayor and Board of Aldermen have reviewed and discussed the insurance recommendations.

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

Section 1. The Board hereby approves the Insurance Recommendations for Events.

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 13th day of June, 2006:

Ayes: Joal Hall Broun, Mark Chilton, Dan Coleman, Jacquelyn Gist, John Herrera, Randee Haven-O'Donnell,
Alex Zaffron

Noes: None

Absent or Excused: None

REQUEST FOR UPDATES ON CAROLINA NORTH

Alderman Broun asked for periodic one-page updates about Carolina North.

NEW HORIZONS TASK FORCE SURVEYS

Alderman Haven-O'Donnell said the New Horizons Task Force would continue to take surveys until July 6th.

INVITATION TO POETRY EVENT AT THE CENTURY CENTER

Alderman Coleman invited the community to the Poetry Alive event this weekend. He said that the details are listed on the website under Community Events.

MOTION WAS MADE BY JOHN HERRERA AND SECONDED BY JOAL BROUN TO ADJOURN THE
MEETING AT 9:58 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk