

A worksession of the Carrboro Board of Aldermen was held on Tuesday, November 14, 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
	Randee Haven-O'Donnell
	Alex Zaffron
Town Manager	Steven E. Stewart
Town Attorney	Michael B. Brough
Town Clerk	Sarah C. Williamson

Absent:

Alderman	John Herrera
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AUTOMATIC DOOR AT TOWN HALL

Ellen Perry thanked the town for installing the automatic door at Town Hall and suggested that an opening ceremony be held.

Mayor Chilton stated that he would arrange a ceremony.

PRESENTATION BY OWASA: RECENT PURCHASE OF LAND

Laura Sandvik, one of Carrboro's appointees to the OWASA Board of Directors, provided information about OWASA's recent purchase of 74 acres of the former Ray family property located adjacent to University Lake and Morgan Creek. OWASA acquired the property to help protect the University Lake drinking water supply, but also recognizes its natural scenic beauty and possible use for passive or low impact recreational activities. Ms. Sandvik presented an overview of the property and possible partnership arrangements among Carrboro, Orange County, and OWASA. She invited the Board to tour the property in early December and suggested that the property be maintained for low-impact recreation.

Alderman Broun asked if the town would have to be the owner if it was maintained as a park or could town operate the park with OWASA maintaining ownership. She also asked if the county had been approached.

Alderman Zaffron asked that the town's master plan be reviewed and that the town should explore opportunities for cooperation.

Alderman Haven-O'Donnell suggested that OWASA look into the Lands Legacy and Land for Tomorrow programs.

Alderman Gist suggested that the property might be suitable for a retreat center or environmental think tank.

Mayor Chilton asked that this matter be referred to the town staff for feedback on how this property might fit into the Recreation and Parks Master Plan and Capital Improvements Plan and how this opportunity would stack up against other town needs.

Alderman Coleman suggested that this property might be an appropriate location for an agricultural use.

Mac Clarke stated that OWASA has an open mind for this property and stated that he thought that would be appropriate for the town to run the recreational aspect of this property.

PRESENTATION OF THE CAPITAL IMPROVEMENTS PLAN

The purpose of this item was to provide the Board of Aldermen with the opportunity to review and adopt the FY2007-08 Capital Improvements Plan with any pertinent suggestions. The recommended CIP document is a plan that enables staff and the Board to plan for a vibrant community and meet the most critical needs over the next six years while protecting the Town's positive fiscal position.

Mr. Stewart made the presentation.

Alderman Broun asked about moving the Wilson Park bathroom project up in the CIP.

Mr. Stewart stated that this project is scheduled for the 2007-08 Budget.

Alderman Gist asked about landscaping for the Roberson Street bikepath.

Mr. Stewart stated that the town staff was working with the Roberson Place Homeowners Association to develop a plan for landscaping, although no landscaping was planned for that project.

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

A RESOLUTION ADOPTING THE RECOMMENDED
CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEAR 2007-2008 THROUGH FISCAL YEAR 2012-2013
Resolution No. 69/2006-07

WHEREAS, the Town of Carrboro recognizes that a Capital Improvements Plan enables staff and the Board to plan for a vibrant community; and

WHEREAS, the Capital Improvements Plan is a six-year planning tool designed to help the Town plan for the repair, replacement, and acquisition of capital items, to assist in financial planning, to ensure better coordination and evaluation of projects, to provide necessary lead time for project planning, permitting, design, and to maintain or improve the Town's credit rating and fiscal health; and

WHEREAS, the Recommended FY2007-08 Capital Improvements Program updates last year's comprehensive revision of the Town's capital needs; and

WHEREAS, this plan is updated annually for Board review; and

WHEREAS, adjustments for anticipated projects can also be made each year during the annual revision of the Town's budget; and

WHEREAS, this flexibility in the planning and implementation of capital needs makes Carrboro's Capital Improvements Plan responsive to the changing needs of its diverse community.

THEREFORE BE IT RESOLVED that the Town of Carrboro Board of Aldermen has received the *Recommended Capital Improvements Program – Fiscal Year 2007-2008 through Fiscal Year 2012-2013* and adopts this capital program with the following changes and recommendations:

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 14th day of November, 2006:

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

Noes: None

Absent or Excused: John Herrera

REVIEW OF ALTERNATIVE DESIGN FOR MARTIN LUTHER KING, JR. PARK

During a March 14, 2006 worksession to discuss the adopted Capital Improvements Program: FY 2006-2007 through FY 2011-2012, the Board of Aldermen requested an opportunity to discuss the master plan and alternative design for the Martin Luther King, Jr. Park. Background information has been compiled for the Board's review. A resolution accepting this report was provided.

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

Alderman Zaffron asked about the cost of substituting an alternative design incorporating parking lots and removing the connector/parking combination.

Mr. Stewart stated that the town staff does not know what the difference in cost would be, but that his guess would be that the parking-only option would cost less.

Alderman Zaffron asked what the typical time is between concept review and final approval for a zoning permit.

Marty Roupe, Zoning Administrator, stated that it takes typically between six and twelve months.

Alderman Coleman asked what design changes would be needed to remove the connector road.

Anita Jones McNair, the town's Recreation and Parks Director, stated that design changes would be needed if the road were removed.

Alderman Coleman stated that he does not feel a lot of parking spaces are needed on the Fair Oaks side. He also stated that he feels that putting a connector road through the park puts children in danger and does not feel the neighborhood needs that connection.

Alderman Broun stated that she feels the connector road is needed because people other than neighbors of the park will be using the park.

Alderman Haven-O'Donnell stated that she does not think the connector road is needed – a trail or bikeway would be a better use of that land.

Alderman Zaffron stated that he feels the park will be used by the community because of its size.

Mayor Chilton stated that he is concerned about child safety because of the angled parking. He also noted that most of the parking spaces are designed for people coming from inside the neighborhood rather than Hillsborough Rd.

Alderman Gist stated that she would like to see the connector road removed because the road would require removal of significant trees, because of concern for child safety, and the community did not ask for a road through this park

Mr. Stewart stated that if the Board does decide to remove the road from the park, the land use ordinance would need to be amended to change the street connectivity provisions and would require action by Chapel Hill and Orange County because this property is in the Joint Planning Area.

Mayor Chilton asked about shifting the Tripp Farm Road stub-out into private property.

It was the consensus of the Board to request additional information on lots adjoining the park property, the procedural steps needed if the Board wanted to remove the connector road, investigate the possibility of intermediate uses of the park property (walking trails, soccer). In addition, the Board requested that a further discussion of this matter be scheduled for early 2007 on how to proceed with the connector road issue.

DISCUSSION OF PLANNING BOARD RECOMMENDATION FOR A DEVELOPMENT MORATORIUM IN THE NORTHERN STUDY AREA

On October 3rd, the Board of Aldermen considered a proposal from the Planning Board and advisory board comments regarding a moratorium on rezonings, major subdivisions, and special and conditional use permit applications to be established in Carrboro's Northern Study Area. The Board of Aldermen referred the proposal to other advisory boards, neighboring governments, and the University of North Carolina at Chapel Hill. A resolution that provided an opportunity to respond to the Planning Board request was available for the Board's use.

Trish McGuire made the presentation.

Alderman Haven-O'Donnell stated that the New Horizons Task Force had received some emails from residents in support of the moratorium.

Alderman Gist stated that she was not in favor of a moratorium

Alderman Zaffron volunteered to work with the Chair of the Planning Board to develop a proposal for a process to study the NTA for the Board's review.

CONSIDERATION OF A CHARTER AMENDMENT CHANGING THE PROCESS FOR FILLING BOARD VACANCIES

The Board has had a number of discussions regarding the possibility of seeking a charter amendment from the General Assembly. An amendment has been proposed that would do the following:

- 1) If an unexpected Board vacancy left more than a year before the next general election, then the Board of Aldermen would call a special election to fill that vacancy until the next general election.
- 2) If an unexpected Board vacancy left less than a year before the next general election, then the Board would appoint someone to fill that vacancy until the next general election.

It was the consensus of the Board to reschedule this discussion for December 5th.

A DISCUSSION OF LEGISLATIVE ISSUES

The purpose of this agenda item was to facilitate a discussion of legislative issues to prepare for the upcoming long session of the NC General Assembly, which begins at noon on Wednesday, January 24, 2007. The Board may decide on which issues to include in the Town's legislative agenda packet for this session. The Board may also decide to invite the local delegation to come discuss some or all of the issues on the list with the Board prior to the beginning of the long session.

It was the consensus of the Board to reschedule this discussion for December 5th.

A REQUEST TO APPOINT THE BOARD OF ALDERMEN RETREAT PLANNING COMMITTEE AND TO CONFIRM THE RETREAT DATES

Each year, the Board of Aldermen conducts a retreat to set the direction for the Town and to develop goals. This agenda item provided the Board with an opportunity to appoint a Retreat Planning Committee and confirm the retreat dates.

The following resolution was introduced by Alderman Jacquelyn Gist and duly seconded by Alderman Randee Haven-O'Donnell.

A RESOLUTION ESTABLISHING A RETREAT COMMITTEE FOR THE 2007 BOARD OF ALDERMEN RETREAT AND FIXING THE DATES FOR THE RETREAT Resolution No. 68/2006-07

WHEREAS, the Board of Aldermen wish to move forward with planning their annual retreat,

NOW THEREFORE BE IT RESOLVED that January 28 and 29, 2007, are set for the retreat.

BE IT FURTHER RESOLVED that the following Aldermen are selected to serve on this year's Retreat Planning Committee which will work with staff to finalize an agenda proposal for the retreat and bring that agenda proposal back to the full Board for approval: Alderman Broun, Alderman Coleman and Mayor Chilton.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 14th day of November, 2006:

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

Noes: None

Absent or Excused: John Herrera

The Board requested that the town staff check to see if the retreat could be held at OWASA rather than the Homestead Community Center.

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY RANDEE HAVEN-O'DONNELL TO ADJOURN THE MEETING AT 10:24 P.M. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HERRERA)

Mayor

Town Clerk