

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, October 16, 2007 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

HIGHLAND HILLS APARTMENTS FIRE

Mr. Stewart recognized members of the Carrboro Fire and Rescue Dept. and Police Dept. for their outstanding work at the September 30th Highland Hills Apartments fire.

Mayor Chilton stated that the Board was tremendously proud of the Fire and Police Departments and stated that the Board was very saddened by the loss of life in that fire.

Alderman Haven-O'Donnell offered the Board's condolences to the family and friends of Gloria Suarez who lost her life in that fire.

Alderman Coleman read a quote from a news article about Ms. Suarez: "Gloria was a bridge builder between cultures, between language groups, and between people of all kinds. She was especially interested in the poor and children."

Mayor Chilton announced that there would be a benefit concert at Cats Cradle on Friday, October 19th to support those who suffered losses in the fire.

NAMING OF ELEMENTARY SCHOOL #10

The father of Misael Martinez thanked the community for its support of his son's memory.

Alderman Herrera stated that the Martinez family had approached him about naming the new elementary school in honor of their son.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO APPROVE THE OCTOBER 2, 2007 MINUTES. VOTE: AFFIRMATIVE ALL

A REQUEST TO APPROVE A RESOLUTION FOR THE ISSUANCE OF \$2,590,000 SIDEWALK BOND ANTICIPATION NOTES

A resolution representing the Board's formal authorization for the sale of \$2,590,000 in sidewalk bond anticipation notes to replace the existing bond anticipation notes and provide ongoing project funding is presented for board approval. This resolution will allow for the design, construction, and implementation of sidewalk and greenways projects approved by voters in November 2003 to continue.

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

RESOLUTION FOR THE ISSUANCE OF \$2,590,000 SIDEWALK BOND ANTICIPATION NOTES

Resolution No. 31/2007-08

WHEREAS:

At a referendum held on November 4, 2003, the voters of the Town of Carrboro, North Carolina, authorized the issuance of up to \$4,600,000 of Town general obligation bonds to pay costs of sidewalk and greenways projects

The Town has previously issued \$2,590,000 of "bond anticipation notes" to provide construction-period financing for certain sidewalk projects in anticipation of the later issuance of a portion of the bonds authorized at the 2003 referendum (the "Sidewalk Bonds").

The Town's Board of Aldermen has now determined to issue an additional series of bond anticipation notes to refinance the previously-issued bond anticipation notes at their upcoming maturity, and thereby continue preliminary funding for the sidewalk projects in anticipation of the later issuance of a portion of the Sidewalk Bonds.

BE IT THEREFORE RESOLVED by the Board of Aldermen of the Town of Carrboro, North Carolina, as follows:

1. Determination To Issue Notes -- The Town will issue and sell a single issue of general obligation sidewalk bond anticipation notes (the "Notes") in the aggregate principal amount of \$2,590,000. The Town will issue the Notes to refinance a series of bond anticipation notes previously issued, and thereby continue construction-period financing for sidewalk projects in anticipation of the later issuance of a portion of the previously-authorized Sidewalk Bonds.

2. Payment and Other Details of the Notes -- The Notes will be designated "General Obligation Sidewalk Bond Anticipation Notes, Series 2007B." The Notes will be dated the date of their initial execution and delivery, will be in a minimum denomination of \$100,000, will be numbered from R-1 upward and will mature on August 27, 2008, without option of prior payment. The Notes will bear interest from their date at such rate or rates as will be determined at the time of sale, payable at maturity on the basis of a 360-day year consisting of twelve 30-day months.

3. Pledge of Faith, Credit and Taxing Power -- The Town's full faith and credit are hereby irrevocably pledged for the payment of the principal of and interest on the Notes. Unless other funds are lawfully available and appropriated for timely payment of the Notes, the Board will levy and collect an annual ad valorem tax, without restriction as to rate or amount, on all locally taxable property in the Town sufficient to pay the principal of and interest on the Notes as the same become due. In addition, the proceeds of the Sidewalk Bonds are also hereby pledged for the payment of the Notes, and the Notes shall be retired from proceeds of the Sidewalk Bonds as the first priority.

4. Form of Notes -- The Notes will be fully-registered as to principal and interest, and in substantially the form set out in Exhibit A. The Notes must be signed by the manual or facsimile signature of the Board's Mayor or Mayor Pro Tem or the Town Manager. The Town's seal must be affixed thereto or a facsimile thereof printed thereon and attested by the manual or facsimile signature of the Board's Clerk or any Assistant or Deputy Clerk. No Note will be valid unless at least one signature appearing on such Note (which may be the signature of the LGC official required by law) is manually applied.

5. Finance Officer as Registrar; Payments to Registered Owners -- The Town's Finance Officer is appointed Registrar for the Notes. As Registrar, the Finance Officer will maintain appropriate books and records of the ownership of the Notes. The Town will treat the registered owner of each Note as the person exclusively entitled to payment of principal and interest and the exercise of all rights and powers of the owner, except that principal and interest on the Notes will be paid at maturity to the persons shown as owners on the Town's registration books on August 1, 2008.

6. Advertising Notes for Sale -- The Finance Officer, in collaboration with the LGC, is authorized and directed to take all proper steps to advertise the Notes for sale in accordance with standard LGC procedures, including through the use of a "Notice of Sale" document in the LGC's customary form. The Finance Officer is authorized and directed to review and approve a form of Notice of Sale as such officer may determine to be in the Town's best interest. Any previous actions to that end are ratified and confirmed.

7. LGC To Sell Notes -- The Town asks the LGC to sell the Notes, to receive and evaluate bids and to award the Notes pursuant to the best bid received.

8. Town Manager and Others Authorized To Complete Closing -- After the sale of the Notes, the Town Manager and all other Town officers and employees are authorized and directed to take all proper steps to have the Notes prepared and executed in accordance with their terms and to deliver the Notes to the purchaser upon payment for the Notes.

The Town Manager is authorized and directed to hold the executed Notes, and any other documents authorized or permitted by this resolution, in escrow on the Town's behalf until the conditions for the delivery of the Notes and other documents have been completed to the Town Manager's satisfaction, and thereupon to release the executed Notes and other documents for delivery to the appropriate persons or organizations.

Without limiting the generality of the foregoing, this authorization and direction is specifically extended to authorize the Town Manager to approve changes to any documents or closing certifications previously signed by Town officers or employees, provided that the Notes must be in substantially the form approved by this resolution and that any such changes must not substantially alter the intent of such certificates from that expressed in the forms of such certificates as executed by such officers or employees. The Town Manager's authorization of the release of any such document for delivery will constitute conclusive evidence of such officer's approval of any such changes.

9. Resolutions As To Tax Matters -- The Town will not take or omit to take any action the taking or omission of which will cause the Notes to be "arbitrage bonds," within the meaning of Section 148 of the "Code" (as defined below), or "private activity bonds" within the meaning of Code Section 141, or otherwise cause interest on the Notes to be includable in gross income for federal income tax purposes. Without limiting the generality of the foregoing, the Town will comply with any Code provision that may require the Town at any time to pay to the United States any part of the earnings derived from the investment of the proceeds of the Notes, and the Town will pay any such required rebate from its general funds. For the purposes of this resolution, "Code" means the United States Internal Revenue Code of 1986, as amended, including applicable Treasury regulations.

10. Notes Are “Bank-Qualified” Obligations -- The Town designates the Notes as "qualified tax-exempt obligations" for the purpose of Code Section 265(b)(3), which relates to the deductibility of certain interest payments made by certain financial institutions.

11. Book-Entry System for Note Registration -- The Notes will be issued by means of a book-entry system, with one note certificate immobilized at The Depository Trust Company, New York, New York ("DTC"), and not available for distribution to the public. The book-entry system for registration will operate in accordance with DTC's usual operating procedures. The Town will pay principal and interest on the Notes to DTC or its nominee as registered owner of the Notes. The Town will not be responsible or liable for transfer of payments to parties other than DTC or for maintaining, supervising or reviewing the records maintained by DTC or any other person related to the Notes. The Town may elect to discontinue the book-entry system with DTC. The Town Manager is authorized and directed to enter into any agreements such officer deems appropriate to put into place the book-entry system with DTC.

12. Miscellaneous provisions -- All Town officers and employees are authorized and directed to take all such further action as they may consider necessary or desirable in connection with the furtherance of the purposes of this resolution. All such prior actions of the Town officers and employees are ratified, approved and confirmed. Upon the absence, unavailability or refusal to act of the Mayor, the Town Manager or the Finance Officer, any of such persons may assume any responsibility or carry out any function assigned to any other officer in this resolution. All other resolutions, or parts thereof, in conflict with this resolution are repealed, to the extent of the conflict. This resolution takes effect immediately.

No. R-1

\$2,590,000

UNITED STATES OF AMERICA

STATE OF NORTH CAROLINA

TOWN OF CARRBORO

General Obligation Sidewalk Bond Anticipation Note, Series 2007B

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
_____ %	August 27, 2008	December 4, 2007	144 420 XXX

REGISTERED OWNER: ***CEDE & CO.*******

PRINCIPAL AMOUNT: ** TWO MILLION FIVE HUNDRED NINETY THOUSAND DOLLARS (\$2,590,000)******

THE TOWN OF CARRBORO, NORTH CAROLINA (the "Town"), for value received, acknowledges itself indebted and promises to pay to the registered owner hereof, or registered assigns or legal representative, the principal amount stated above on the maturity date stated above, without option of prior payment, together with interest on the unpaid principal from the date of this Note until payment of the entire principal sum at the annual rate of ____% (calculated on the basis of a 360-day year consisting of twelve 30-day months).

This Note constitutes the entire issue of the Town's \$2,590,000 General Obligation Sidewalk Bond Anticipation Notes, Series 2007B (the "Notes"). The Notes have been authorized and are issued pursuant to a resolution adopted by the Town's governing Board of Aldermen on October 16, 2007, and the Constitution and laws of the State of North Carolina, including The Local Government Bond Act. The Notes have been authorized and are issued to provide funds, together with other available funds, to pay capital costs of sidewalk projects in anticipation of the issuance of certain Town general obligation bonds (the "Bonds") previously authorized for such purpose.

The Town's full faith and credit are irrevocably pledged for the payment of the principal of and interest on the Notes. In addition, the proceeds of the Bonds are also pledged for the payment of the Notes, and the Notes shall be retired from the Bond proceeds as the first priority.

The Notes are issued by means of a book-entry system, with one note certificate for the single maturity immobilized at The Depository Trust Company, New York, New York ("DTC"), and not available for distribution to the public. Transfer of beneficial ownership interests in the Notes in the minimum denomination of \$100,000 will be effected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. Principal and interest on the Notes are payable by the Town only to DTC or its nominee as registered owner of the Notes. The Town is not responsible or liable for transfers of ownership or payments or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

If (a) DTC determines not to continue to act as securities depository for the Notes or (b) the Town so elects, the Town will discontinue the book-entry system with DTC. If the Town fails to identify another

qualified securities depository to replace DTC, the Town will deliver replacement Notes in the form of fully-registered certificates.

The Town Finance Officer has been appointed Registrar for the Notes. As Registrar, the Finance Officer will maintain appropriate books and records of the ownership of the Notes. The Town will treat the registered owners of the Notes as the persons exclusively entitled to payment of principal and interest and the exercise of all rights and powers of the owner, except that principal and interest on the Notes will be paid at maturity to the persons shown as owners on the Town's registration books on August 1, 2008.

The Town has designated the Notes as "qualified tax-exempt obligations" for the purpose of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

The Town intends that North Carolina law will govern the terms of this Note.

All acts, conditions and things required by the Constitution and laws of the State of North Carolina to happen, exist or be performed precedent to and in the issuance of this Note have happened, exist and have been performed, and the issue of Notes of which this Note is one, together with all other Town indebtedness, is within every debt and other limit prescribed by the Constitution and laws of the State of North Carolina.

IN WITNESS WHEREOF, the Town of Carrboro, North Carolina, has caused this Note to be signed by its Mayor, the Town's seal to be affixed hereto and attested by the Town Clerk, and this Note to be dated December 4, 2007.

[SEAL]

ATTEST:

[Exhibit Only - Do Not Sign]

Sarah C. Williamson
Town Clerk
Town of Carrboro, North Carolina

[Exhibit Only - Do Not Sign]

Mark Chilton
Mayor
Town of Carrboro, North Carolina

The Notes of which this Note is one have been approved by the North Carolina Local Government Commission in accordance with the Local Government Bond Act.

s/T. Vance Holloman
Secretary, North Carolina
Local Government Commission

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sell(s), assign(s) and transfer(s) unto

(Please print or type transferee's name and address, including zip code)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OR TRANSFEREE:

the within note and all rights thereunder, hereby irrevocably constituting and appointing _____, Attorney, to transfer said note on the books kept for the registration thereof, with full power of substitution in the premises.

Dated: _____

<p>Signature Guaranteed:</p> <p>_____</p> <p>NOTICE: Signature(s) must be guaranteed by a participant in the Securities Transfer Agent Medallion Program ("STAMP") or similar program</p>	<p>_____</p> <p>(Signature of Registered Owner)</p> <p>NOTICE: The signature above must correspond with the name of the registered owner as it appears on the front of this note in every particular without alteration or enlargement or any change whatsoever.</p>
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The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 16th day of October 2007:

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

Noes: None

Absent or Excused: None

TOWN CODE AMENDMENT TO CHANGE THE SPEED LIMIT ON A PORTION OF NORTH GREENSBORO STREET

Town staff has prepared an amendment to the Town Code for the speed limit on a portion of North Greensboro Street. The town staff recommended that the Board of Aldermen adopt the ordinance amending the Town Code.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADOPT THE ORDINANCE ENTITLED, "AN ORDINANCE AMENDING CHAPTER 6 OF THE CARRBORO TOWN CODE RELATED TO SPEED LIMITS." VOTE: AFFIRMATIVE ALL

APPOINTMENTS TO THE BOARD OF ADJUSTMENT

The Mayor and Board of Aldermen considered making appointments to the Board of Adjustment.

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

**A RESOLUTION MAKING APPOINTMENTS TO THE BOARD OF ADJUSTMENT
Resolution No. 35/2007-2008**

WHEREAS, there are two (2) vacant in-town seats on the Board of Adjustment; and

WHEREAS, these seats were advertised and applications were received from Catherine DeVine and Sriv Navaratnam; and

WHEREAS, these applications were forwarded to the Chair of the Board of Adjustment for review and consideration.

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

Section 1. The Board hereby makes the following appointments to the Board of Adjustment:

APPOINTEE	TERM EXPIRATION
Catherine DeVine	February 2009
Sriv Navaratnam	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 16th day of October 2007:

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

Noes: None

Absent or Excused: None

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

**A RESOLUTION REQUESTING AN APPOINTMENT TO A
TRANSITION AREA SEAT ON THE CARRBORO BOARD OF ADJUSTMENT
Resolution No. 36/2007-2008**

WHEREAS, as a result of a vacancy, it is necessary to appoint a person to a seat reserved on the Carrboro Board of Adjustment for persons residing within the town's Transition Area; and

WHEREAS, by state statute and town ordinance, the Orange County Board of Commissioners initially has the authority and responsibility to appoint Transition Area members to the town's Board of Adjustment.

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

Section 1. The Orange County Board of Commissioners is respectfully requested to appoint the following individual to a Transition Area seat on the Carrboro Board of Adjustment, whose term will expire in February 2010:

Mr. John Gant
1004 Karen Woods Road
Chapel Hill, N.C. 27516

Section 2. If the Orange County Board of Commissioners fails to appoint persons willing to serve in the capacity described above within 90 days after receiving this resolution, then the Carrboro Board of Aldermen may make this appointment.

Section 3. The Town Clerk shall send a copy of this resolution to the Orange County Manager.

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 16th day of October 2007:

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

Noes: None

Absent or Excused: None

REQUEST TO SET A PUBLIC HEARING ON AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO MODIFY SIGHT DISTANCE REQUIREMENTS

A draft ordinance that modifies the sight distance requirement at intersections has been prepared. As it is necessary for the Board of Aldermen to receive public comment on changes to the text of the land use ordinance prior to taking action, a resolution that sets the public hearing for November 27, 2007 on the draft ordinance and refers the ordinance for Orange County and advisory board review was recommended for the Board's adoption.

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

**A RESOLUTION CALLING A PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT
RELATING TO SIGHT DISTANCES AT INTERSECTIONS
Resolution No. 33/2007-08**

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to consider modifications to existing policies and regulations; and

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen calls a public hearing on November 27, 2007 to consider adopting "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO SIGHT DISTANCES AT INTERSECTIONS."

BE IT FURTHER RESOLVED that the draft ordinance is referred to Orange County for review per the Joint Planning Agreement and to the Town of Carrboro Planning Board for its recommendations.

BE IT FURTHER RESOLVED that the draft ordinance is also referred to the following advisory boards and commissions for consideration and recommendation prior to the specified public hearing date:

- | | |
|---|--|
| <input type="checkbox"/> Appearance Commission | <input type="checkbox"/> Recreation and Parks Commission |
| <input checked="" type="checkbox"/> Transportation Advisory Board | <input type="checkbox"/> Northern Transition Area Advisory Committee |
| <input type="checkbox"/> Environmental Advisory Board | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Economic Sustainability Commission | <input type="checkbox"/> _____ |

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 16th day of October 2007:

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

Noes: None

Absent or Excused: None

REQUEST TO SET A PUBLIC HEARING ON ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ALLOW LIMITED RETAIL AND OFFICE USES IN THE WM-3 DISTRICT

A draft ordinance that would allow additional uses in the WM-3 zoning district has been prepared. As it is necessary for the Board of Aldermen to receive public comment on changes to the text of the ordinance prior to taking action, a resolution that sets the public hearing for November 27, 2007 on the draft ordinance and refers the ordinance for Orange County and advisory board review was recommended for the Board's adoption.

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

**A RESOLUTION CALLING A PUBLIC HEARING ON A LAND USE ORDINANCE TEXT AMENDMENT TO ALLOW LIMITED RETAIL AND OFFICE USES IN THE WM-3 ZONING DISTRICT
Resolution No. 34/2007-08**

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to consider modifications to existing policies and regulations;

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen calls a public hearing on November 27, 2007 to consider adopting "AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ALLOW LIMITED RETAIL AND OFFICE USES IN THE WM-3 ZONING DISTRICTS."

BE IT FURTHER RESOLVED that the draft ordinance is referred to Orange County for review per the Joint Planning Agreement and to the Town of Carrboro Planning Board for its recommendations.

BE IT FURTHER RESOLVED that the draft ordinance is also referred to the following advisory boards and commissions for consideration and recommendation prior to the specified public hearing date:

- | | |
|---|--|
| <input type="checkbox"/> Appearance Commission | <input type="checkbox"/> Recreation and Parks Commission |
| <input type="checkbox"/> Transportation Advisory Board | <input type="checkbox"/> Northern Transition Area Advisory Committee |
| <input type="checkbox"/> Environmental Advisory Board | <input checked="" type="checkbox"/> North Carolina Division of Water Quality |
| <input type="checkbox"/> Economic Sustainability Commission | <input type="checkbox"/> _____ |

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 16th day of October 2007:

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

Noes: None

Absent or Excused: None

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO ENTER INTO AN AGREEMENT WITH NCDOT TO PERFORM BRIDGE INSPECTIONS

The purpose of this item was to have the Carrboro Board of Aldermen authorize the Town Manager to enter into an agreement with the North Carolina Department of Transportation (NCDOT) for bridge inspection work.

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

**A RESOLUTION AUTHORIZING THE TOWN MANAGER TO ENTER INTO
A MUNICIPAL AGREEMENT WITH NCDOT
TO PERFORM BRIDGE INSPECTIONS
Resolution No. 37/2007-08**

WHEREAS, the Town of Carrboro has requested the Department of Transportation to perform certain work under the Federal-Aid Highway Bridge Replacement Program. This work will consist of the re-inspection and analysis of all public bridges on the municipal street system in the Town of Carrboro; and

WHEREAS, the Town of Carrboro proposes to enter into an agreement with the North Carolina Department of Transportation for said work wherein the Department of Transportation or a consulting engineering firm retained by the Department of Transportation will re-inspect and prepare the necessary reports for all public bridges on the Municipal Street System in accordance with the National Bridge Inspection Standards; and

WHEREAS, under the proposed agreement the Federal Highway Administration shall reimburse the Department of Transportation for eighty (80) percent of the cost of the work subject to compliance with all applicable federal policy and procedural rules and regulations; and

WHEREAS, under the proposed agreement the Town of Carrboro shall reimburse the Department of Transportation for all costs of the work incurred by the Department of Transportation not paid by the Federal Highway Administration,

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

Section 1. That the agreement for the hereinabove referenced bridge inspection work is hereby formally approved by the Town of Carrboro and the Town Manager and Town Clerk of this municipality are hereby empowered to sign and execute the required agreement between the Town of Carrboro and the Department of Transportation.

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 16th day of October 2007:

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

Noes: None

Absent or Excused: None

REQUEST TO SET JOINT PLANNING PUBLIC HEARINGS AND ASSEMBLY OF GOVERNMENTS MEETING DATES FOR 2008

The Mayor and Board of Aldermen are requested to adopt the attached resolution setting Joint Planning Public Hearings and Assembly of Governments meeting dates for 2008.

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

A RESOLUTION SETTING
JOINT PLANNING PUBLIC HEARING DATES
AND ASSEMBLY OF GOVERNMENT MEETING DATES FOR 2008
Resolution No. 41/2007-08

BE IT RESOLVED by the Board of Aldermen of the Town of Carrboro to set Joint Planning Public Hearing dates for:

Thursday, April 29th
Thursday, October 23rd

BE IT FURTHER RESOLVED that Assembly of Governments meetings be set for:

Thursday, March 31st
Thursday, September 18th

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 16th day of October 2007:

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

Noes: None

Absent or Excused: None

A REVIEW OF AFFORDABLE HOUSING FOR THE ROBERSON SQUARE MIXED USE BUILDING CONDITIONAL USE PERMIT PROJECT

Because the Roberson Square Mixed Use Building project has not committed to reserving 15% of its units as affordable, Section 15-54.1 of the Land Use Ordinance requires that the applicant participate in an Affordable Housing Review Meeting with the Board of Aldermen before project review may continue. The Board of Aldermen was asked to review the affordable housing component of the Roberson Square project.

Julia Young, representing Darcon, the developer of Roberson Square project, asked that the Board consider a payment in lieu for two of the affordable units.

Robert Dowling explained what method had been used by the Greenbridge development in Chapel Hill to make the affordable housing condominiums affordable. He also recommended that the Board consider allowing the developer of Roberson Square to sell three affordable condominium units to low-income individuals. However, the Board may want to consider accepting a payment-in-lieu for one or more of the one bedroom condos.

Gary Kramling, a Carrboro resident, stated that he supported having homeowners association fees based on a sliding scale or using a transfer fee as a reasonable way to bring affordable housing to Carrboro. He stated that with the land costs, structured parking, providing affordable housing and other costs, there is no option to developers but to provide high end units to offset any affordable units they have to provide. He presented spreadsheets based on income and housing costs for affordable housing.

Mayor Chilton proposed that he and Alderman Zaffron meet with town staff and Robert Dowling to discuss various policies about when to and when to accept payment-in-lieu of affordable housing.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOHN HERRERA TO ASK THE ROBERSON SQUARE DEVELOPER TO WORK WITH THE TOWN STAFF AND ROBERT DOWLING TO EXPLORE THE INTERNAL SUBSIDY MECHANISM THAT HAS BEEN USED IN RECENT DEVELOPMENTS AND TO ASK THAT THE APPLICANT AND OCHLT RETURN TO THE BOARD OF ALDERMEN WITH IDEAS ABOUT HOW TO PROCEED. AFFIRMATIVE SIX, NEGATIVE ONE (GIST)

Alderman Coleman asked that, if the Greenbridge model works out, town staff become familiar with that model so that that information could be shared with developers. He also requested that the Board consider Mr. Kramling's information when the Board discusses the affordable housing topic.

REQUEST FOR TRAFFIC CALMING ON OAK AVENUE

Residents of Oak Avenue have submitted a petition under the Town's Residential Traffic Management Plan requesting traffic calming between Weaver Street and Poplar Avenue. The staff recommendation and the Transportation Advisory Board recommendation were provided.

Adena Messinger, the town's Transportation Planner, made the presentation.

Chris Frank, a resident of Oak Avenue, stated that considering Oak Avenue a collector street is an error because of the narrow width of this street, and asked for the Board's assistance in slowing traffic down. He suggested that strips be painted on each side of Oak Avenue like those on Poplar Avenue.

George Seiz, the town's Public Works Director, explained the differences in the speed tables on High Street and Lake Hogan Farms.

Arlene Furman and her husband Jack, residents of 203 Oak Avenue, asked that something to be done to slow traffic and stated that she would not be opposed to having the speed table placed in front of their house.

A resident of Oak Avenue (name not given) encouraged the installation of a speed table to slow traffic down. She spoke in favor of the use of planters and stated that she would be in favor of textured surface entrances.

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

A RESOLUTION ENDORSING TRAFFIC MANAGEMENT ON OAK AVENUE BETWEEN WEAVER AND POPLAR STREETS Resolution No. 30/2006-07

WHEREAS, the Carrboro Board of Aldermen has adopted the Residential Traffic Management Plan, and

WHEREAS, the residents of the 100 and 200 block of Oak Ave. have submitted a valid petition requesting the implementation of traffic calming, and

WHEREAS, traffic volume and speed on Oak Ave. have been measured by town staff and the road is on the borderline for qualifying for Stage II traffic calming based on the criteria in the Residential Traffic Management Plan,

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

1. That the Board of Aldermen endorses additional enforcement for Oak Avenue.
2. The Board of Aldermen directs staff to work with residents to implement a neighborhood awareness campaign directed at all users of Oak Avenue.
3. That the Board of Aldermen ask the town staff to explore the narrowing down of the entrance to Oak Avenue off of North Greensboro, providing that the measure allows for school bus access.
4. That a speed table be installed on Oak Avenue using the High Street design.
5. That the town staff explore striping along both sides of Oak Avenue.
6. 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 16th day of October 2007:

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

Noes: None

Absent or Excused: None

DISCUSSION OF A MECHANISM TO REPLACE SPECIMEN TREES

Alderman Coleman asked that the town staff consider a mechanism whereby specimen trees that are removed from a development site could either be replaced with new trees on the site or that the developer would see that replacement trees were planted in a different location.

REVISION OF LAND USE ORDINANCE TO ENCOURAGE LOW WATER USAGE PLANTINGS

Alderman Gist asked if the town staff had scheduled a Board discussion of amending the land use ordinance to include alternatives to grass in new developments.

Mr. Stewart stated that this item has not yet been scheduled because the Planning Dept. is currently trying to wrap up the work of NSAPIRC.

Mayor Chilton stated that the OWASA Board of Directors will be considering implementation of a Stage II Water Shortage later this week and would further reduce the outside use of water. He suggested that the OWASA Board consider adopting suggested targets for what is appropriate water for households to be using.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADJOURN TO CLOSED SESSION TO DISCUSS A PENDING CRIMINAL INVESTIGATION. VOTE: AFFIRMATIVE ALL

SALARY INCREASE FOR THE TOWN MANAGER

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY ALEX ZAFFRON TO GRANT THE TOWN MANAGER A 5 ½% SALARY INCREASE EFFECTIVE RETROACTIVE TO SEPTEMBER 15, 2007. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN TO ADJOURN THE MEETING AT 10:10 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk