

A worksession of the Carrboro Board of Aldermen was held on Tuesday, May 11, 2010 in the Board Room of the Carrboro Town Hall.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Joal Hall Broun (arrived at 7:34 p.m.)
	Dan Coleman
	Jacquelyn Gist
	Randee Haven-O'Donnell
	Lydia Lavelle
	Sammy Slade
Town Manager	Steven E. Stewart
Town Clerk	Sarah C. Williamson
Town Attorney	Michael B. Brough

APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY SAMMY SLADE TO APPROVE THE APRIL 20, 2010 MINUTES. VOTE: AFFIRMATIVE SIX, ABSENT ONE (BROUN)

A RESOLUTION APPROVING THE 2010-11 HOME PROGRAM ACTION PLAN

The purpose of this item was to request that the Board of Aldermen adopt a resolution approving the 2010-2011 Orange County Home Program Design and updating the 2010-2015 Consolidated Plan for Orange County.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Sammy Slade.

A RESOLUTION APPROVING THE ORANGE COUNTY FY 2010-2011
HOME PROGRAM DESIGN AND
THE ANNUAL UPDATE OF THE CONSOLIDATED PLAN
Resolution No. 145/2009-10

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. As members of the Orange County HOME Consortium, the Board of Aldermen of the Town of Carrboro hereby approve the following activities for the 2010-2011 HOME Program and approves the update of the consolidated plan to include the 1010-11 HOME Program Plan. This plan establishes the priorities for the use of the funds and a description of housing and community development activities in Orange County.

The HOME Program Review Committee proposes the following one-year plan for 2010-2011:

1. ARC of North Carolina: \$150,000

(Requested Amount: \$400,000)

Funds would be allocated to the ARC of North Carolina to construct a six-unit apartment building for adults with developmental disabilities. The building would be located in the Meadowmont development and would consist of four one-bedroom/one-bathroom apartments and two, two-bedroom/two-bathroom apartments.

2. Habitat for Humanity: \$150,000

(Requested Amount: \$300,000; 2009-2010 Allocation: \$250,000)

The Committee recommends allocating \$150,000 to Habitat for Humanity to provide deferred payment, zero-interest second mortgages for homebuyers in the Phoenix Place Subdivision in Chapel Hill. The homes would be sold to households earning less than 60% of the area median income.

3. Comprehensive Rehabilitation: \$124,312

(Requested Amount: \$124,312)

Funds would be used to provide deferred loans to rehabilitate low-income owner-occupied housing in Orange County. The program would be administered by the Orange County Department of Housing and Community Development.

4. InterFaith Council for Social Services (IFC): \$115,000

(Requested Amount: \$300,000; 2009-2010 Allocation: \$185,000)

The Review Committee also recommends allocating \$115,000 to the IFC for infrastructure and predevelopment costs related to the development of a 50-plus bed transitional housing facility for homeless men. The facility is proposed to be located on a 1.66-acre of property located on Martin Luther King, Jr. Boulevard. The preliminary Community Development plan also includes \$100,000 for this request.

5. Inter-Church Council Housing Corporation (InChuCo): \$100,000

(Requested Amount: \$298,718 of HOME and Community Development funds)

The Committee recommends allocating funds to the InChuCo to renovate the Elliott Woods and Chase Park affordable rental apartments. The preliminary Community Development Program plan also includes \$80,000 for this project.

6. EmPOWERment, Inc.: \$75,000

(Requested Amount: \$155,000)

The Committee proposes to allocate \$75,000 to EmPOWERment to purchase a property in the Northside neighborhood that would be preserved for affordable rental housing.

7. Community Home Trust: \$105,000

(Requested Amount: \$105,000; 2009-2010 Allocation: \$169,033)

The Review Committee proposes to allocate funds to the Community Home Trust for the following activities:

- Homeownership Assistance (\$75,000) – Funds would be used to assist first time homebuyers earning less than 80% of the area median income to purchase Land Trust homes throughout Orange County. The preliminary Community Development plan also includes \$90,000 for this request.
- Operational Support (\$30,000) - The Committee recommends allocating \$30,000 to the Community Home Trust for administrative expenses related to implementing its HOME Program funded projects. As a designated Community Housing Development Organization for the HOME Program, the Land Trust is eligible to receive funds for administration of a housing program.

8. Administration: \$72,827

(2009-2010 Allocation: \$73,331)

Funds for administration of the HOME Program would be allocated to the Orange County Housing and Community Development Department.

Housing projects funded with Orange County HOME Program funds are subject to the County's 99-year long-term affordability policy, and must remain affordable for 99 years. Orange County records deed restrictions on the property with the Register of Deeds for affordable housing projects.

Section 2. The Town Manager is hereby designated as the authorized representative of the Town to act in connection with the submission of this plan and to provide such additional information as may be required by the U.S. Department of Housing and Urban Development.

Section 3. This resolution shall become effective upon adoption.

The following resolution having been submitted to a vote received the following vote and was duly adopted this 11th day of May 2010:

Ayes: Dan Coleman, Sammy Slade, Lydia Lavelle, Mark Chilton, Jacquelyn Gist, Randee Haven-O'Donnell

Noes: None

Absent or Excused: Joal Hall Broun

A REPORT FROM UNC CAPSTONE GROUP ON HOMEOWNERS' ASSOCIATION IMPACTS ON SUSTAINABILITY PRACTICES IN CARRBORO

The purpose of this agenda item was for the Board to receive a copy of the report prepared by Professor Greg Gangi's student Capstone group concerning the impact of HOA regulations on sustainability practices in Carrboro.

Alderman Coleman pointed out that the report from Professor Greg Gangi's student group was not yet complete, but that he would forward it to the Board when it becomes available.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Sammy Slade.

**A RESOLUTION ACCEPTING THE REPORT FROM THE
UNC CAPSTONE GROUP ON HOMEOWNER'S ASSOCIATION
IMPACTS ON SUSTAINABILITY PRACTICES**

Resolution No. 148/2009-10

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. The Board of Aldermen receives the report from Professor Greg Gangi's student Capstone group.

Section 2. The Board of Aldermen refers the report to town staff with instructions to prepare recommendations for implementation of Chapter 427 of the 2009 Session Laws and recommendations on how the report can be made available to and helpful to residents.

Section 3. This resolution shall become effective upon adoption.

The following resolution having been submitted to a vote received the following vote and was duly adopted this 11th day of May 2010:

Ayes: Dan Coleman, Sammy Slade, Lydia Lavelle, Mark Chilton, Jacquelyn Gist, Randee Haven-O'Donnell

Noes: None

Absent or Excused: Joal Hall Broun

A RESOLUTION AFFIRMING THE RIGHT TO REPRODUCTIVE HEALTH CARE

The purpose of this agenda item was for the Board to consider a resolution affirming the right to reproductive health care.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Lydia Lavelle.

A RESOLUTION AFFIRMING THE RIGHT TO REPRODUCTIVE HEALTH CARE AND REJECTING REP. PAUL STAM'S INTRUSION INTO MUNICIPAL AFFAIRS REGARDING THIS MATTER Resolution No. 147/2009-10

WHEREAS, the Carrboro Board of Aldermen supports all efforts to afford equal protection under the law to Carrboro citizens regardless of race, religion, gender, disability, sexual orientation, identity or expression; and

WHEREAS, the Carrboro Board of Aldermen affirms protecting women's reproductive rights which are protected under United States law but remain under assault by forces which oppose gender equity; and

WHEREAS, a woman's right to choose whether to bear a child is protected under the constitutional right to privacy, as held by the United States Supreme Court; and

WHEREAS, it is a woman's right to have access to and be knowledgeable about affordable contraceptives and the ability to have a safe, legal abortion if she so chooses; and

WHEREAS, the Carrboro Board of Aldermen affirms that women have the right to control their own bodies and health care, including contraception and reproductive issues; and

WHEREAS, the Carrboro Board of Aldermen affirms that issues regarding reproductive rights and health are confidential and should be made by a woman in consultation with her doctor, not by a legislative body; and

WHEREAS, N.C. Rep. Paul Stam has falsely asserted that the 1981 case of *Stam v. State of North Carolina* stands for the proposition that "including elective abortion is beyond the statutory authority of city government," and has misconstrued the court's holding, pronouncing that "any North Carolina county ... must refuse to fund medically unnecessary abortions under the precedent of *Stam v. State*;" and

WHEREAS, in fact, the holding in *Stam v. State of North Carolina* dealt with the narrow question of whether medically unnecessary abortions should be covered under certain social service programs.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. The Board of Aldermen rejects this intrusive suggestion of N.C. Rep. Paul Stam, relying on a misinterpretation of the holding of *Stam v. North Carolina* and other hypotheses, that municipalities "must refuse to fund medically unnecessary abortions."

Section 2. The Board of Aldermen continues to support a women's constitutional right to privacy, pursuant to the law of the land as articulated by our United States Supreme Court.

Section 3. The Board of Aldermen resolves that the Town of Carrboro will endeavor to provide Town employees with health insurance coverage that covers the full range of reproductive services.

The following resolution having been submitted to a vote received the following vote and was duly adopted this 11th day of May 2010:

Ayes: Dan Coleman, Sammy Slade, Lydia Lavelle, Mark Chilton, Jacquelyn Gist, Randee Haven-O'Donnell

Noes: None

Absent or Excused: Joal Hall Broun

[Alderman Broun arrived at the meeting.]

PRESENTATION OF MANAGER'S RECOMMENDED BUDGET FOR FY2010-11

By state law, the Town Manager is responsible for submitting a balanced budget for the Carrboro community to the Mayor and Board of Aldermen by June 1st. Tonight, the Board was presented with the FY2010-11 Recommended Budget. The recommended budget is submitted earlier than required by law so that the Board and community have sufficient time to discuss the initiatives proposed in the budget.

Mr. Stewart presented his recommended budget for Fiscal Year 2010-11.

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

A RESOLUTION COMMENDING THE TOWN STAFF
Resolution No. 152/2009-10

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. On behalf of the citizens of Carrboro, the Board of Aldermen hereby commends the Town Manager and town staff for its hard work, creativity, and dedication to keeping Carrboro a great and affordable place to live.

Section 2. The Board recognizes the challenges presented by the current fiscal climate.

Section 3. This resolution shall be communicated to all town staff members.

Section 4. This resolution shall become effective upon adoption.

The following resolution having been submitted to a vote received the following vote and was duly adopted this 11th day of May 2010:

Ayes: Dan Coleman, Sammy Slade, Lydia Lavelle, Mark Chilton, Joal Hall Broun, Jacquelyn Gist, Randee Haven-O'Donnell

Noes: None

Absent or Excused: None

Alderman Gist requested that the Board be kept apprised of Orange County's action relating to human service funding.

WORKSESSION ON THE FY10-11 RECOMMENDED BUDGET

The purpose of this agenda item was to begin budget discussions.

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY JACQUELYN GIST TO RESCHEDULE THE BUDGET WORKSESSION FOR MAY 25, 2010 FOLLOWING THE PUBLIC HEARINGS. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOAL HALL BROUN AND SECONDED BY JACQUELYN GIST TO ADJOURN TO CLOSED SESSION TO DISCUSS A PERSONNEL MATTER. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY JOAL HALL BROUN TO ADJOURN THE MEETING AT 8:35 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk