

A public hearing of the Carrboro Board of Aldermen was held on Tuesday, May 25, 2010 in the Board Room of the Carrboro Town Hall.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Joal Hall Broun
	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

REQUEST TO SCHEDULE REPORTS ON BOLIN CREEK

Alderman Haven-O'Donnell stated that the Friends of Bolin Creek would like to give the Board a brief report on the status of the Bolin Creek restoration project.

MOTION WAS MADE BY RANDEE HAVEN-O'DONNELL AND SECONDED BY JACQUELYN GIST TO SCHEDULE THE REPORT FROM THE FRIENDS OF BOLIN CREEK AND AN UPDATE ON THE BOLIN CREEK GREENWAY FOR JUNE 15TH. VOTE: AFFIRMATIVE ALL

A PUBLIC HEARING ON THE FY2010-11 MANAGER'S RECOMMENDED BUDGET

The Board of Aldermen, prior to adopting the budget, is required by G.S. 159-15 (b) to schedule a public hearing. The public hearing is designed to receive community input on the Manager's recommended budget for the upcoming fiscal year. Following the budget hearing, the Board was requested to provide direction to the Town Manager for the final budget to be adopted on June 15th.

Allison DeMarco with Orange County Justice United, thanked the town for the steps it has taken, but stated that they believe the \$11.78 as recommended by the Town Manager is not sufficient to represent the cost of living in Carrboro, and suggested that the town approve the \$13.00/hour figure as recommended by Justice United. She asked that the Board consider the rising cost of living in Carrboro and that an indexing mechanism be added to ensure that wages are adjusted annually to the cost of living.

Robert Dowling with Community Home Trust thanked the Board for the town's support of the home trust.

PUBLIC HEARING ON THE LITCHFIELD AIS CONDITIONAL USE PERMIT

Homestead Partners, LLC, as represented by Phil Post and Associates, has submitted an application for the construction of a 34-dwelling unit subdivision located at 900, 904 & 906 Homestead Road. The Conditional Use Permit, if approved, would allow the creation of 24 single-family-detached units, and 8 duplex units (to be combined with an existing duplex on site) yielding 34 dwelling units. The plan includes associated infrastructure such as utilities and publicly dedicated streets.

Jeff Kleaveland, one of the town's Zoning Development Specialists, was sworn in and made the presentation.

Tim Smith with Phil Post and Associates was sworn in and reviewed the project proposal.

Phil Post was sworn in and discussed the proposed playfields. He stated that they agree to support all staff recommendations. He stated that they agree to support the Planning Board's recommendations to provide a hedge or other border along the Lucas Lane frontage between the sidewalk and each of the play areas, in addition to shaded seating in the play areas. He also stated that they would be happy to suggest green building and sustainable features for the project.

Trish McGuire, the town's Planning Administrator, was sworn in. She stated that the land use ordinance states that all streets have to be connected.

Christine Westfall with Community Home Trust, was sworn in. She stated that the developer has agreed to build the Home Trust four new duplex units that will be 1,400 – 1,500 square feet. She stated that they have requested to be able to build the duplex units in the future because Homestead Partners is a land developer—not a builder.

MOTION WAS MADE BY DAN COLEMAND AND SECONDED BY LYDIA LAVELLE TO CONTINUE THIS PUBLIC HEARING TO JUNE 22, 2010 WITH THE REQUEST FOR A STAFF RESPONSE ON:

- The safety of the playfields being adjacent to a roadway
- Whether the split playfields adequately address the recreational needs of the community
- The standards for street lights
- That the developer be given a copy of the NC Student report on homeowners/renewable energy, when available.

VOTE: AFFIRMATIVE ALL

CONTINUATION OF A PUBLIC HEARING ON AN ORDINANCE AMENDING THE LAND USE ORDINANCE PROVISIONS DEALING WITH STREAM BUFFERS IN ACCORDANCE WITH JORDAN LAKE RULE 15A NCAC 02B.0267

A draft ordinance amending the Land Use Ordinance to revise stream buffer and associated provisions in relation to the Jordan Water Supply Nutrient Strategy has been prepared, consistent with the adopted rules for Jordan Lake. North Carolina Division of Water Quality review is still underway. Staff recommended continuing the hearing to June 22, 2010 to allow time for completion of the review

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

A RESOLUTION CONTINUING A PUBLIC HEARING ON A LAND USE ORDINANCE
TEXT AMENDMENT DEALING WITH STREAM BUFFERS IN ACCORDANCE WITH
JORDAN BUFFER RULE 15A NCAC 02B.0267
Resolution No. 161/2009-10

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 continues a public hearing to June 22, 2010 allow additional time for review by North Carolina Division of Water Quality staff of "AN ORDINANCE REVISING ARTICLE XVI OF THE CARRBORO LAND USE ORDINANCE DEALING WITH FLOOD DAMAGE PREVENTION, STORM WATER MANAGEMENT, AND WATERSHED PROTECTION."

The following resolution having been submitted to a vote received the following vote and was duly adopted this 25th 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

CONTINUATION OF THE PUBLIC HEARING ON AN ORDINANCE AMENDING THE LAND USE ORDINANCE TEXT AMENDMENT MODIFYING THE INCOME LIMIT FOR AFFORDABLE UNITS AND THE PROPORTION OF AFFORDABLE UNITS NEEDED TO DETERMINE OTHER REGULATORY REQUIREMENTS

A draft ordinance that makes changes to the income limit and proportion of affordable units was prepared in follow-up to a request from Robert Dowling of the Community Home Trust. The Board of Aldermen opened the public hearing on this item in November and continued the hearing to allow time for review and refinement of the draft provisions. Staff has continued evaluating some additions/alternatives, but has not finalized a recommendation. Additional time is needed to develop a refined strategy related to income limits and inclusion of units in development projects. Staff recommended that Board of Aldermen continue the public hearing on this matter to September 28, 2010.

The following resolution was introduced by Alderman Dan Coleman and duly seconded by Alderman Joal Hall Broun.

A RESOLUTION CONTINUING A PUBLIC HEARING ON A
LAND USE ORDINANCE TEXT AMENDMENT DEALING WITH
MODIFICATIONS TO INCOME LIMIT FOR AFFORDABLE UNITS AND
THE PROPORTION OF AFFORDABLE UNITS NEEDED TO
DETERMINE OTHER REGULATORY REQUIREMENTS

Resolution No. 160/2009-10

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 continues the public hearing on this matter to September 28, 2010 allow additional time for exploration and development of additional information and associated ordinance provisions.

The following resolution having been submitted to a vote received the following vote and was duly adopted this 25th 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

WORKSESSION ON THE FY2010-11 MANAGER'S 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 SUPPORT THE MANAGER'S RECOMMENDATION FOR \$11.78 AS THE LIVING WAGE STANDARD FOR 2010-11, AND THAT THE TOWN STAFF PROVIDE A REPORT EARLY IN THE 2011-12 BUDGET PROCESS THAT SETS FORTH THE PROCESS FOR MOVING FORWARD ON THE COST AND IMPACT ON COMPRESSION AND PAY FOR PERFORMANCE PLAN AND THE DIRECT IMPLICATION ON THE TAX RATE, INCLUDING OTHER MODELS FOR INDEXING. VOTE: AFFIRMATIVE ALL

Alderman Broun suggested this might be a good retreat topic.

COLLECTIVE BARGAINING

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY RANDEE HAVEN-O'DONNELL TO REQUEST THAT MAYOR CHILTON SEND A LETTER TO THE N.C. LEAGUE OF MUNICIPALITIES EXPRESSING THE BOARD'S OPPOSITION TO THE LEAGUE'S POSITION ON COLLECTIVE BARGAINING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY DAN COLEMAN AND SECONDED BY JOAL HALL BROUN TO ADJOURN THE MEETING AT 9:17 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk