

A regular meeting of the Carrboro Board of Aldermen was held on Tuesday, May 3, 2011 in the Board Room of the Carrboro Town Hall.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Randee Haven-O'Donnell
	Joal Hall Broun
	Dan Coleman
	Jacquelyn Gist
	Lydia Lavelle
	Sammy Slade
Town Manager	Steven E. Stewart
Town Clerk	Catherine Wilson
Town Attorney	Michael B. Brough

Absent or Excused: None

RECOGNITION OF ALDERMAN HAVEN-O'DONNELL'S BIRTHDAY

The Board wished Alderman Haven-O'Donnell a happy birthday.

CARRBORO CENTENNIAL POETRY ANTHOLOGY

Jay Bryan, Carrboro's Poet Laureate, presented the Board and Town Manager Steven Stewart with a compilation of poems related to Carrboro's Centennial and thanked the Board for their support of the arts in Carrboro. He also expressed his gratitude to a number of people involved in the creation of the compilation.

HISTORIC PRESERVATION

Jay Bryan spoke about the preservation of homes within historic districts and related tax credits.

MOTION WAS MADE BY ALDERMAN GIST AND SECONDED BY ALDERMAN HAVEN - O'DONNELL TO REQUEST THAT STAFF SEEK INFORMATION ON QUALIFYING OAK AVENUE, SHELTON STREET, NORTH GREENSBORO STREET, AND WEAVER STREET FOR PLACEMENT ON THE NATIONAL HISTORIC REGISTER.

PUBLIC WORKS WEEK PROCLAMATION

Mayor Chilton proclaimed the week of May 15-21, 2011 as "Public Works Week."

APPROVAL OF PREVIOUS MEETING MINUTES

MOTION WAS MADE BY ALDERMAN COLEMAN AND SECONDED BY ALDERMAN GIST TO APPROVE THE MINUTES OF THE APRIL 19, 2011 AND APRIL 26, 2011 BOARD OF ALDERMEN MEETINGS. VOTE: AFFIRMATIVE ALL

REQUEST TO SET A PUBLIC HEARING TO CONSIDER A LAND USE ORDINANCE TEXT AMENDMENT AND MINOR MAP AMENDMENT RELATED TO B-1 (g) CZ CONDITIONAL ZONING AND PLACEMENT ON THE PROPERTY LOCATED AT 500 NORTH GREENSBORO STREET

Section 15-321 provides for the initiation of text and map amendments to the Town's Land Use Ordinance. The Town has received a request to amend the ordinance and a petition to amend the zoning map in relation to four parcels at and near 500 N. Greensboro Street. A resolution that provides an opportunity for the Board of Aldermen to set a public hearing date and direct the staff to prepare appropriate ordinances was provided.

The following resolution was introduced by Alderman Coleman and duly seconded by Alderman Gist:

A RESOLUTION SPECIFYING FOLLOW-UP TO THE REQUESTS TO AMEND THE LAND USE ORDINANCE TO MODIFY THE B-1(G) CONDITIONAL ZONING DISTRICT AND A PETITION TO REZONE FOUR LOTS AT AND NEAR 500 N. GREENSBORO STREET

Resolution No. 112/2010-11

WHEREAS, the Carrboro Board of Aldermen seeks to consider fully policies, plans and regulations pertaining to development opportunities; and

WHEREAS, the Board of Aldermen has received a request to rezone four lots known as Orange County PIN 9778-87-7556, addressed as 500 N. Greensboro Street, from B-1(g) CZ (General Business, Conditional), and 9778-87-7448, 9778-97-0512, 9778-87-9369, addressed as, 404 N. Greensboro Street, 406 N. Greensboro Street, and 113 Parker Street, respectively, from CT (Corporate Town) to B-1(g) CZ; and

WHEREAS, adopted policies call for new commercial development to minimize negative environmental impact, to emphasize appropriate buffers, and not compromise the integrity of established neighborhoods.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen:

- 1) Accept the LUO amendment request and direct staff to prepare an ordinance to modify the Land Use Ordinance to allow greater residential density in the B-1(g) CZ zoning district where creating the goal of a more vibrant and successful community are served; and
- 2) Accept the rezoning petition and direct staff to prepare an ordinance that rezones four lots known as Orange County PIN 9778-87-7556, addressed as 500 N. Greensboro Street, from B-1(g) CZ (General Business, Conditional), and 9778-87-7448, 9778-97-0512, 9778-87-9369, addressed as, 404 N. Greensboro Street, 406 N. Greensboro Street, and

113 Parker Street respectively, from CT (Corporate Town) to B-1(g) CZ, subject to the new zoning exhibit and conditions; and

- 3) Set a public hearing for June 14, 2011 and refer the draft ordinance to the Planning Board and Orange County and the rezoning petition and draft ordinance to the Planning Board for review.

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 checked="" 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 checked="" type="checkbox"/> Environmental Advisory Board | <input type="checkbox"/> Greenways Commission |
| <input checked="" 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 3rd day of May 2011;

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

Noes: None

Absent or Excused: None

CONSIDERATION OF AN APPOINTMENT TO THE BOARD OF ADJUSTMENT

The Board was requested to consider making an appointment to the Board of Adjustment.

The following resolution was introduced by Alderman Coleman and duly seconded by Alderman Gist:

**A RESOLUTION MAKING AN APPOINTMENT TO THE
BOARD OF ADJUSTMENT
Resolution No.113/2010-11**

WHEREAS, there is currently one vacant seat on the Board of Adjustment; and

WHEREAS, this position has been advertised and Joseph Collins has submitted an application;
and

WHEREAS, the Chair of the Board of Adjustment has prepared a summary of the application.

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

Section 1. The Board of Aldermen hereby appoints Joseph Collins to the Board of Adjustment
to fill a vacant seat for a term that shall expire February 2012.

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 3rd day of May 2011;

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

Noes: None

Absent or Excused: None

PRESENTATION OF MANAGER'S RECOMMENDED FY 2011-2012 BUDGET

The purpose of this agenda item was for the Town Manager to present the Manager's Recommended FY 2011-
12 Budget. The budget is recommended 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. He also thanked staff for their work
during the budget process.

**A RESOLUTION SETTING A WORKSESSION AND PUBLIC HEARING DATE ON THE FY 2011-12
RECOMMENDED BUDGET**

The purpose of this item was to set a worksession and public hearing date for the FY 2011-12 recommended
budget.

The following resolution was introduced by Alderman Coleman and duly seconded by Alderman
Haven-O'Donnell:

A RESOLUTION TO SET A PUBLIC HEARING FOR THE

FY 2011-12 RECOMMENDED BUDGET
Resolution No. 116/2010-11

WHEREAS, the Town Manager presented the FY 2011-12 Recommended Budget to the Board of Alderman on May 3, 2011; and,

WHEREAS, the Town is required by North Carolina General Statute 159-12(b) to hold a public hearing before adopting the budget ordinance;

NOW, THEREFORE, THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO
HEREBY RESOLVES THAT,

The Board of Aldermen will not schedule a worksession for the FY 2011-12 budget but will hold a public hearing on Tuesday, May 24, 2011 at 7:30 p. m. in Town Hall Board Room to receive citizen comments on the Recommended 2011-12 Budget for the Town of Carrboro. The budget is available for inspection in the Town Hall from 8:30 a.m. to 5:00 p.m. weekdays. Citizens are invited to make written or oral comments. Comments may be emailed to cwilson@townofcarrboro.org. The entire budget document may be viewed on the Town's website at www.townofcarrboro.org.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 3rd day of May 2011;

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

Noes: None

Absent or Excused: None

CONTINUED DISCUSSION OF THE EARLY VOTING OPTION AT TOWN HALL

The purpose of this item was for the Board to continue discussion of the "One Stop, No Excuse" Early Voting option for the November 2011 Election. The Board first discussed this item on March 15, 2011 and referred to staff for additional information regarding the possible relocation of the October 25, 2011 and November 1, 2011 Board Meetings.

The following resolution was introduced by Alderman Coleman and duly seconded by Alderman Lavelle:

A Resolution for "One Stop, No Excuse" Early Voting at
Town Hall and Establishing an Early Voting Schedule
Resolution No. 83/2010-11

WHEREAS, there will be an election on November 8th, 2011; and,

WHEREAS, "One-Stop, No Excuse" Early Voting allows voters to vote at selected sites before election day. All voters have the option of voting early. No excuse is needed; and,

WHEREAS, The process is very similar to voting on Election Day: Voters walk into any One-Stop site and state their name and address. If the information in BOE records needs updating, this can also be done during One-Stop Early voting. Voters will receive the exact same ballot they would receive on Election Day which is put into the tabulator. The ballots will be counted on election night, like every other ballot; and,

WHEREAS, the Orange County Board of Elections has requested that the Town of Carrboro choose if Early Voting will take place at the Carrboro Town Hall and if so, to provide the Board of Elections with a schedule for early voting; and,

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

SECTION 1. The above Whereas clauses are ratified and confirmed as true and correct.

SECTION 2. The Town of Carrboro will have "One-Stop, No Excuse," Early Voting available at the Town Hall.

SECTION 3. Option 1. Early voting for the election shall be conducted at Town Hall, 301 West Main Street, Carrboro, NC, for all eligible voters beginning on October 20th, 2011 and ending on November 5th, 2011.

SECTION 4. Staffing for early voting will be provided through Orange County Board of Elections and paid for by the Town.

SECTION 5. The October 25, 2011 and November 1, 2011 Board of Aldermen meetings will be scheduled at the OWASA Community Room with audio recording capability.

SECTION 6. Copies of this Resolution shall be provided to the Orange County Board of Elections.

SECTION 7. If any section, subsection, sentence, clause or provision of this Resolution is held invalid, the remainder of the Resolution shall not be affected.

SECTION 8. This Resolution shall become effective immediately upon adoption by the Board of Aldermen.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 3rd day of May 2011;

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

Noes: None

Absent or Excused: None

HOME CONSORTIUM PROGRAM AGREEMENT RENEWAL

The purpose of this item was to execute the necessary documents to allow the Town of Carrboro to continue participating in a County-wide Consortium under the federal HOME Program operated by the U.S. Department of Housing and Urban Development as authorized under the HOME Investment Partnership Act, Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990.

Annette Stone, the Town's Community and Economic Development Director, made the presentation.

The following resolution was introduced by Alderman Coleman and duly seconded by Alderman Gist:

**RESOLUTION AUTHORIZING THE EXECUTION OF A
HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM CONSORTIUM AGREEMENT
Resolution No. 115/2010-11**

WHEREAS, Orange County, Chapel Hill, Carrboro and Hillsborough have participated in a HOME Investment Partnership Consortium since 1992; and

WHEREAS, the current Orange County HOME Consortium Agreement expires on June 30, 2011; and

WHEREAS, the participating entities of the Orange County HOME Consortium desire to continue to be considered for eligibility under the federal HOME Program operated by the U.S. Department of Housing and Urban Development as authorized under the National Affordable Housing Act, as amended;

NOW THEREFORE BE IT RESOLVED that the Town of Carrboro Board of Aldermen authorizes the Town Manager to execute the approved HOME Consortium Agreement as amended for the period beginning July 1, 2011.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 3rd day of May 2011;

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

Noes: Broun

Absent or Excused: None

The following resolution was introduced by Alderman Coleman and duly seconded by Alderman Gist:

RESOLUTION
AUTHORIZING THE SUBMISSION OF
FY 2011 - 2012 Annual Action Plan for the
FY 2010-2015 CONSOLIDATED HOUSING PLAN FOR ORANGE COUNTY, NORTH
CAROLINA
Draft Resolution No. 118/2010-11

NOW THEREFORE BE IT RESOLVED, by the Town of Carrboro, North Carolina that the Board of Aldermen authorizes the Orange County Commissioners and their designees to submit on the Town's behalf the Orange County Consolidated Plan for Housing and Community Development Programs Annual Action Plan to the U.S. Department of Housing and Urban Development, including all understandings, assurances, and certifications required therein.

BE IT FURTHER RESOLVED, that the Orange County Commissioners and their designees are hereby designated as the authorized representative of the Town of Carrboro to act in connection with the submission of the Annual Action Plan and to provide such additional information as may be required by the U.S. Department of Housing and Urban Development.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 3rd day of May 2011;

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

Noes: None

Absent or Excused: None

The following resolution was introduced by Alderman Coleman and duly seconded by Alderman Gist:

RESOLUTION AUTHORIZING
THE ORANGE COUNTY FY 2011-2012 HOME PROGRAM DESIGN
Resolution No. 114/2010-11

NOW THEREFORE BE IT RESOLVED; by the Town of Carrboro Board of Aldermen as a member of the Orange County HOME Consortium approve the following activities for the 2011-2012 HOME Program.

Homeownership Assistance

Funds would be allocated to the Community Home Trust to assist first time homebuyers earning less than 80 percent of the area median income to purchase homes county-wide. Funds would be provided as a grant to Community Home Trust.

(Requested amount: \$185,000)

\$185,000

Funds will be allocated to Orange County Habitat for Humanity to provide deferred payment zero interest second mortgages for ten (10) homes throughout Orange County. Homes will be sold to households earning between 30 percent and 65 percent of the area median income.

(Requested amount: \$175,000) \$175,000

Operational Support

Funds would be allocated to the Community Home Trust as a Community Housing Development Organization for administrative expenses.

(Requested amount: \$30,000) \$30,000

Predevelopment and Acquisition

Funds would be provided to Orange County Habitat for Humanity for predevelopment costs and acquisition costs for a nine (9) acre tract located in Efland Cheeks Township in Orange County.

(Requested amount: \$75,000) \$75,000

New Construction

Funds would be allocated to Inter-Faith Council for Social Services towards construction of Project Community House, a men's transitional housing facility. The facility will have the capacity to serve fifty two (52) homeless men.

(Requested amount: \$300,000) \$125,000

Funds would be allocated to TBLF, LLC during construction and will remain as part of the permanent financing sources for the 44-unit rental apartment complex serving families earning less than 80 percent of the area median income.

(Requested amount: \$467,664) \$81,335

Homeless Outreach

Funding would be provided to Housing for New Hope to support homeless outreach and increased housing support that assist the homeless of Orange County into permanent housing.

(Requested amount: 50,000) \$50,000

Total Funding for Projects \$721,335

Plus Program Administration \$64,119

TOTAL FY 2011-2012 HOME PROGRAM FUNDS \$785,454

BE IT FURTHER RESOLVED, that the County Manager is hereby designated as the authorized representative of the HOME Consortium 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

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 3rd day of May 2011;

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

Noes: None

Absent or Excused: None

DISCUSSION OF TOWN MANAGER RECRUITMENT PROCESS

The Mayor and Board of Aldermen requested that staff provide the names and contact information of search firms that could assist in the recruitment and selection process for the position of Town Manager and suggest a scope of services that may be provided by such firms. The Town staff has prepared this information for the Board's consideration.

Anita Badrock, an interested citizen, shared her professional experience on selecting and working with search firms and various aspects of the recruitment process with the Board.

It was the consensus of the Board that staff search for the RFP that was used during the 2002 Town Manager recruitment process and for staff to provide that information to the Board as soon as possible.

MOTION WAS MADE BY ALDERMAN COLEMAN AND SECONDED BY ALDERMAN HAVEN-O'DONNELL FOR ALDERMEN GIST AND BROUN TO DEVELOP A DRAFT RFP FOR THE SELECTION OF A TOWN MANAGER RECRUITMENT FIRM AND TO BRING THE RFP BACK TO THE BOARD DURING THE MEETING OF MAY 17, 2011.

The following resolution was introduced by Alderman Broun and duly seconded by Alderman Coleman:

**A RESOLUTION ACCEPTING THE REPORT PROVIDED
BY STAFF ON SEARCH FIRMS
Resolution No. 117/2010-11**

BE IT RESOLVED by the Aldermen of the Town of Carrboro that the Aldermen accept the report from the staff on search firms.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 3rd day of May 2011;

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

Noes: None

Absent or Excused: None

MOTION WAS MADE BY ALDERMAN LAVELLE AND SECONDED BY ALDERMAN HAVEN-O'DONNELL TO SCHEDULE A DISCUSSION REGARDING OWASA'S INTERESTS WITH JORDAN LAKE FOR MAY 10, 2011. VOTE: AFFIRMATIVE ALL

Alderman Broun requested that staff provide access assistance to the Beehive during the Weaver Street reconstruction.

MOTION WAS MADE BY ALDERMAN BROUN AND SECONDED BY ALDERMAN COLEMAN TO CANCEL THE MAY 10, 2011 BOARD MEETING. VOTE: AFFIRMATIVE ALL

Mayor Chilton provided the Board with an update on the Orange County Transit planning process and the possibility of the need for a light rail system financial plan. The plan may include the possibility of creating 30,000-40,000 additional bus hours in Orange County.

Mayor Chilton stated that he and Alderman Lavelle will look into University bus schedules that may not be functioning well with University hospital employee work schedules.

MOTION WAS MADE BY ALDERMAN BROUN AND SECONDED BY ALDERMAN GIST TO ADJOURN THE MEETING AT 9:30 P.M. VOTE: AFFIRMATIVE ALL

Mayor

Town Clerk