

## **Carrboro Board of Aldermen Retreat, 2/15/15**

### **Minutes**

**Present:** Mayor Lydia Lavelle, Alderman Michelle Johnson, Alderman Jacquelyn Gist, Alderman Randee Haven-O'Donnell, Alderman Bethany Chaney and Alderman Sammy Slade

**Also Present:** David Andrews, Town Manager, Nate Broman-Fulks, Assistant to the Town Manager, Mike Brough, Town Attorney

#### **BOARD RELATIONS: HOW THE BOARD MAKES DECISIONS**

The purpose of this item was for the Board to discuss values and decision making strategies.

Facilitator Andy Sachs opened the retreat with a review of the agenda and opened the floor to Alderman Gist to frame the conversation for this agenda item. Alderman Gist described the purpose of the agenda item and summarized the agenda item readings.

The Board discussed their interpretations and opinions on the readings and how it relates to the Board's decision making as a body and for each individual Board Member.

The Board decided to have a work session to revisit Carrboro's Vision 2020 to discuss its usefulness in guiding decision making, in particular in regard to social impact/equity. Each Board member agreed to draft language that encapsulates their viewpoint and thoughts.

#### **ECONOMIC DEVELOPMENT UPDATES**

The purpose of this item was for the Board to receive an update regarding Economic Development.

Clay Schossow gave an update on the Carrboro Business Alliance

Alderman Slade suggested Board members facilitate some of the Alliance's events and groups.

Alderman Gist suggested the creation of scholarships.

The Board directed the Manager to provide them information regarding what support the Town has given to ESC, BALLE attendance and scholarships.

Economic and Community Development Director Annette Stone provided an update on the Town's branding and marketing efforts.

Mayor Lavelle suggested having t-shirts with a variety of colors.

Alderman Chaney suggested staff look into appropriate manners of charging for the use of the Town's logo.

Alderman Slade expressed concern over how the Town's current zoning for manufacturing allows for uses other than manufacturing. He asked the Town to look into creating a manufacturing zone that is purely a light manufacturing zone and to assess appropriate places for this zone.

The Board decided to have a work session on light manufacturing zoning. The Board asked staff to present to them information on zoning solely for light manufacturing and appropriate areas for this, zoning with a mechanism for balancing light manufacturing and other uses, the challenges around light manufacturing around Highway NC-54. The Board directed the Manager to work with Orange County on NC-54 challenges.

### **NEIGHBORHOOD PROTECTION AND COMMERCIAL DEVELOPMENT DISCUSSION**

The purpose of this item was for the Board of Aldermen to discuss the protection of neighborhoods in association with proposed commercial development.

Planning Director Trish McGuire provided an overview of zoning around major areas of transition between residential and commercial.

The Board decided to have a future work session to discuss principles around what tools the Town has to combat studentification, what is needed for and how to define a buffer between commercial and residential zoning and how the Town should handle rezoning requests that affect this.

The Board directed the Manager to reach out to the Sunset neighborhood to supply them with a Zoning 101 type of education.

### **ARTS DISTRICT**

The purpose of this item was for the Board to discuss the Arts District and follow-up from the Capstone Report.

Planning Director Trish McGuire provided an overview of this agenda item.

Alderman Gist suggested researching Apps that show available parking and kiosks in parking lots that direct people to all types of businesses.

Mayor Lavelle suggested having walking tours around town and thought the Town should look to Asheville as an example of this.

Alderman Haven-O'Donnell suggested asking businesses what they need and would like.

Alderman Chaney suggested considering having the Arts Center serve as the lead agency.

Alderman Johnson suggested involving the Orange County Arts Commission and the Orange County Arts Guild.

Alderman Gist suggested the creation of a group similar to what Orange County Affordable Housing Coalition is for affordable housing.

Alderman Slade suggested finding ways to ensure that the Town will continue to be a vibrant place for artists to live and work.

The Board decided that there should be a joint meeting with Orange County Arts Commission and the Carrboro Arts Commission that includes ESC.

### **AFFORDABLE HOUSING**

The purpose of this item was for the Board to discuss affordable housing.

Assistant to the Town Manager Nate Broman-Fulks gave an overview of the Town's affordable housing accomplishments since July, current actions and future plans. Planning Director Trish McGuire gave an overview of the proposed land use regulations review process.

Alderman Gist expressed concern for ensuring Carrboro is affordable for the middle class as well as lower income households. Alderman Gist suggested looking into the effect livability has with regard to higher property values and its impacts on affordable housing.

Alderman Slade proposed looking at Orange County's bond proposal and determining how much the Town should request for Affordable Housing. Alderman Slade suggested looking at what the current need is and what groups are able to be addressed through available subsidies.

Mayor Lavelle suggested looking into the ability to pay for the rent for a unit that is left unoccupied due to Housing Choice Voucher policies slowing down the ability to fill a vacancy in an apartment that accepts the vouchers. Mayor Lavelle also suggested looking into a transportation report from the area MPOs.

The Board directed the Town Manager to send links to Chapel Hill's Affordable Housing "Come Learn with Us" Sessions to the Board.