



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Meeting Minutes

Board of Aldermen

Tuesday, September 1, 2015

7:30 PM

Board Chambers - Room 110

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

Also Present: David Andrews, Town Manager, Catherine Wilson, Town Clerk, Nick Herman, Town Attorney

INTRODUCTION OF NEW TOWN EMPLOYEES

Mayor Lavelle introduced the new Fire Chief Susanna Williams and Public Works Director, JD Freeman.

CHARGE ISSUED

The Town Clerk issued a charge to Rob Dow, a recent appointee to the Transportation Advisory Board.

APPROVAL OF PREVIOUS MEETING MINUTES

MOTION WAS MADE BY ALDERMAN HAVEN-O'DONNELL, SECONDED BY ALDERMAN GIST THAT THE MINUTES OF JUNE 16, 2015 AND JUNE 23, 2015 BE APPROVED, AS AMENDED. VOTE:AFFIRMATIVE ALL

CANCELATION OF THE OCTOBER 27, 2015 AND NOVEMBER 3, 2015 BOARD OF ALDERMEN MEETINGS

The purpose of this item was to cancel two regularly scheduled Board of Aldermen Meetings.

A motion was made by Alderman Haven-O'Donnell, seconded by Alderman Gist, that this resolution be approved.

**RESOLUTION CANCELING THE OCTOBER 27, 2015 AND NOVEMBER 3, 2015
BOARD OF ALDERMEN MEETINGS**

Section 1. NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN OF CARRBORO BOARD OF ALDERMEN MEETINGS SCHEDULED FOR OCTOBER 27, 2015 AND NOVEMBER 3, 2015 ARE HEREBY CANCELED.

Section 2. The Town Clerk shall provide notice of the cancellation.

This the 1st day of September, 2015

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Chaney, Alderman Gist, Alderman Haven-O'Donnell, Alderman Johnson, Alderman Seils and Alderman Slade

AMENDMENT TO FY 2015-16 BUDGET ORDINANCE

The purpose of this item was to recognize and appropriate revenues provided by the Carrboro Tourism Development Authority for support of recreation and parks programs and marketing efforts of economic and community development.

A motion was made by Alderman Haven-O'Donnell, seconded by Alderman Gist, that this ordinance be approved.

**AMENDMENT TO ANNUAL BUDGET ORDINANCE FY 2015-16
Ordinance No. 10/2015-16**

WHEREAS, the Town Board of the Town of Carrboro on June 16, 2015 adopted annual budget ordinance number 16/2014-15 for the fiscal year beginning July 1, 2015 and ending June 30, 2016; and

WHEREAS, it is appropriate to amend certain budget accounts in the general fund to provide for increased revenues and expenses for the reasons stated.

NOW, THEREFORE, BE IT ORDAINED, that in accordance with authority contained in G.S. 159-15, the following revenue and expense accounts are amended as shown and that the total amount for the funds are herewith appropriated for the purposes shown:

| ACCOUNT CODE | | | ACCOUNT NAME | CURRENT BUDGET | INCREASE (DECREASE) | REVISED BUDGET |
|--------------|--------|-------|----------------------------|----------------|---------------------|----------------|
| ORG | OBJECT | PROJ | | | | |
| 6604 | 436202 | 54200 | DONATIONS - MUSIC FESTIVAL | \$ 23,989.00 | \$ 11,000.00 | \$ 34,989.00 |
| 6604 | 436202 | 54600 | DONATIONS - FILM FESTIVAL | \$ 9,546.00 | \$ 9,200.00 | \$ 18,746.00 |
| 6604 | 436202 | 54300 | DONATIONS - POETRY ALIVE | \$ 1,060.00 | \$ 2,000.00 | \$ 3,060.00 |
| 623 | 504703 | 54200 | MUSIC FESTIVAL | \$ 35,500.00 | \$ 11,000.00 | \$ 46,500.00 |
| 623 | 504703 | 54600 | FILM FESTIVAL | \$ 13,950.00 | \$ 9,200.00 | \$ 23,150.00 |
| 623 | 504703 | 54300 | POETRY ALIVE | \$ 4,250.00 | \$ 2,000.00 | \$ 6,250.00 |
| 421 | 433500 | | MISCELLANEOUS REVENUE | \$ - | \$ 3,359.00 | \$ 3,359.00 |
| 421 | 502600 | | ADVERTISING | \$ 1,000.00 | \$ 3,359.00 | \$ 4,359.00 |

REASON: To recognize revenues from the Carrboro Tourism Development Authority for support of Recreation and Parks Community Events and marketing efforts by Economic and Community Development.

This the 1st day of September, 2015

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Chaney, Alderman Gist, Alderman Haven-O'Donnell, Alderman Johnson, Alderman Seils and Alderman Slade

A RESOLUTION MAKING AN APPOINTMENT TO THE CARRBORO TOURISM DEVELOPMENT AUTHORITY

The purpose of this item was for the Board of Aldermen to appoint a member to the Carrboro Tourism Development Authority (CTDA).

A motion was made by Alderman Haven-O'Donnell, seconded by Alderman Gist, that this resolution be approved.

A Resolution Making an Appointment to the Carrboro Tourism Development Authority

Section 1. The Board of Aldermen hereby appoints:

1. Alvin Sellers as a representative of the Hampton Inn and Suites in Carrboro

Section 2. The term shall expire January 31, 2016

Section 3. This resolution is effective immediately upon adoption.

This the 1st day of September, 2015

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Chaney, Alderman Gist, Alderman Haven-O'Donnell, Alderman Johnson, Alderman Seils and Alderman Slade

**REQUEST-TO-SET A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR
A RESTAURANT AT 408 WEST WEAVER STREET**

The Town received an application for a conditional use permit (CUP) for a restaurant at 408 West Weaver Street. Prior to reaching a decision on these requests the Board of Aldermen must receive public input.

A motion was made by Alderman Haven-O'Donnell, seconded by Alderman Gist, that this resolution be approved.

**A RESOLUTION CALLING A PUBLIC HEARING ON THE PROPOSED CONDITIONAL
USE PERMIT FOR A RESTAURANT AT 408 WEST WEAVER STREET**

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on proposed projects; and

WHEREAS, an application has been received for a Conditional Use Permit for the property located at 408 West Weaver Street; and

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen call a public hearing on September 15th, 2015 to discuss the proposed project at 408 West Weaver Street,

This the 1st day of September, 2015

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Chaney, Alderman Gist, Alderman Haven-O'Donnell, Alderman Johnson, Alderman Seils and Alderman Slade

PROPOSED CARRBORO MURAL PROJECT - JONES FERRY ROAD AND HIGHWAY 54

The purpose of this item was for Michael Adamson to present the final rendition of the proposed Carrboro Mural on the existing retaining wall at the intersection of Jones Ferry Road and Highway 54.

Michael Adamson and Michael Brown presented the final version of the proposed mural to the Board of Aldermen.

No public comments were provided.

MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN SEILS TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

A motion was made by Alderman Seils, seconded by Alderman Haven-O'Donnell, that this resolution be approved.

A RESOLUTION APPROVING THE FINAL DESIGN FOR THE CARRBORO MURAL PROJECT AT THE INTERSECTION OF JONES FERRY ROAD AND HIGHWAY 54

WHEREAS, the Carrboro Board of Aldermen approved the concept of the Carrboro Mural Project at their April 8th, 2014 meeting and held a follow-up meeting on December 2nd, 2014; and

NOW, THEREFORE BE IT RESOLVED that the Carrboro Board of Aldermen hereby approve the final design for the Carrboro Mural Project at the intersection of Jones Ferry Road and Highway 54.

This the 1st day of September, 2015

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Chaney, Alderman Gist, Alderman Haven-O'Donnell, Alderman Johnson, Alderman Seils and Alderman Slade

MARTIN LUTHER KING JR. PARK MASTER PLAN UPDATE

The purpose of this agenda item was for the Board of Aldermen to review the May 30th community input session feedback and recommendation from the Recreation and Parks Commission.

Anita Jones-McNair, the Town's Recreation and Parks Director, made the staff presentation.

Alderman Gist summarized the main points of discussions that were held during the summer.

Alderman Seils requested a small, sheltered area that could be used for events such as birthday parties. He noted that he prefers the path to be an accessible trail.

Alderman Haven-O'Donnell asked staff to look into decoupling senior areas and small children play areas. She expressed concern with adding parking spaces near Tripp Farm Road because most people that access the park now walk in that area. She stated that if parking is added to that area, that neighbors within 1,000 feet should be notified.

Barbara Cudmore and Tamara Sanders, representing the Recreation and Parks Commission, discussed some of the conceptual ideas with the Board.

Alderman Chaney stated that she would like for staff to explore ways to engage more teenagers to use the park. She also asked if there is a way to engage African-American Youth. She asked for staff to look into the growth of sports programming and if using a portion of the open space should be considered for future use of structured program space.

Alderman Slade stated that he was excited for the children's natural area playground. He stated that it is important to seek additional space for a more advanced pump park at a different location. He encouraged staff to keep the wetlands and pond area as a primary feature of the park. He asked for covered biking and the expansion of the well and a water fountain. He recommended a statue of either MLK, Jr. or a statue that reflects the reality of the African-American experience. He pointed out that space for possible expansion of the community garden received highest ranking during the community input process, consequently the plan should set such space aside.

Trish McGuire, the Town's Planning Director, explained the wetlands portion of the park space and the Town's requirements related to that space per the Jordan Lake Rules.

Alderman Johnson asked about the discussion regarding separating the children from the senior area. Alderman Gist explained that there are senior citizens that requested equipment that is available for senior citizens to be placed at the park and not right next to the children's area.

Alderman Haven-O'Donnell stated that the equipment could be added just off the trail and accessible.

Mayor Lavelle stated that she wanted to keep space available for the garden expansion. She also brought the idea forward for foot golf at the park or elsewhere in Carrboro and asked staff to look into the option.

It was decided that staff move forward with restrooms, a walking path, a well, and will leave out the parking at Tripp Farm Road and the amphitheater.

UPDATE ON THE STATE TRANSPORTATION PROJECTS PRIORITIZATION PROCESS, SPOT 4.0

The purpose of this item was to provide the Board with an update on the State Prioritization Process SPOT 4.0, the list of potential projects for the Town, and the schedule going forward.

Bergen Watterson, the Town's Transportation Planner, made the staff report and reviewed the projects that were submitted by the Town.

Alderman Gist expressed concern with staff submitting the projects without input from the Board. She specifically mentioned the roundabout at Weaver and West Main Street and stated that much public participation is needed for this project.

Alderman Chaney asked if the Town submitted funding for a certain project, received funding, and didn't design the project as submitted, if the funds had to be returned.

Trish McGuire, the Town's Planning Director, explained how the list of projects was compiled and stated that all projects were included to try to obtain as much funding as possible for the Town.

Alderman Slade stated that he wanted staff to continue work on making happen the crosswalks at the Poplar/Hillsborough intersection; part of this work includes construction of a sidewalk along Main St. in front of the fitness center.

Alderman Seils suggested that staff look into segmenting the Estes Drive and Greensboro projects.

Alderman Slade suggested that staff seek right-of-way easements along Jones Ferry in advance of project funding so that the project can begin as soon as possible after funding. He asked for the Transportation Advisory Board to review the list of projects. He asked for staff to look into the proposed work by NCDOT on Estes Drive.

A motion was made by Alderman Chaney, seconded by Alderman Haven-O'Donnell, that this resolution be approved.

A RESOLUTION TO RECEIVE AN UPDATE ON THE STATE TRANSPORTATION PROJECTS PRIORITIZATION PROCESS, SPOT 4.0

WHEREAS, the 2018-2027 Statewide Transportation Improvement Program (STIP) process, which provides an opportunity for local governments to submit transportation project priorities to the North Carolina Department of Transportation (NCDOT) is underway; and,

WHEREAS, the DCHC-MPO has requested that the local governments submit projects for inclusion in the STIP prioritization process, called “SPOT P4.0;” and,

WHEREAS, staff have submitted four highway projects and seven bicycle and pedestrian projects, for scoring in SPOT P4.0, all of which have been previously identified as Town priorities;

NOW, THEREFORE, BE IT RESOLVED by the Carrboro Board of Aldermen that the Board receives the update on the SPOT 4.0 Prioritization process.

This the 1st day of September, 2015

The motion carried by the following vote:

Aye: Mayor Lavelle, Alderman Chaney, Alderman Gist, Alderman Haven-O'Donnell, Alderman Johnson, Alderman Seils and Alderman Slade

DEVELOPMENT OPPORTUNITIES FOR LIGHT MANUFACTURING ON HWY 54 ETJ

The purpose of this item was to update the Board on the opportunities and barriers to light manufacturing development along the Hwy 54 corridor in the Town's ETJ s.

Annette Stone, the Town's Economic Development Director, made the staff report.

Alderman Chaney asked why the Town's sprinkler code is stricter than the State's regulations. Chief Williams explained that as a result of a tragic fraternity fire in Chapel Hill, the Town is allowed to have a stricter sprinkler code. The Town's current code requires any structure above 6,000 square feet be fire sprinklered when the State Code requires anything above 12,000 square feet. It was requested that staff check with OWASA about a restricting valve that is in place on Hatch Road to see if it can be removed to supply higher pressure if lines were extended for sprinkler use.

Alderman Slade asked for staff to inquire about bringing the properties that are in both county and ETJ jurisdiction into ETJ jurisdiction only. He asked staff to look into possible effects that discussed improvements may have on rents for existing light manufacturing businesses already at this location and how higher rents may translate into their having to move.

Alderman Chaney stated that a lot of upfront work should be done with the stakeholders to agree on shared goals for joint agreements.

Alderman Seils asked why one property was brought into the ETJ fully and others not. He asked for staff to explore if there are any issues related to split jurisdiction.

David Morgan, representing KW Commercial in Chapel Hill, stated that he represents the Safelle Property. He stated that flex space is needed that is between \$8-\$12 per square foot for retail. He defined flex space as anything that is light industrial with the ability to put a small office inside.

Staff was requested to look into next steps to amend the WASAMBA for these properties.

Alderman Slade stated that it would be helpful to have this information presented in a grid and to determine owners' interest in pursuing the changes. He also stated that the County could create a source of funds to provide water infrastructure for the properties.

Alderman Seils stated that the Town could reconsider the Town Code to lessen the sprinkler requirements in certain commercial areas.

MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN HAVEN-O'DONNELL TO DIRECT STAFF TO CONTINUE TO PURSUE DEVELOPMENT OPPORTUNITIES AND TO ADDRESS THE COMMENTS FROM THE BOARD. VOTE: AFFIRMATIVE ALL

CONSIDERATION OF CONSTRUCTION DETAILS RELATED TO A MINOR MODIFICATION TO THE CUP FOR 300 EAST MAIN RELATED TO WALL/SIDEWALK IN FRONT OF THE NEW FLEET FEET BUILDING

The purpose of this item was for the Board to consider adopting a resolution approving a minor change to the previously approved design for the sidewalk area in front of the Fleet Feet building/Phase A of the 300 East Main project.

This item was withdrawn from the agenda at the request of the applicant.

ADJOURNMENT

MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN SLADE TO ADJOURN THE MEETING. VOTE: AFFIRMATIVE ALL