



Town of Carrboro

301 W. Main St.

Town Hall

Carrboro, NC 27510

Meeting Minutes Board of Aldermen

Tuesday, October 10, 2017

7:30 PM

Board Chambers - Room 110

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

Also Present: David Andrews, Town Manager, Catherine Dorando, Town Clerk, Sharmin Mirman, Deputy Town Clerk, Nick Herman, Town Attorney

POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

Gary Phillips, Carrboro's Town Poet Laureate, read a poem entitled "The Neuse River".

PROCLAMATION: "JESSE KALISHER DAY"

Mayor Lavelle gave remarks about Jesse Kalisher, and then presented a proclamation to his wife Helen, son Jordan, and daughter Tamar declaring October 9, 2017 as "Jesse Kalisher Day" in the Town of Carrboro.

CHARGE ISSUED TO RECENTLY APPOINTED ADVISORY BOARD VOLUNTEERS

Cathy Dorando, the Town Clerk, issued charges to Vijay Sivaraman, Quinton Harper, and Amy Singleton, recent appointees to the Affordable Housing Advisory Commission.

ORANGE COUNTY FOOD COUNCIL SCOPE OF WORK 2017-18

The purpose of this item was for the Orange County Food Council to present an updated scope of work and progress report to the Board of Aldermen for funding in 2017-18.

Ashley Heger, with the Orange County Food Council, addressed the Board with Molly De Marco.

David Andrews stated that he would provide Ashley Heger the contact information for Jim Porto so that they may further explore a partnership with the Plant-Based Foods program.

CONCEPT PLAN FOR AFFORDABLE COMMERCIAL - DEVELOPMENT POTENTIAL OF OLD 86 - TOWN OWNED PROPERTY

The purpose of the agenda item was to update the Board on information and gather feedback from the Board on a proposal by staff to develop town-owned property for affordable commercial flex-space.

Annette Lafferty, the Community and Economic Development Director, addressed the Board.

Alderman Gist asked if it is possible to use the land trust coop model.

Alderman Slade asked if approval is possible without the County Commissioners. Patricia McGuire, the Town's Planning Director, said that joint rezoning is possible without the County Commissioners only if the Town annexes our own property. He asked to keep future connections in mind with the driveway design.

Alderman Slade asked how it is, since he has been on the Board of Alderman, that he has never been a part of a joint rezoning with the county commissioners even though there has been a lot of development in Transition Area I. Patricia McGuire, the town's planning director, stated that joint rezoning has not been necessary because private property owners, where developments have happened, have sought voluntary annexation first. Alderman Slade asked if the town could voluntary annex its own property to which Patricia answered yes. Alderman Slade requested that the town attorney meet with the county attorney so that the BOA and Orange County Board of Commissioners could get on the same page about the range of avenues through which this property can be developed and to minimize misunderstandings in the future that can further delay progress as happened when Carrboro petitioned the county for Golden Leaf grant money support. Alderman Slade also requested of staff that designs not preclude potential connectivity to neighboring properties in the future.

Alderman Chaney stated that she wants to be clear that Carrboro is pulling its weight regarding the commercial tax base and contributing to economic development revenues in Orange County.

Alderman Haven-O'Donnell stated that she would like to see a partnership with Durham Tech and that she supports, and wants to pursue, a meeting with the Board and the Commissioners.

Mayor Lavelle asked about the legal mechanism to set up a co-op and asked attorney Nick Herman to look into ways this model might work on this site.

Alderman Chaney requested that Giles Blunden be asked about the co-op on Weaver Street.

CONSIDER OPTION TO LEASE PARKING AT 300 EAST MAIN STREET PARKING DECK

The purpose of this agenda item was for the Board of Aldermen to consider entering into a lease option with Main Street Partners to lease parking in the parking deck at 300 East Main.

Annette Lafferty, the Community and Economic Development Director, addressed the Board.

Alderman Slade stated that he is concerned with the amount of parking that is being paid for by the Town when it seems that most of the parking is being used by the owner of the garage and for accessing businesses on their property. He stated that if the Town is going to continue to lease the spaces, they should further explore the subsidizing of the parking so that it is clear what the Town is actually paying for. He stated that he does not want the Town to be responsible for paying for private parking. He expressed concern for approving the lease without further review of parking data.

Alderman Slade reminded the board of alderman that the original reason for the lease agreement was to facilitate economic development: 300 E. Main developers could not build the parking deck and phase in buildings because they would not be receiving rent to pay the parking deck from buildings that are not built yet. The lease agreement was designed to expire after this function had been met. Alderman Slade asked of the BOA, if it does extend the lease agreement to at least give new reasoning for why. A study done by the developer shows that 86% of the town's paid public parking at the deck is used by 300 E. businesses and customers and that the remainder private spaces are empty. Alderman Slade stated that this is problematic because we are paying for parking that is required to be supplied by the property owner, meanwhile the property owner is sitting on empty private spaces in the deck. He stated that this is unfair because we do not pay for parking required of property owners anywhere else in town, much less when a property owner is sitting on a surplus of empty spaces. He stated that if we still want to pay - to continue the lease- we should negotiate that the empty spots be used for 300 E. Main St. property businesses and that spaces the town is paying for be used for the community at large. This would free up the parking that the town is seeking, for example, to replace temporarily when the library gets built. Alderman Slade expressed alarm to the idea shared by Alderman Chaney that the town will be paying for parking more and more, because he feels that the presumptive parking standards have been very successful as evidenced by the fact that more than 80% of parking in the downtown is supplied by private property owners. He expressed alarm that the new reasoning given for continuing the lease at the parking deck, 'supplying free parking' (for property owners who in the past were expected to supply their own parking through the town's presumptive parking standards), is setting us on a wrong track.

Alderman Gist stated that she does not want to create a situation where people park in the deck and are subject to towing if they visit businesses off of the property and that keeping the spaces public protects against that threat.

Alderman Haven-O'Donnell stated that this lease is not intended to last for the life of the businesses but to assist with parking during the short-term. She stated that she would be interested in exploring other parking solutions at a future time.

Alderman Chaney stated that the public parking in the parking garage provides important parking spaces for businesses such as the Cat's Cradle. She stated that there is data provided in the parking study that could be further reviewed but that she does not suggest spending additional money for another parking study.

Mayor Lavelle stated that she also does not want to spend any additional funds further exploring parking when there is already a report that is available.

A MOTION WAS MADE BY ALDERMAN SLADE, SECONDED BY ALDERMAN SEILS, TO GET CLARIFICATION ON THE PARKING INFORMATION AS PROVIDED BY KIMLEY-HORN PERTAINING TO THE NUMBER OF PARKING SPACES BEING USED AT THE DECK FOR PARKING TO VISIT 300 E. MAIN PROPERTIES. THE MOTION CARRIED BY THE FOLLOWING VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (GIST, HAVEN-DONNELL)

A MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN HAVEN-O'DONNELL, THAT THE PARKING LEASE AGREEMENT BE APPROVED. THE MOTION CARRIED BY THE FOLLOWING VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (SLADE)

NATIONAL REGISTER HISTORIC DISTRICTS, NEIGHBORHOOD PRESERVATION DISTRICTS, LOCAL HISTORIC DISTRICTS AND RELATED TOOLS FOR PRESERVATION

The purpose of this agenda item was to facilitate a discussion of preservation tools that could possibly be applied to Center Street or to other downtown neighborhoods, including the steps involved in the designation process and the benefits of such designation.

Christina Moon, the Town's Planning Administrator, addressed the Board. Trish McGuire, the Town's Planning Director also answered questions from the Board.

Staff will invite State Historic Preservation Office employees to visit Carrboro and develop boundaries for possible districts. Staff will then bring the information back to the Board at a future date.

ADJOURNMENT

MOTION WAS MADE BY MAYOR LAVELLE, SECONDED BY ALDERMAN GIST TO ADJOURN THE MEETING. VOTE: AFFIRMATIVE ALL