



Town of Carrboro

301 W. Main St.

Town Hall

Carrboro, NC 27510

Meeting Minutes

Board of Aldermen

Tuesday, March 13, 2018

7:30 PM

Board Chambers - Room 110

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

Also Present: David Andrews, Town Manager, Catherine Dorando, Town Clerk, Cora Houston, Deputy Town Clerk, Nick Herman, Town Attorney

POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

Jay Bryan read his poem "Dream of Fire" dedicated to the firefighters that work for the Town of Carrboro.

RECOGNITION OF GRACE BAUCOM, A RECIPIENT THE PARK SCHOLARSHIP AT NORTH CAROLINA STATE UNIVERSITY

Galen Poythress, with the Town's Recreation and Parks Department, introduced Grace Baucom, the current chair of the Youth Commission, and recognized her accomplishments associated with the Park Scholarship.

CONSIDERATION OF A RESOLUTION IN SUPPORT OF EARTH HOUR

The purpose of this agenda item was for the Board to consider adopting a resolution in support of participating in this year's Earth Hour and to encourage members of the community to participate as well.

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

A RESOLUTION FOR PARTICIPATION IN EARTH HOUR ON MARCH 24TH

WHEREAS, 8:30 P.M. on March 24th, 2018, has been designated as “Earth Hour” by the World Wildlife Fund as a reminder that, by working together, people can make a positive impact in the fight against climate change; and

WHEREAS, cities and states across the country and around the world are joining with Carrboro to raise awareness and demonstrate a commitment to addressing climate change by supporting “Earth Hour;” and

WHEREAS, Earth Hour involves something quite simple—turning off lights for one hour; and

WHEREAS, Earth Hour is the largest event of its kind in the world according to the World Wildlife Fund. In 2017, 178 countries turned off their lights in support of climate action, and, this year more than 2,500 leaders across America’s state houses, city halls, board rooms, college campuses and faith organizations have stepped up to say they are committed to meeting America’s climate goals; and

WHEREAS, Carrboro has joined Cities for Climate Protection, and is committed to reducing greenhouse emissions; and

WHEREAS, the Board of Aldermen adopted a climate protection resolution in December, 2009, the Energy and Climate Protection Plan in 2014, and accepted the Community Climate Action Plan in 2017.

NOW THEREFORE, the Carrboro Board of Aldermen, do hereby proclaim, March 24, 2018 from 8:30 – 9:30 p.m. as “Earth Hour” in Carrboro and call upon all residents and businesses of Carrboro to join in supporting the aims and goals of this effort.

FURTHERMORE, the Carrboro Board of Aldermen, do hereby direct staff to send out a public service announcement to publicize Earth Hour.

This 13th day of March 2018.

The motion carried by the following vote:

Aye: Mayor Lydia Lavelle, Alderman Sammy Slade, Alderman Bethany Chaney, Alderman Barbara Foushee, Alderman Jacquelyn Gist, Alderman Randee Haven-O’Donnell, Alderman Damon Seils

**APPROVAL OF PREVIOUS MINUTES OF FEBRUARY 6, 2018 AND
FEBRUARY 13, 2018**

MOTION WAS MADE BY ALDERMAN CHANEY, SECONDED BY ALDERMAN SEILS TO APPROVE THE MINUTES OF FEBRUARY 6, 2018 AND FEBRUARY 13, 2018, AS AMENDED.
VOTE: AFFIRMATIVE ALL

REQUEST TO WAIVE FEES FOR THE CASA AFFORDABLE HOUSING PROJECT

The purpose of this item was for the Board to consider a recommendation from the Affordable Housing Advisory Commission to waive fees for CASA.

A motion was made by Alderman Chaney, seconded by Alderman Seils, that this resolution be approved.

A RESOLUTION GRANTING THE TOWN MANAGER AUTHORITY TO WAIVE DEVELOPMENT AND BUILDING PERMIT FEES FOR THE MERRITT MILL CASA DEVELOPMENT

WHEREAS the Board of Aldermen adopted a policy to allow for the waiver of development and building permit fees in September of 2002 and;

WHEREAS, CASA has requested the Town to waive fees and;

WHEREAS, the Board finds that CASA meets the requirements for a fee waiver.

BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO THAT:

Section 1. The Town Manager is hereby authorized to waive development and building permit fees for the affordable housing project on Merritt Mill Road with CASA.

Section 2. The Affordable Housing Fund shall reimburse the General Fund in the amount of \$30,453.00.

Section 2. The resolution shall become effective upon adoption.

This 13th day of February 2018.

The motion is carried by the following vote:

Aye: Mayor Lydia Lavelle, Alderman Sammy Slade, Alderman Bethany Chaney, Alderman Barbara Foushee, Alderman Jacquelyn Gist, Alderman Randee Haven-O'Donnell, Alderman Damon Seils

UPDATE ON CREATION OF STORMWATER UTILITY

The purpose of this agenda item was to provide an update on work related to establishing the new stormwater utility, and provide the Board the opportunity to discuss this work.

Randy Dodd, the Town's Stormwater Manager, provided the staff report.

Alderman Seils asked about the rate structure for mixed use buildings. Randy Dodd stated that he will have to look into this further but that, most likely, the parcel would be categorized as "non-residential."

Alderman Slade requested future information on cost sharing scenarios for repairs to fix neighborhood flooding issues.

Alderman Gist asked if exceptions could be made for persons eligible for the Homestead Property Tax

exemption or for families that reside in affordable housing situations.

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

RESOLUTION REGARDING
ADOPTION OF A STORMWATER UTILITY RATE STRUCTURE

WHEREAS, the Town of Carrboro modified the Town Code in June, 2017 to create a Stormwater Utility and Stormwater Enterprise Fund; and

WHEREAS, the Town created a new Stormwater Advisory Commission which began meeting in February, 2018; and

WHEREAS, the Town is studying the options and details for creation of a rate structure for the Stormwater Utility; and

WHEREAS, it is desirable to obtain input from residents and businesses on the rate structure, and consider an Interlocal Agreement with Orange County for assistance with billing and collection of service charges

NOW, THEREFORE, The Board of Aldermen of the Town of Carrboro hereby directs staff to:

- a. pursue a community outreach and engagement process related to the Town's plans to adopt a Stormwater Utility rate structure; and
- b. schedule a Public Hearing on the adoption of a rate structure in the spring of 2018; and
- c. work with Orange County staff to develop an Interlocal Agreement for billing as a matter to include in the review and adoption of a rate structure; and
- d. refer the complete draft rate study report to the Stormwater Advisory Commission

This 13th day of February 2018.

The motion is carried by the following vote:

Aye: Mayor Lydia Lavelle, Alderman Sammy Slade, Alderman Bethany Chaney, Alderman Barbara Foushee, Alderman Jacquelyn Gist, Alderman Randee Haven-O'Donnell, Alderman Damon Seils

SELECTION OF FIRM TO PROVIDE PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES - 203 S. GREENSBORO PROJECT

The purpose of this item was to provide the Board with an opportunity to consider directing the Town Manager to begin negotiations with a selected firm.

Alderman Gist expressed a preference for Jim Spencer's group and stated her reasoning included comments from the public, their presentations, and her experience in dealing with Jim Spencer on prior projects within the town. She requested that the winning firm commit to having a percentage of minority representation and for internship opportunities made available to under-represented groups.

Alderman Foushee expressed an interest in Perkins+Will and stated that her reasoning included their representation of minorities and their work on nationally recognized buildings with minority and African American significance.

Alderman Seils expressed an interest in Perkins+Will and stated that he felt they were readily available

to articulate a process that seems like will be beneficial for this project.

Alderman Slade expressed an interest in Perkins+Will due to their perspective on parking and process for engaging with the public.

Alderman Haven-O'Donnell expressed an interest in Perkins+Will due to their experience and her perception of the effort they will put forth on this project.

Alderman Chaney expressed an interest in Perkins+Will and stated that she feels that they are also a local company and that they value the inclusion of minority business owners and subcontractors.

Mayor Lavelle expressed a preference for Perkins+Will and noted that both firms are very capable and reputable.

David Andrews, the Town Manager, discussed next steps related to contract negotiations and project. The Board of Aldermen will review the contract and have final approval authority.

A motion was made by Alderman Chaney, seconded by Alderman Seils, that this resolution be approved.

**A RESOLUTION AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND EXECUTE A
CONTRACT FOR ARCHITECTURAL DESIGN SERVICES ASSOCIATED WITH THE 203 S.
GREENSBORO STREET PROJECT**

WHEREAS, the Town of Carrboro issued a Request for Qualifications (RFQ) for this project and received eight responses, and;

WHEREAS, two design teams were identified by a Town and County staff selection committee and confirmed by the Orange County Board of County Commissioners for interviews with and selection by the Carrboro Board of Aldermen, and;

WHEREAS, the Board of Aldermen has considered the qualifications of both firms for providing the needed design services.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Board

- 1) Selects Perkins+Will as the top firm to provide the requested architectural design services, based on their qualifications in the completion of similar work, and
- 2) Authorizes the Town Manager to negotiate and execute a contract with this firm; and
- 3) If it is not possible to reach satisfactory terms for a contract with the firm in section 1, the Town Manager shall proceed to negotiate a contract with Jim Spencer Architects (JSA).

This the 13th day of March, 2018

The motion carried by the following vote:

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

Nay: Alderman Gist

**CLOSED SESSION - N.C.G.S. 143-318.11(a)(3)(4)(5) - ATTORNEY-CLIENT PRIVILEGE,
ECONOMIC DEVELOPMENT, CONTRACT/AGREEMENT DISCUSSION**

**MOTION WAS MADE BY ALDERMAN CHANEY, SECONDED BY ALDERMAN HAVEN-
O'DONNELL TO ENTER INTO CLOSED SESSION PURSUANT TO NCGS 143-
318.11(A)(3)(4)(5). VOTE: AFFIRMATIVE ALL**

OPEN SESSION

**MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN HAVEN-
O'DONNELL TO ENTER INTO OPEN SESSION. VOTE: AFFIRMATIVE ALL**

ADJOURNMENT

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