



Town of Carrboro

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

Meeting Minutes Board of Aldermen

Tuesday, June 12, 2018

7:30 PM

Board Chambers - Room 110

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

Absent: Alderman Sammy Slade

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

POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

Jay Bryan read one of his poems entitled "Handful of Days."

DISCUSSION OF FUTURE CONSIDERATIONS FOR THE GREENE TRACT

The purpose of this agenda item was to support a Board discussion of the Greene Tract and possible reconfiguration of the Headwaters Preserve in follow-up to the January 30th Assembly of Governments meeting.

Trish McGuire, the Town's Planning Administrator, provided the staff report.

Alderman Haven-O'Donnell stated that she thinks the proposed school site should be located closer to neighborhoods to allow for students to walk to school.

Alderman Gist stated that she wants to be intentional on who is being priced out of housing. She stated that she would like to see what the housing costs are. She stated that she would like to see who is having trouble affording to live in Carrboro. She asked how the Town can provide housing that people can afford to live in that are middle class and also for those who are homeless. She stated that she thinks there is room to provide tiny homes like those at Penny Lane. She stated that she would like to know what the safe proximity is to a railroad due to the herbicide and chemical sprays used to prevent

vegetation. She stated that she is in favor of commercial in the area that provides a service for the community.

Alderman Seils asked if the group would reengage with the Jackson Center and suggested that that be done.

Alderman Foushee clarified that land banking is included in the acreage. She stated that she likes the combinations of low, medium, and high density uses in the Greene Tract but she stated that the neighborhood would have to weigh in on what they are comfortable with. She stated that she spoke with Minister Campbell and he expressed hope that the school will be diverse.

Alderman Chaney stated that there was a previous agreement that this was to be a mixed income and mixed use parcel. She stated that this Board had already agreed with that. She stated that the ways that developers may respond to that, however, could be different than the goals of the Board. She said it will be important to talk about how the parcel might be developed and to begin bringing developers into the conversation. She stated that if the Board wants to see a low-income housing tax credit or a low-income development that there has to be a grocery store within a mile to be eligible for subsidy.

Staff will report back at a later date.

DISCUSSION OF A PUBLIC PROCESS REGARDING PHASES 3 AND 4 OF THE BOLIN CREEK GREENWAY

The purpose of this item was to provide the Board of Aldermen with an opportunity to discuss how a public process will proceed for consideration of phases 3 and 4 of the Bolin Creek Greenway.

Trish McGuire, the Town's Planning Director, introduced the item.

Alderman Haven-O'Donnell stated that she feels that the next steps should not be not public process but rather, considering how they respond to the ways to connect via Phase 1B, Seawell School Road, and the bike boulevard from Hillsborough Road to Homestead Road. She stated that she wants to see data before meaningful public input can be had. She stated that after that, the Board could move forward with actual data to work with. She stated that she feels that phases 3 and 4 should not be touched and for of the protection to the forest, she wants to see data first.

Mayor Lavelle stated that the Seawell School Road project may be many years out due to funding.

Alderman Seils stated that an option has been presented to wait for data but that is also a "do nothing" approach. He reiterated that the projects mentioned by Alderman Haven-O'Donnell may not get approved for MPO funds for many years. In regards to the Mayor's workgroup, he stated that he would not call it "consensus" that was derived during the summer meetings.

Alderman Gist stated that the process needs to build trust in the community. She stated that there is currently no budget for this and that if the Town does not use State money, it allows the Town more flexibility in the project. She stated that there should be a natural inventory taken of the area. She stated that she would like to know true numbers from how many people need the connection and that the process should be factually driven.

Mayor Lavelle stated that she would like the process to be completely wide-open for input and that no possible use be excluded.

Alderman Seils stated that it should be noted that this is not just a transportation use versus preservation of forest issue and that there may be many more competing interests.

Alderman Chaney stated that she wants to hear from the voices that are not at the table. She stated that this is a multi-use path and that the issue becomes about access to open space. She also stated that it is important to know the economic development value of a greenways system. She stated that when they talk about the impacts on the forest, they talk about the impacts as "when it gets paved" but every time the forest is used by people it is impacted. She stated it is important to talk about a forest management plan due to the impact that has already occurred on the property. She stated that a path is built every day when it is used. She stated that she would even ask should the Town take a measures to limit access now so that the impacts can be properly measured. She asked if UNC will be at the table.

Alderman Haven-O'Donnell stated that UNC has designated areas for runners in order to protect the forest from erosion.

Mayor Lavelle stated that UNC and OWASA would have to be at the table for any public process.

Alderman Foushee stated that she wants a larger, more open, community discussion. She stated that it needs to be broader than just the bike community and preservationists. She also stated that it needs to be transparent.

Alderman Chaney stated that she would want to hear what "access" means to the community.

Alderman Gist stated that she wants this process to be inclusive.

Alderman Chaney also stated that she wants to learn more about the design.

MOTION WAS MADE BY ALDERMAN CHANEY, SECONDED BY ALDERMAN GIST FOR THE BOARD OF ALDERMEN TO CONTINUE THE DISCUSSION AND TO EXPLORE BEST PRACTICES OF RESOLVING COMMUNITY CONFLICT IN AN ENVIRONMENTAL CONTEXT DURING THE 2019 BOARD OF ALDERMEN RETREAT. VOTE: AFFIRMATIVE FIVE, NOES ONE (HAVEN-O'DONNELL), ABSENT ONE (SLADE)

CLOSED SESSION - NCGS - 143-318.11 (A)(5) - POSSIBLE LAND ACQUISITION

MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN FOUSHEE TO ENTER INTO CLOSED SESSION PURSUANT TO NCGS 143-318.11 (A)(5) TO DISCUSS POSSIBLE LAND ACQUISITION WITH STAFF AND THE ATTORNEY. VOTE: AFFIRMATIVE SIX, ABSENT ONE (SLADE)

OPEN SESSION

MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN HAVEN-

O'DONNELL TO ENTER INTO OPEN SESSION. VOTE: AFFIRMATIVE SIX, ABSENT ONE (SLADE)

ADJOURNMENT

MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN HAVEN-O'DONNELL TO ADJOURN THE MEETING. VOTE: AFFIRMATIVE SIX, ABSENT ONE (SLADE)