



# Town of Carrboro

301 W. Main St.

Town Hall

Carrboro, NC 27510

## Meeting Minutes Board of Aldermen

Tuesday, November 13, 2018

7:30 PM

Board Chambers - Room 110

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

**Also Present:** David Andrews, Town Manager; Catherine Dorando, Town Clerk; Bob Hornik, Town Attorney

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### **CHARGES ISSUED TO RECENTLY APPOINTED ADVISORY BOARD MEMBERS**

The Town Clerk issued charges to the following:

#### 1) Youth Advisory Board Members

- Ananya Saravanan
- Connor Lopez
- Danielle Kaufman-Sedano
- Demi Wang
- Keir Johnson
- Maxwell Berner
- Reid Barker
- Spencer Hayden
- Zara Waheed

#### 2) Appearance Commission

- Nicholas Johnson

- Hallee Haygood
- Vickie Brown

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## **2018 CARRBORO CITIZEN'S ACADEMY GRADUATION**

Mayor Lavelle and David Andrews presented the 2018 Citizen's Academy participants certificates of graduation. The list of graduates is below:

- William Beaty
- Margaret Carpenter
- Jennifer Durling
- Debby Filer
- Stephen Friedman
- Lyndsay Gavin
- Aaron Klemm
- Kirsten Krueger
- Jeffrey Laufenberg
- Erle Smith
- Benjamin Wrench

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## **AGENDA CHANGES**

The Board removed the closed session item from the end of the agenda.

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## **APPROVAL OF OCTOBER 16, 2018 MEETING MINUTES**

This item was tabled for consideration until the next meeting.

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## **A RESOLUTION CANCELING THE NOVEMBER 20, 2018 BOARD OF ALDERMEN MEETING**

The purpose of this agenda item was to cancel the Board's November 20, 2018 meeting due to the Thanksgiving holiday later that week.

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

A RESOLUTION CANCELING THE NOVEMBER 20, 2018 BOARD OF ALDERMEN MEETING  
NOW, THEREFORE BE IT RESOLVED BY THE CARRBORO BOARD OF ALDERMEN THAT:

Section 1. The November 20, 2018 Board of Aldermen meeting is canceled.

**This 13th day of November 2018.**

**The motion is carried by the following vote:**

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

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### **SOLID WASTE INTERLOCAL AGREEMENT**

The purpose of this agenda item was to provide the Solid Waste Interlocal Agreement to the Board for consent to enter into agreement with Orange County, towns of Hillsborough and Chapel Hill, UNC, and UNC-Health. The Parties to the Agreement are Orange County, the Town of Chapel Hill, the Town of Carrboro and the Town of Hillsborough. While UNC Healthcare and the University of North Carolina-Chapel Hill (UNC-CH) are important stakeholders to the County and the Towns for planning current and future solid waste management, they are not parties to the Agreement. The Agreement acknowledges the vital role they play by continuing their participation on the Solid Waste Advisory Group and the Management and Oversight Committee.

**A MOTION WAS MADE BY ALDERMAN SLADE, SECONDED BY ALDERMAN SEILS THAT THE BOARD OF ALDERMEN APPROVE ENTERING INTO AN INTERLOCAL AGREEMENT WITH ORANGE COUNTY, THE TOWN OF HILLSBOROUGH AND THE TOWN OF CHAPEL HILL REGARDING THE PROVISION OF SERVICES RELATED TO AND THE DISPOSITION OF SOLID WASTE AND RECYCLABLES IN ORANGE COUNTY. VOTE: AFFIRMATIVE ALL**

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### **BUDGET AMENDMENT FOR DR. MARTIN LUTHER KING JR. PARK CAPITAL PROJECT ORDINANCE**

The purpose of this agenda item was for the Board of Aldermen to consider a budget amendment to provide additional funds for construction of the Dr. Martin Luther King Jr. Park.

Alderman Gist expressed concern related to the increased costs of the project. She stated that natural disasters and tariffs have caused construction costs to rise rapidly. She suggested completing MLK Park in phases.

Alderman Chaney stated that everything in the quotes came in over budget and that it is concerning. She stated that construction costs are continuing to rise and that waiting to build will most likely lead to increasing the costs even further. She stated that the public is waiting for the park and that the Town can't afford not to build at this point.

Alderman Haven-O'Donnell expressed concern with the rising costs. She recommended phasing the work and starting with the pump track portion. She stated that it's also very important to get the garden portion completed and asked if the water issue has been settled with the gardeners. David Andrews, stated that OWASA water will be provided once the well goes out of service. He explained that the water cost will not be rolled into the construction costs.

Alderman Slade stated that he would not vote for the increased cost park at this time as he would like to see the impact of this increased cost in relation to other town priorities the main one being our ability to implement the Community Climate Plan first.

Alderman Foushee stated that this project has been sitting for a while and asked if the Board is going to begin pausing other construction items. She asked if it is better to phase in or build as planned.

David Andrews stated that rebidding the project and phasing it into pieces will add costs to the project over what is shown in the bids. He stated that if the project is phased in, it would require a rebid.

Alderman Gist stated that the library project and park project are great but that as the costs increase, there is an impact on the Town's budget. She asked what impact rising costs of projects have on housing affordability.

Alderman Seils stated that he supports moving forward with construction on the park because people have been waiting on the project for years. He asked if the Town could figure out a better way to do cost estimation on the front-end.

**A motion was made by Alderman Seils, seconded by Alderman Foushee, that this ordinance be approved.**

**BUDGET AMENDMENT FOR MARTIN LUTHER KING JR. PARK CAPITAL PROJECT  
ORDINANCE  
Ordinance No. 6/2018-19**

WHEREAS, the Capital Project Ordinance was amended on November 14, 2018 (#8/2017-18) to meet storm water requirements of the Town and Division of Water Quality; and,

WHEREAS, the current available budget for the Project is \$1,353,610; and,

WHEREAS, the lowest responsible sealed bid received on October 10, 2018 was \$2,195,200 which exceeds the available budget by \$841,590; and,

WHEREAS, the adopted Fund Balance Policy provides that when the unassigned fund balance exceeds 35%, the Town Manager may set aside an amount in assigned fund balance for transfer to the Capital Projects Fund for future projects; and,

WHEREAS, the Town's annual audit at June 30, 2017 confirmed that the fund balance exceeds 35% and the amount above 35% may be committed for capital projects; and,

WHEREAS, the Town Manager has assigned \$2.0 million of fund balance for future capital projects; and,

WHEREAS, The Board appropriated \$439,382 of assigned fund balance for the acquisition of vehicles and equipment in FY 2018-19; and,

WHEREAS, the Board desires to move forward with the construction of the Martin Luther King Jr. Park as designed;

NOW THEREFORE, PURSUANT TO N.C.G.S. 159-13.2, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1: An additional \$863,542 is appropriated from assigned fund balance in the General Fund for the construction of Martin Luther King Jr. Park as designed. Of this amount, \$21,952 (10% of construction estimate) shall be held as contingency.

Section 2: The total project costs, including land, design and construction is increased from \$2,217,155 to \$3,080,697.

Section 3: All other provisions of Project Ordinance #24/2016-17 and any subsequent amendments remain in effect.

Section 4: Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Finance Director.

Section 5: This capital project ordinance shall be effective immediately upon adoption.

**This 13th day of November 2018.**

**The motion is carried by the following vote:**

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

**Nay:** Alderman Slade

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**LEGAL NOTICE TO PROCEED WITH CONSTRUCTION OF DR. MARTIN LUTHER KING JR. PARK**

The purpose of this agenda item was to notify the public of the Dr. Martin Luther King Jr. Park construction.

**LEGAL NOTICE**

**Notice To Property Owners Prior to Construction Section Pursuant to NCGS 160A-499.4**

The Town of Carrboro hereby provides notice that Construction for the "Dr. Martin Luther King Jr. Park is scheduled to begin after December 15, 2018 and continue through January 2020 (12-14 month project). The location of the project is 1120 Hillsborough Road, Carrboro, NC.

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### **ECONOMIC DEVELOPMENT REPORT FOR THE MONTH OF NOVEMBER**

The purpose of this agenda item was to update the Board on economic development activity within the Town.

Alderman Slade asked for the Board to think about ways to expend the County's sales tax funds. He asked that the Board be unified in requests for the funds when the Board has their joint-meeting with the County.

Alderman Haven-O'Donnell suggested that the Board have a work session prior to having a joint meeting with the County to talk about the Article 46 sales tax funds.

Mayor Lavelle suggested that that the Board consider ideas that are brought to them by staff and that the Board have a serious conversation with the County's leadership regarding the very small amount of funds that the Town of Carrboro has received.

David Andrews stated that the Town has ideas for funding and that future conversations will be necessary.

**A MOTION WAS MADE BY ALDERMAN CHANEY, SECONDED BY ALDERMAN FOUSHEE THAT STAFF DRAFT A LETTER REGARDING THE COUNTY'S PAST USE OF ARTICLE 46 SALES TAX FUNDS FOR THE MAYOR TO SEND TO THE COUNTY COMMISSIONER CHAIR. VOTE: AFFIRMATIVE ALL**

**A MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN SLADE TO ACCEPT THE MONTHLY ECONOMIC DEVELOPMENT REPORT. VOTE: AFFIRMATIVE ALL.**

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### **CONTINUATION-2 OF THE PUBLIC HEARING SANDERWAY AIS CUP - UPDATE AND REQUEST FOR FURTHER CONTINUATION**

The purpose of this item was to provide the Board with an update and to request that the Sanderway AIS CUP Public Hearing be further continued to January 15th, 2019.

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

**A RESOLUTION TO CONTINUE THE SANDERWAY AIS CUP PUBLIC HEARING TO JANUARY 15<sup>TH</sup>, 2019**

**WHEREAS**, the Carrboro Board of Aldermen opened the public hearing for the review of the Sanderway AIS Conditional Use Permit on June 26<sup>th</sup>, 2018; and

**WHEREAS**, the Carrboro Board of Aldermen held a second public hearing for the project on October 16<sup>th</sup>, 2018;

**NOW, THEREFORE BE IT RESOLVED** by the Carrboro Board of Aldermen do hereby continue the Public Hearing for the Sanderway AIS Conditional Use Permit to January 15<sup>th</sup>, 2019.

**This 13th day of November 2018.**

**The motion is carried by the following vote:**

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

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**CONSIDER APPROVAL OF FINAL DESIGN CONCEPT FOR TOWN OF CARRBORO WAYFINDING SYSTEM**

The purpose of this item was for the Board to giving consider approval of the final design concept for the Town of Carrboro wayfinding system.

Todd Mayfield, with Axia Consulting, provided the Board of Aldermen with the report.

Alderman Chaney stated that she is not a fan of the gateway entrance poles and others agreed.

Alderman Gist suggested a sign for direction to UNC.

Alderman Chaney suggested signs pointing toward the historic Lloyd-Broad and Northside neighborhoods.

The Board will see the Google maps to see where the signs are located before approving the final design.

**A MOTION WAS MADE BY ALDERMAN CHANEY, SECONDED BY ALDERMAN HAVEN-O'DONNELL TO APPROVE THE DESIGN CONCEPT WITH THE COMMENTS PROVIDED BY THE BOARD TO BE CONSIDERED DURING THE NEXT STEPS. VOTE: AFFIRMATIVE ALL**

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**CONCEPT FOR TOWN FACILITIES MASTER PLAN**

The purpose of this agenda item was to present to the BOA concepts for developing a facilities master plan in order to provide necessary information to identify needed repairs, upgrades and modifications to town facilities.

Joe Guckavan, the Town's Public Works Director, provided the staff report.

Alderman Slade asked that energy efficiency be considered a top priority.

Alderman Haven-O'Donnell stated that she would like to see that town facilities are focused on during the budget process.

**A MOTION WAS MADE BY ALDERMAN SEILS, SECONDED BY ALDERMAN SLADE TO PROCEED TO PERFORM THE IN-HOUSE MASTER FACILITIES PLAN AND TO INCLUDE CLIMATE GOALS. VOTE: AFFIRMATIVE ALL**

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### **DISCUSSION OF BOARD OF ALDERMEN MEETING SCHEDULE**

The purpose of this item was to allow the Board of Aldermen to review their current meeting schedule and possibly discuss revisions.

The Board decided to begin meetings at 7pm during the 2019 year on a test basis. Staff was instructed to be flexible in scheduling public hearings for nights other than a 4<sup>th</sup> Tuesday. Staff was also asked to not cancel meetings until the week prior to allow for additional scheduling options.