



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

## **Town of Carrboro**

### **Meeting Minutes Board of Aldermen**

**Tuesday, February 12, 2019**

**7:00 PM**

**Board Chambers - Room 110**

**Present:** Mayor Lydia Lavelle, Alderman Bethany Chaney, Alderman Barbara Foushee, Alderman Jacquelyn Gist, Alderman Damon Seils, Alderman Sammy Slade

**Absent:** Alderman Randee Haven-O'Donnell

**Also Present:** David Andrews, Town Manager; Chris Milner, Deputy Town Clerk; Kevin Hornik, Town Attorney

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#### **POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

Dr. Rodney Coleman, Senior Pastor of the First Baptist Church of Chapel Hill, read a poem titled "Hurricane" by Yona Harvey.

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#### **CHARGE ISSUED TO RECENTLY APPOINTED ADVISORY BOARD MEMBER**

Chris Milner, the Deputy Town Clerk, issued a charge to Andrea Wood, a member of the Environmental Advisory Board.

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

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

Alderman Foushee requested information regarding affordable housing units at the Shelton Station project.

The Board and the Town Manager discussed the requirements for affordable housing as stated in the permit for that project and whether the plans will meet these requirements.

Trish McGuire, Planning Director, provided clarification on this issue.

The Town Manager will provide the Board with details regarding the development plan and how it meets the requirements for affordable housing.

**MOTION WAS MADE BY ALDERMAN FOUSHEE, SECONDED BY ALDERMAN GIST, THAT THIS ITEM BE ACCEPTED. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HAVEN-O'DONNELL).**

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**STAFF PREPARATION FOR RESIDENT OUTREACH DURING POTENTIAL FEDERAL GOVERNMENT SHUTDOWN**

The purpose of this item was to inform the Board about staff's citizen outreach preparations for the possible federal government shutdown.

**MOTION WAS MADE BY ALDERMAN GIST, SECONDED BY ALDERMAN SEILS, THAT THIS ITEM BE ACCEPTED. VOTE: AFFIRMATIVE SIX, ABSENT ONE (HAVEN-O'DONNELL).**

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**STREET ASSESSMENT POLICY REVIEW FOR UNPAVED ROADS**

The purpose of this agenda item was to seek Board input regarding the current Street Assessment Policy (Revised as of June 2009), discuss existing gravel roads, public benefit of improvements on unpaved roadways, and seek direction from the Board of Alderman regarding needed improvements.

Joe Guckavan, Public Works Director, provided the staff report on this item. He requested clarity on the town's 50% assessment for road improvements. He sought Board input as to whether 50% should still be considered the proper amount. He also sought clarification on whether the assessment is intended to include items such as sidewalks, curbs, gutters and stormwater drains.

Mayor Lavelle suggested that the paving of Meadow Run Ct could provide insight into the precedence with respect to this issue.

Trish McGuire, Planning Director, provided some background on Meadow Run Ct. and Tallyho Trail and said she would confirm how those improvements were conducted and provide the information to the Board.

In response to a question from Alderman Foushee, Trish McGuire clarified that residents of Lisa Dr. and Quail Roost Dr. did not pay for the sidewalk improvements because the projects were funded by a larger bond project, but they did pay for paving.

Joe Guckavan and the Board discussed options on how to proceed with the paving of roads. The discussion included a review of costs, stormwater impacts and other local impacts.

Mayor Lavelle and David Andrews, Town Manager, agreed that staff will prepare an updated policy on this issue and present it to the Board for their consideration.

James Porto, a resident of Carrboro, addressed the Board. He expressed a desire to keep his street (Watters Road) unpaved and stated that other residents on his street share that opinion.

Board requested additional details from staff to include a recommendation on which roads should receive full improvements and which should only be paved. The Board also requested insight into the opinions of residents who live on unpaved roads and whether they would prefer to keep those roads unpaved.

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**UPDATE ON THE GREENE TRACT - RESOLUTION APPROVING MODIFICATIONS TO THE 60-ACRE PORTION IN COUNTY OWNERSHIP AND CONCEPTUAL PLAN FOR THE 104 ACRE PORTION IN JOINT OWNERSHIP**

The purpose of this agenda item was to consider adoption of a resolution regarding the Greene Tract and reconfiguration of the Headwaters Preserve in follow-up from the January 29<sup>th</sup> Assembly of Governments meeting, as well as approval of a conceptual plan for the property.

Trish McGuire, Planning Director, provided the staff report on this issue.

Alderman Seils requested the addition of language to acknowledge work within the community that has already been accomplished; in particular, “The Historic Rogers Road Task Force Report,” and the “Mapping Our Community’s Future Report.”

**A motion was made by Alderman Seils, seconded by Alderman Slade, that the following resolution be approved:**

**A RESOLUTION APPROVING MODIFICATIONS TO THE 60 ACRE PORTION OF THE GREENE TRACT IN COUNTY OWNERSHIP AND CONCEPTUAL PLAN FOR THE 104 ACRE PORTION IN JOINT OWNERSHIP**

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill jointly acquired the property (104 acres) known as the Greene Tract in 1984 which was purchased from the joint solid waste management system; and

WHEREAS, title to 60 acres (also known as Headwaters Preserve) of this property was deeded exclusively to the Orange County Solid Waste Enterprise Fund in 2000 under provisions of the 1999 Interlocal Agreement for Solid Waste Management and was purchased by Orange County via reimbursement to the Solid Waste Enterprise Fund in 2016; and

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill adopted the 2002 Resolution which called for approximately 86 acres for open space and 18 acres for affordable housing on the jointly owned land; and

WHEREAS, the Greene Tract is part of the Historic Rogers Road Neighborhood where the Towns of Chapel Hill and Carrboro are researching market development potential and zoning constraints to implement a planning program in the overall area; and

WHEREAS, over the last 16 years, various joint planning studies, including the Historic Rogers Road Task Force Report and Mapping Our Community's Future, and collaborations with the community and school district have suggested land use and acreage needs; and

WHEREAS, Mayors for Carrboro and Chapel Hill and the Orange County Board of Commissioner Chair agreed to jointly pursue an update to the 2002 Resolution and have been meeting with respective management and supporting staff, as suggested by the elected officials at an Assembly of Governments meeting in 2017, to determine next steps for preservation and development of the Greene Tract, and

WHEREAS, analysis of the Greene Tract's past, present, and future identified the following land use needs and goals:

- Preserve valuable environmental features and corridors
- Protect historical and cultural resources
- Promote cost effective infrastructure
- Incorporate school and recreation site
- Earmark development areas for mixed income housing and mixed use potential

WHEREAS, the staff work group considered direction from the respective governing boards, specialized staff, housing partners, and community in developing a conceptual plan for the Greene Tract;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Aldermen:

1. Approve the accompanying map to modify the existing county owned (60 acres) and joint owned (104 acres) portions of the Greene Tract as shown in Exhibit 1.
2. Approve the accompanying conceptual master plan as shown in Exhibit 1 for the joint owned portion of the Greene Tract, not deeded exclusively to Orange County, which designates the following:
  - Approximately 22 acres for joint preserve
  - Approximately 11 acres for public school site
  - Approximately 4 acres for public recreational facility site
  - Approximately 67 acres for housing/mixed use
3. Authorize the exchange of acreage from Joint owned to County owned and County owned to Joint owned commencing the recombination process as illustrated in Exhibit 2.
4. Explore protecting the areas shown on the conceptual plan as Joint Owned Preserve and Headwaters Preserve
5. Solicit input from the public and respective governing boards regarding land use and mixed income housing needs during the master plan process.

**This the 12th day of February 2019.**

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

**Aye:** Mayor Lydia Lavelle, Alderman Bethany Chaney, Alderman Barbara Foushee, Alderman Jacquelyn Gist, Alderman Damon Seils, Alderman Sammy Slade

**Absent:** Alderman Randee Haven-O'Donnell

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**DISCUSSION TO PROVIDE DIRECTION TO STAFF ON SCHEDULING BOARD OF ALDERMEN COMMUNITY LISTENING SESSION**

The purpose of this item was to allow the Board of Aldermen to discuss community listening sessions and direct staff on how to proceed.

Mayor Lavelle clarified the intent of the listening sessions, stating that this will not involve decisions or actions by the Board, but will provide an opportunity for members of the community to express their concerns and interests to the Board.

Alderman Foushee stated that she hopes the sessions will be inclusive of the whole community and will rotate through different neighborhoods.

Alderman Chaney expressed support for this effort and suggested that it could be connected with the initial stages of outreach for the town's Comprehensive Plan.

Alderman Gist noted the similarity between this concept and the Neighborhood Forums that were held by the Board in the past. She discussed the value of the Forums and provided insight into why they were eventually abandoned. She also recommended having the listening sessions at large apartment complexes.

Alderman Seils agreed with the notion of holding the meetings in apartment complexes. He also suggested The Community School for People Under Six as a possible location and recommended finding locations that will encourage involvement by people that the Board does not usually hear from.

Alderman Slade saw similarities between this effort and recommendations in the Town's Community Climate Action Plan that call for neighborhood-based efforts.

The Mayor directed the Town Clerk's office to investigate potential dates and locations for listening sessions with the goal of holding the first event on a Saturday in May.

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**MATTERS BY BOARD MEMBERS**

Alderman Chaney inquired into the status of the MLK Park Commemoration Survey.

Anita Jones-McNair, Recreation and Parks Director, said they have received approximately 10 responses. The website link for inputs has been extended until the end of the month and a re-notification was sent on Twitter.

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**ADJOURNMENT**

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