

MINUTES OF A PUBLIC HEARING ON COMMUNITY DEVELOPMENT FUNDS;
 PUBLIC FORUM ON MANAGER'S PRELIMINARY CAPITAL IMPROVE-
 MENTS PROGRAM; AND WORK SESSION ON 1987-88 BUDGET
 HELD BY THE MAYOR AND COUNCIL OF THE TOWN OF
 CHAPEL HILL, MUNICIPAL BUILDING, MONDAY,
 JANUARY 5, 1987, 7:30 P.M.

Mayor James C. Wallace called the meeting to order. Council Members present were:

Julie Andresen
 David Godschalk
 Jonathan Howes
 David Pasquini
 Nancy Preston
 R. D. Smith
 Bill Thorpe
 Arthur Werner

Also present were Town Manager David R. Taylor, Assistant Town Managers Sonna Loewenthal and Ron Secrist, and Town Attorney Ralph Karpinos.

Public Hearing on Preparing 1987 Application of Community Development Grant Funds

Manager Taylor said the purpose of the public hearing was to hear proposals and comments from citizens for use of the 1987 Community Development funds. Mr. Taylor stated that the staff would develop a proposed plan for consideration at a public hearing scheduled for March 9. He said this year marked the beginning for planning for a new three-year period of Community Development funding. He requested that the Council refer all comments from this hearing to the staff for a report and preliminary recommendation.

Roger Waldon, Planning Director, spoke on behalf of the Planning Board, said the Board had recommended four areas of need for the Community Development Grant Funds. He said these areas were 1) land acquisition for affordable housing; 2) repairs to existing housing; 3) repairs to Inter-Church Council housing; and 4) building and repairing sidewalks near existing public housing projects.

Leigh Gross, representing Janus Treehouse, a residential treatment facility for adolescents, requested funds to aid in acquiring a new facility. She said the current facility was located in an old house on Mallette Street and they needed to expand to a larger and safer facility. Ms. Gross said at present their options were to find land upon which to build a facility or to purchase a facility and renovate it for their use. She stated they hoped to achieve this goal over the next two years at a total cost of around \$275,000 - \$300,000.

Council Member Preston asked if Ms. Gross knew how much money her group desired from the Community Development funds? Ms. Gross said that since their plans were still in the development stage she was unsure of the exact amount but that it would probably be around \$30,000. Council Member Preston asked where Ms. Gross expected to get the other necessary funds. Ms. Gross replied that they owned their current facility and would receive approximately half of the needed funds from its sale and that they were requesting funds from the State Mental Health Agency.

Council Member Smith asked how many people were served by the agency. Ms. Gross responded that they served about seven children at one time with the average length of stay six to nine months.

Council Member Andresen asked if they had approached the County Commissioners for funds? Ms. Gross replied that they had not as yet made a request but that they probably would request funding.

Council Member Smith commented that Community Development (CD) funds had been used several years ago to pipe the Tanyard Branch to McDade Street with the idea that the piping would be continued to Caldwell Street Extension. He said he would like to see the project completed and would like to know the costs involved.

Council Member Godschalk said he liked the Planning Board's recommendation to use CD funds for purchasing land for affordable housing but that the Council needed to know the feasibility of this proposal. He said he would like to have some quantitative estimates of the amount available to be spent and how much land this amount would purchase. He said he would prefer the funds spent on a couple of major projects rather than a lot of little projects.

Council Member Preston agreed with Mr. Godschalk saying she was in favor of using the funds for affordable housing and rehabilitating existing housing. She asked the Manager for his opinion of the demonstration project that had been done last year with Inter-Church Council (IN-CHU-CO). Manager Taylor responded that he felt good about the demonstration project and that a lot of credit should be given to the Town's Inspections' Department for their overseeing of the project.

Council Member Andresen spoke in support for the recommendations as well as the staff proposals that some of the funds be used to aid the homeless in Chapel Hill; completion of the piping of Tanyard Branch; and additional landscaping of Merritt Mill Road after completion of the street construction.

Council Member Smith reiterated his concern for the need for quality maintenance personnel for the public housing units who would be able to complete routine maintenance work on the units and thereby eliminate the need of having to go out to bids for

much of the work. He said he felt this was essential before the Town considered rehabilitating public housing.

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER SMITH TO REFER TO THE MANAGER AND ATTORNEY. THE MOTION PASSED UNANIMOUSLY, (9-0).

Public Forum on Manager's Preliminary Capital Improvements Program

Manager Taylor said the purpose of this public forum was to receive comments and suggestions from advisory boards and commissions and other citizens on the small capital improvements program. He said the Council had tentatively allocated \$400,000 for this program for fiscal year 1987-88. Mr. Taylor stated that the projects considered part of the CIP were not to be confused with the 1986 Bond program but represented "pay as you go" projects. He said a year ago he proposed to approach the CIP process as a two-year program and that this year represented the second year of the program. He asked that comments and suggestions from this public forum be referred to the staff for further refinement and changes as necessary.

Roger Waldon, Planning Director and representing the Planning Board, said the Board endorsed the Manager's Preliminary CIP and that they hoped to coordinate the revisions to the comprehensive plan with the next two-year CIP.

Phil Sloane, representing the Greenways Commission, said the Commission supported the Manager's Preliminary CIP. He commented that the Commission felt the funds proposed to be allocated for greenways was an adequate amount for what they recommended be accomplished within the next year.

Don Stanat, speaking as a citizen and a bicyclist, urged the Council to consider the need for bike lanes on area streets and highways as part of the street right-of-way rather than as part of the sidewalk system. He commented that the bikelanes often were in need of repair and having them as part of the sidewalk system created an added element of having to watch out for cars coming out of driveways.

Council Member Preston said that the Council had recently modified the Transportation Board's responsibilities to include overseeing the bikeways.

Council Member Howes commented that he had noticed problems with cyclists using one way bikelanes as two-way lane which created problems for automobile drivers at intersections.

Phil Sloane, representing the Greenways Commission, commented that the Commission had recently discussed the bikeway system in Chapel Hill and it was noted that other municipalities were widening area streets to include bikelanes as part of the street itself or were incorporating bikelanes in the greenway system.

Council Member Andresen said that the Town of Carrboro was planning to widen some of its streets to accommodate bikelanes. She said the Council should probably consider increasing the 1988-89 budget for bikeway construction.

Council Member Godschalk said that he preferred a long range Capital Improvements Program (5 years) because he felt it helped to have long range goals and projects.

Council Member Thorpe said he would like to see more sidewalk construction in the CIP. He said that he had pointed out the need for a sidewalk along Willow Drive several years ago and that this was a priority project.

Council Member Smith commented that the Council had requested the Army Corps of Engineers to do a study of the drainage basin several years ago and the Council had not as yet received the report. He asked if the Manager knew when they would be receiving the report and if it might be prudent to set aside some funds this year in the CIP for drainage improvements. Manager Taylor replied that he expected the Corps report sometime this spring but that the amount of funds needed for improvements noted in the report would probably be more than was available in the CIP. He pointed out that the proposed CIP included funds for stormwater analysis and management and stormwater drainage improvements.

Council Member Smith asked if the proposed \$25,000 designated in the CIP for improvements to the Old Chapel Hill Cemetery would be sufficient to meet the needs. Manager Taylor replied that he was committed to seeing that the cemetery was repaired and kept in good condition, but until the Old Chapel Hill Cemetery Task Force made their report and recommendation he did not know exactly how much money would be needed. He said that he would recommend funding for this project each year until the cemetery was up to par.

Council Member Smith asked what the athletic facilities lighting replacement involved. Manager Taylor said this project was for the revamping and replacing outdoor lighting at municipal parks with more energy efficient bulbs.

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER GODSCHALK TO REFER TO THE MANAGER AND ATTORNEY. THE MOTION PASSED UNANIMOUSLY, (9-0).

Work Session for Discussion of Budget, Capital Program, etc.

Manager Taylor said the staff had divided the work session into two categories; 1) an overview of major services, and 2) discussion on the process for implementing the bond program. He said the Mayor had suggested deferring discussion on Police and Fire staffing until the Council retreat on January 11. Mayor Wallace elaborated on his proposal to completely discuss the important

police and fire staffing issue at the retreat as there would be more time available. The Council agreed to this suggestion.

Council Member Howes said he was interested in establishing an open space land acquisition program that would identify areas that should be acquired and include methods of obtaining the revenues necessary to purchase the land. He said there should be a source of funds (approximately \$1 million/year) available on a continuing basis for land acquisition. He suggested that this topic also be discussed at the Council retreat.

Council Member Godschalk asked Mr. Howes if he meant funds from impact fees or what. Mr. Howes said that it would be something like impact fees but that the amount would be more.

Council Member Andresen commented that she had talked with the principal at the high school and said it was felt there was a need for a Juvenile Officer on the Police Force. She asked if the Town currently had such an officer. Manager Taylor and Police Chief Herman Stone responded that there was a Juvenile Officer on the police force and that that officer spent a lot of time at the high school and junior high schools.

Council Member Andresen asked for clarification of the Library operating hours, especially on week-ends. She said there was some confusion that the Library was not open on Sundays. Manager Taylor replied that the Library was open on the week-ends and Library Director Kathy Thompson stated that the Library was open from 2:00-6:00 on Sunday afternoons.

Council Member Preston asked what was the status of the Bookmobile and if there were plans for continuing its use. Manager Taylor replied that the Bookmobile was at present out of service and that the staff was in the process of getting information on the cost of a replacement vehicle. He said he needed direction from the Council as to whether or not there was enough interest in continuing the program.

Council Member Preston also stated that she thought there was a need for more soccer fields. She asked the staff for their opinion. Jim Herstine, Parks and Recreation Director, said that the Town currently had three soccer fields and that from his observation there was a need for more soccer fields for practice time. He stated that the initial plans for the Southern Park included areas which could be used as soccer fields.

Council Member Werner said in a effort to identify areas for consideration of acquisition of open space it would be beneficial to have a map showing Town-owned open space and a discussion of the plans for each parcel.

Council Member Smith expressed concern that the Town maintain adequate staffing for police patrols in neighborhoods. He also stated that the Manager should look into the staffing of the

landfill so that when one person is off on vacation, compensatory time, or sick leave the operations do not have to suffer. He pointed out that there was some machinery at the landfill that required two persons to operate and if one person were out, the machine was idle.

Council Member Thorpe asked if there were plans to change the rate structure of fees for Parks and Recreation services, especially with regard to "free time" at the Community Center gymnasium? Manager Taylor responded that the amount of fees would probably change in July with the new fiscal year, but not the formulas for computing the fees. He said he was not aware of any proposals with regard to charging a fee for the "free time" at the Community Center. He asked Mr. Herstine to address this question.

Jim Herstine, Parks and Recreation Director, commented that currently during the "free time" at the Community Center gymnasium there were incidents of unruly behavior. He said several gymnasiums in the area charge a fee for the "free time" so that they could pay for a supervisor to be on hand to monitor the play. He said the staff had considered a similar policy for the Community Center gymnasium.

Council Member Thorpe said he would be against charging a fee for the "free time" at the Community Center gymnasium.

Council Member Werner said that he hoped the Town would not wait for the Army Corps of Engineers' report on stormwater management before attempting to solve some of the stormwater problems.

Council Member Preston asked if there were funds included in the budget for a new landfill supervisor. Manager Taylor replied that there were not funds at present, but that this issue would be discussed at the next Council meeting. He said the increased awareness of the status of landfill operations has meant the Town needed to look at the operations more intensely with regard to total landfill management.

Council Member Smith questioned whether or not the Town needed more Planning staff to meet the demands that the Council and public were placing on the Planning Department, especially the desire for a Public Facilities Ordinance. Manager Taylor replied that the staff had spent a lot of time this past year on the Land Use Plan as the Council had designated this item to be of major importance. He said the end result was, in his opinion, worth the time and effort the staff spent on the project. Mr. Taylor stated the Council had agreed to use consultants on the Public Facilities Ordinance in order to not tax the Planning staff. This ordinance was due to be in draft form in early February.

Council Member Preston said there had been a suggestion that the dates of the leaf collection services be extended to the first of April. Manager Taylor said he would discuss this issue with the Public Works Director.

Manager Taylor said he now would like to discuss the implementation of bond projects. He commented that he felt it was exciting to be able to have \$11.8 million for a five year major capital improvement program. This would allow the Town to do some things in the community that have been identified as important. Mr. Taylor said it was important to schedule, and plan the work over several years. He pointed out that the memorandum laid out a process as to how the Town might implement the projects. Manager Taylor said the staff believed the community feels the Library will be the major issue with regard to public participation in site selection, architects, etc. As such the staff felt it would take about a year to get the Library site selected. He said that during this time there needed to be a review of the manner in which the books were handled. The idea was to have the circulation fully computerized by the time the new Library was built. This work could be done while evaluating and selecting the site. Once the site was selected, then the architect could be chosen. Manager Taylor said he could discuss each issue in further detail if the Council so desired.

Council Member Howes said given the sensitivity of some of the issues, the memorandum represented an impressive set of compromises in scheduling that he thought satisfied almost all of the concerns expressed. He said he was satisfied with the schedule as suggested.

Manager Taylor said he would like to discuss the streets and the method of achieving the most improvements from the amount of funds available. He said the Town had already made a commitment to 15-501. Mr. Taylor stated that with approximately one third of the funds, the staff felt the Town should go back to NCDOT with another package deal, in which several local, DOT streets would be included. He suggested a contribution \$835,000 as a 20% share of local costs. Manager Taylor said if the Council felt reasonably comfortable with this suggestion, then the Council could authorize him to negotiate with NCDOT for a specific proposal for the Council's consideration.

Manager Taylor stated that the traffic signalization system was another important item. He said he was convinced that the Town could get NCDOT to assume the capital costs of the system if the Town agreed to do the maintenance and operations costs. The proposed new traffic signalization system would require more maintenance with regard to sophistication of the staff. He said NCDOT did not have many employees who were able to maintain these highly sophisticated traffic signals, therefore NCDOT has been saying that cities that want these signals would have to maintain them. At the same time, NCDOT is continuing to say that they will reimburse the Town for some level of maintenance cost, but the Manager pointed out that this would be a minimum amount. He pointed out that the maintenance cost of the signals could be \$50,000 - \$60,000 a year with only \$7,000 - \$10,000 a year in reimbursement from NCDOT. Mr. Taylor said the staff proposed a local roads package of three projects which could be accomplished

210
with funds from the sale of bonds, and which the staff felt the Town could go ahead and implement rather quickly.

Council Member Andresen commented that what the staff had proposed was very good but that she felt uneasy going ahead with the projects without any public forums except for the one on the Library. She said when they had talked about the issues prior to the bond referenda it had been stated that there would be other public forums for public input on each issue. She said she felt an obligation to put all the items in a public forum and which could be included in the proposed public forum in February on the Library.

Council Member Thorpe said that he was not against holding a public forum on the issues but pointed out that the citizens had placed their trust in the Council to carry out the projects and plans as outlined for the bond referenda.

Council Member Pasquini said that he was in favor of holding a public forum on each issue. He commented that he had thought the Council and staff would spend more time on the street issue and further clarify exactly which streets would be included in the road projects. He said he felt there were other road improvements which might be as important as those proposed. He also thought there had been some question of the widening of N.C. 86 and what kind of agreement could be worked out with NCDOT. He suggested discussing this at the retreat on January 11. Manager Taylor asked Mr. Pasquini for examples of what other road improvements he felt needed immediate attention. Mr. Pasquini suggested Estes Drive, Weaver Dairy and Hillsborough Roads. Mr. Taylor responded that improvements to Hillsborough Road could only be minor because of the width of the street and proximity of residences to the street right-of-way. He said that Estes Drive and Weaver Dairy were very important and that the bond implementation schedule called for intersection improvements for Estes Drive, further major improvements to these roads would cost in excess of \$1 million each. He said the Town had a better chance of getting NCDOT to do something long range with these roads and their money than we do with some of the smaller projects.

Council Member Godschalk said he thought what the staff had proposed was a good plan and he hoped it would work. He said the Council should fully support the possibility of it working, and if the Town could not get DOT agreement then the plan could be revised. Mr. Godschalk said the proposal would stretch the bond funds further than he thought had been possible. He agreed with Council Member Andresen that public input was needed on the street projects, especially the Bypass design.

Council Member Howes said he thought the public should also have input on the Municipal Building design.

Council Member Preston said she liked the idea of using what funds were available as leverage with DOT. She also said the

Town needed to have some lever as a means of helping to determine design of the streets. Ms. Preston stated that she had received comments that the Bypass should not be a bypass but rather a boulevard with trees in the median. She said this type of design had been suggested for all of the Town's wide roads. She said she hoped the Town had some way of working with DOT on this issue.

Manager Taylor said NCDOT had agreed to a planning process for improvements to 15-501. He said DOT had signed contracts with an engineering firm that had three other firms associated with it for subcontracting the work. Mr. Taylor commented that the first meeting of the engineer/owner group was planned for January 14 in Raleigh to discuss the process of how to proceed. He said that one of the points involved when DOT was selecting the engineer and planner to do the work, was how could the citizens of Chapel Hill be included in the process. Mr. Taylor stated that one of the things he made clear in an early session was that the Town wanted to be involved before any work was done. He said he was going to continue to stress that there be a mechanism for public comment on what the citizens want to see on the Bypass before there were any preconceived ideas by the engineer.

Council Member Werner said he was happy with the schedule of projects and that he would prefer to hear public comment on the road projects prior to finalizing the list.

Manager Taylor said that if the Council generally liked the schedule and approach as outlined in the memorandum, then he suggested having a public forum January 26 to discuss all the projects. The Council agreed.

Council Member Preston asked if the sketch of improvements to the Franklin Road corridor was correct. She said she thought the raised island at the intersection of Park Place and Franklin Street had been eliminated. Assistant Town Manager Loewenthal said that Ms. Preston was correct and that the sketch in the memorandum was in error.

Council Member Thorpe suggested that the Mayor as well as the Manager be authorized to work out a program with DOT. The Council agreed.

Council Member Smith suggested that the staff review the status of accessibility for handicapped people town-wide for needed improvements.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER THORPE TO ADJOURN THE MEETING. THE MOTION PASSED UNANIMOUSLY, (9-0).

The meeting adjourned at 9:15 p.m.

