



MINUTES
Board of Commissioners Monthly Workshop
Monday, November 27, 2006 – 7:30 p.m.
Town Barn

PRESENT: Mayor Tom Stevens, Commissioners Evelyn Lloyd, Brian Lowen, Frances Dancy, Michael Gering, and L. Eric Hallman.

STAFF PRESENT: Town Manager Eric Peterson, Assistant Town Manager/Public Works Director Demetric Potts, Planning Director Margaret Hauth, Town Clerk/Personnel Officer Donna Armbrister, and Town Attorney Bob Hornik.

1. Open the Public Hearing

7:31:56 PM Mayor Stevens opened the Public Hearing. He officially acknowledged everyone who had worked so hard on the draft Plan, particularly the Steering Committee.

2. Receive Public Comments on the Draft Hillsborough/Orange County Strategic Growth Plan

7:33:05 PM Planning Director Margaret Hauth noted that two of the Town's consultants, Roger Waldon and Leigh Anne King with Clarion, were present tonight to introduce the Plan and answer questions. She said once the public hearing was closed, the Plan would be referred to the Planning Board for consideration and formulation of recommendations.

Ms. Hauth said one thing noted in the Plan was some of the internal land use recommendations inside the Town's limits regarding vacant property. She said there were further steps needed to implement the Strategic Plan, and all would require further work and further public hearings.

7:34:42 PM Mr. Waldon said the preparation of this Plan was a significant step for the Town and the County to take. He said there was a strong background of policy and plans upon which the Strategic Growth Plan had been built.

7:36:07 PM Mr. Waldon provided an overview of the foundation pieces of the Plan, noting the Land Use Plan, the Water and Sewer Boundary Agreement among different entities, the Vision 2010, and the Urban Transition Task Force that had set the stage for this Plan. He said there was an existing Interlocal Agreement with the County that needed some adjustment, and recommendations for adjustments were noted in the Plan.

Mr. Waldon said there were some current issues that were relevant to the Plan, noting the Churton Street study and the Transfer Development Rights study, and how they might play in and reinforce the idea of preserving rural character and channeling development to the appropriate areas. He said there had also been a transportation forum held that provided comments of value.

7:39:15 PM Mr. Waldon highlighted the goals of the Plan: to preserve and enhance the core areas; to preserve the cultural and natural resources of the area; to coordinate with water and sewer extensions and capacities; to grow in a fiscally responsible way that would help local businesses stay healthy and in a way that would ensure continuity in public services. He said many of these goals were being referred to as “Smart Growth,” that is to make smart decisions about growth and to set policy in such a way that the development that occurred happened in the best way for the Town.

7:42:35 PM Mr. Waldon briefly described the Water and Sewer Boundary Agreement, pointing out on a map where the boundary lines were drawn. He said one of the problems with that Plan when looking at Hillsborough was that one of the areas shown to be the Town’s responsibility was too large for the water resources available. Mr. Waldon said we then had to look at the Town’s area of interest and see what kinds of changes needed to be made to guide growth in those areas.

7:43:33 PM Mr. Waldon said another important piece of this was the regional context, so we had to keep in mind the big picture. He said in cooperation with Chapel Hill and Carrboro in cooperation with the County had established an Urban Services Boundary that stated that town limits would not growth beyond that line. Mr. Waldon said surrounding that Boundary was a Rural Buffer where water and sewer was not to be extended, there would be no annexations, and densities would remain low. He said one very important point was about a 1,200-acre parcel owned by UNC planned to be developed as a satellite campus known as Carolina North. Mr. Waldon said whatever was built there would be big, and its proximity to Hillsborough was something that needed to be kept in mind.

7:45:13 PM Mr. Waldon said regarding water constraints, they had had to consider how water availability constraints grew. He said currently there were 3 million gallons a day in raw water supply, and plans were in place to increase that raw water supply to about 4.5 million gallons per day. Mr. Waldon said that would be the capacity, since there was not another good way for Hillsborough to expand its water supply, unless water was bought from another jurisdiction. He said with those water constraints in mind, they estimated that the Town could supply about 2,000 more dwellings and about 1.5 million additional square feet of other development.

7:47:04 PM Regarding transportation, Mr. Waldon said there was limited capacity for new roads, and some overcapacity situations during peak hours with no particular good relief in sight. He said much of the destinations for residential trips were to the south and east where the major employment centers were, and Carolina North would become another prime destination to the south. Mr. Waldon said the Committee’s conclusion was that any new residential development north of downtown would make the downtown traffic problems worse because traffic would be added to Churton Street that was already above capacity during peak hours.

7:48:25 PM Mr. Waldon said regarding the amount of developable land in and around Hillsborough, they had tried to identify large tracts of land that were currently vacant or developable and strategically located and could potentially be served by utilities. Next, he said, they had used four alternative scenarios to look at how such development might be arranged: the status quo, assuming no policy changes; an emphasis on Smart Growth principles, which ended

up being recommended in the Plan; taking Smart Growth principles tempered with market realities; and if water were not a constraint how much and where might development take place.

7:50:44 PM Mr. Waldon stated that he and Ms. Hauth had been present for the recent Hog Day event, where public outreach was their goal. He said they had asked visitors to fill out questionnaires, and the comments were taken back to the Committee.

7:51:33 PM Mr. Waldon said the main conclusions drawn in the Strategic Growth Plan were:

- For residential growth, the focus should be to the south primarily for transportation reasons as described.
- There is a need to pull in the utility service area in the areas where Hillsborough might likely annex in order to maximize resources. The area now is far too large.
- Take advantage of interstate access that provided opportunity for more intensive development in the interchange areas.
- Consider the growth drivers, particularly to the south.
- Mixed-use development is considered as a type of development that would be good for the Town, particularly in strategic areas using a coordinated development pattern.
- Thinking regionally, there is a good opportunity to coordinate with the rural buffer to the southeast of Town.

Mr. Waldon said the Committee was recommending that a boundary be drawn and that within that area was where growth should occur and could be served by public water and sewer, be efficient, and enhance the core and protect the natural areas. Along with that, he said, was the rural buffer where utilities would not be extended and development would not be expected to occur. Mr. Waldon said Hillsborough's area of interest abutted the southeast rural buffer, and that was an opportunity from a County-wide perspective for a coordinated growth pattern from southeast and central Orange County where the urban areas were all developed in a compact and policy-smart way and surrounded by low-intensity rural character areas where utilities would not be extended. He said it was an opportunity to put an anti-sprawl/growth mechanism in place that tied all communities in the County together.

7:56:18 PM Mr. Waldon said the next question was what the land use patterns in that area should be. He said the Committee's recommendation was that development should occur to the south and should be mixed use. Mr. Waldon said the specific land uses within that area needed more conversation.

Mr. Waldon said there were several things that had to happen in order to allow that policy to become real. He said first the policy would have to be adopted and then implemented. Mr. Waldon said one implementation step was land use, and the other was to revise the Interlocal Agreement with Orange County. He said the Committee was recommending that Hillsborough's Extraterritorial Jurisdiction be reduced to the west, but expanded in the areas that expected growth.

Mr. Waldon said the other side to that was that the County believed they still had interests in those areas and were not particularly interested in handing over jurisdiction, but wanted to

maintain some cooperative policy. He said it would be Orange County cooperatively doing land use planning and zoning, but then Hillsborough would be the body to consider it and approve it.

Mr. Waldon said it was their recommendation that the Town Board approve the document, and then quickly move into discussions with the County to put an Interlocal Agreement in place to accomplish it.

8:00:42 PM Mr. Waldon said in summary, the report concluded that we must stay within the water constraints, that it made sense to define a firm service annexation line that were realistic and matched the constraints, minimize residential growth to the north, and then execute an Interlocal Agreement that matched these policy recommendations.

8:02:12 PM Robin Barnhill, a resident of Ivy Drive, suggested one way to enhance the core and protect our environment was to adopt a no-build policy to the Elizabeth Brady Road Extension bridge. She said that would protect the Eno River Basin ecology would be protected, our heritage sites would be safe, and our air quality would have a chance to improve.

8:02:59 PM Jane Gaede was pleased to note that goal #2 was to preserve significant cultural and natural resources, and that the land use patterns should preserve those resources. She asked that the Board support the no-build alternatives for NCDOT Project U3808, which would extend Elizabeth Brady Road. Ms. Gaede said that project was a bad idea, noting it would only minimally lessen, if at all, traffic on Churton Street and in return would create an unacceptable cost to the Town's cultural and natural resources. She said it would displace families from their homes and call for unwarranted expenditures of taxpayer dollars.

8:05:59 PM James Singleton, a residence of Lawrence Road, said he and his wife had only one thing to impart – “don't extend Elizabeth Brady Road.” He said it was important to remember they were dealing with people's lives, and the traffic on Churton Street did not bother him; he was bothered by dump trucks on his street at 7 a.m.

8:09:41 PM Jack Smyre, a local planning consultant, said he had recently noticed that in the Interlocal Agreement it showed an area on the east side of Old 86 that looked as if it was a portion of the Marin and Brown properties, both of which lie in Hillsborough's ETJ. He said as this Plan came together and turf was divided up, they asked that these properties remain in Hillsborough's ETJ, noting the boundary lines had been arbitrarily struck. Mr. Smyre said that would allow them not to have to appear before two governmental bodies when the properties were developed.

8:13:48 PM Joe Phelps said on page 2 of the Plan, there was a reference to the inefficient pattern of growth, and believed that was a contradictory statement. He said on pages 3 and 4, he believed everyone wanted smart growth, noting that the five points made earlier had not necessarily been addressed as it had been stated they had. Mr. Phelps said he did not believe that this Plan would preserve or enhance Hillsborough's core area.

Mr. Phelps commented on the number of new homes and square footage that was noted as possible within the town, adding he did not believe that to be responsible growth alluding to the

vacant buildings in the Town. He referred to a map that suggested the areas that the Town could annex, stating he did not believe it was possible for the Town to provide services to all those areas.

Mr. Phelps said on page 6 under the current status of the water supply, said he had received a memo from the Town Manager last week that said our current daily water usage was 1.195 million per day, but the report said 1.9 million, which was a huge difference. He said if we were going to have a Plan, the information needed to be factual.

Mr. Phelps said on page 7, the report talked about Hillsborough acting as a significant employment base, with numbers regarding travel derived from the 2000 census. He said the information had actually been taken prior to 2000, and we were almost at 2007, so the information was old.

Mr. Phelps said on page 21 of Appendix A, it talked about smart growth. He said if you took the time to seek information from experts, he believed you would find that smart growth did not work. He said it created inflated housing prices, it drove out the low-income, and hurt the affordability of living within the Town.

8:22:01 PM Mr. Phelps said the map was interesting in that the parcels noted were things like around a school which was only busy nine months of the year. He said one piece of property not noted on the map was the property above the Hillsborough Town Cemetery, and found that curious. Mr. Phelps said also noted on the map for potential development was a thriving family farm, and said he did not believe the Town wanted to drive such a farm out of business.

Mr. Phelps it had been mentioned that there should be no residential development north of Town. He said that not everyone traveled on Churton Street, noting that the Highway 70 project by NCDOT had actually improved the flow of traffic moving towards major arteries. Mr. Phelps said traffic on Churton Street had not worsened since that time, adding that it was not a valid statement to say that the majority of people working out of town traveled on Churton Street to work.

Mr. Phelps said this sort of development would increase home prices and would prevent people from owning property. He said the report also talked about redevelopment in west Hillsborough, and hoped that did not happen because that area was so unique. Mr. Phelps said the report promoted growth inside the core of Hillsborough, and believed that would cause an outcry because it would create sprawl. He said the Plan needed a lot of work, and had hoped we would get more from it for the \$89,000 it had cost. Mr. Phelps said we needed to get our money's worth.

8:27:02 PM Gayanne Chambliss commented that she did not travel Churton Street to get to the north end of Town, noting she took back streets. She said she was concerned that the goals of the Plan did not address what were actually plans for the Town. Ms. Chambliss said regarding then goal of preserving and enhancing the core areas including the cultural and natural resources, the map that indicated the areas for commercial or industrial development did not appear to do

that. She said she had been told that no site visits were conducted by the committee prior to the report being prepared.

Ms. Chambliss said she hoped the Town Board would look at what our restrictions were as a Town as compared to the County. She said when you started annexing a lot of land and designating high or medium density commercial or industrial areas, you needed to shore up the requirements or restrictions prior to that. Ms. Chambliss said she was also concerned about the references to Smart Growth, noting that not all growth was smart. She said she was a believer in controlled growth, but did not see a lot of constraint in the report.

Ms. Chambliss remarked she was concerned about water usage and what was projected with the new development the report stated would be possible. She said severe droughts were in our recent past and were certainly possible in the future. Ms. Chambliss said her last concern was the picture provided on the website did not look like what was proposed in the plans for consideration. Using the picture, she pointed out what potentially would be lost with that kind of concentrated commercial development south of Town, adding she believed they should be looking at the west end as well. Ms. Chambliss said she believed we would lose that sense of the core of Hillsborough. She asked the Board that while we are growing, not to do it too fast or too much, but keep it not just smart, but also controlled.

8:33:30 PM Ben Lloyd said he had sold the property that **Caroline(?)** had been built upon, noting it was one of the best things to have happened for senior needs. He said at the dedication he had explained it was his desire to develop the remaining property there for senior housing. Mr. Lloyd said he had installed a gravity sewer to accommodate the rest of the property he continued to own there so that a pump station was not necessary. He said last January a developer had approached the Board to develop that property, and was told that due to the forthcoming Strategic Plan the Board would not consider development of that property at that time. Mr. Lloyd said the developer had again expressed interest in developing the property for senior housing, and needed to know from the Board how the Strategic Plan fit in with that property, and how could he discover if the Board was now willing to consider development of that property.

8:36:21 PM Jay Zaragoza said the Plan called for serving an additional 1,900 homes with water. He said according to the chart, we would move from 1.95 million gallons a day to 3.0 million gallons a day in the next three years. Mr. Zaragoza said it was logical to him that we could go from 3.0 to 4.5 million gallons per day in another 3 years, meaning the Town would be maxed out in 6 years. He said that would set the dynamic for developers to use whatever capacity was available as quickly as possible, and then there would be nothing left.

8:39:11 PM John MacAulay said his primary concern was the acceptance of the recognized transportation constraint, also known as Churton Street. He said not addressing those constraints led to three major undesirable consequences. Mr. MacAulay said first, the Plan did not address the potential that existed and therefore would result in a potentially non-optimal plan. Second, he said, the increased traffic that would notably occur would cause more air, noise, and visual pollution in the core areas of Hillsborough. Mr. MacAulay said the consequences of that would drive locals and visitors out of the core area, and would drive out merchants and restaurants as

well. He said the third and perhaps the most significant issue and the most subtle was that if you follow the report you were demonstrating and documenting for the State that Hillsborough and Orange County could meet their development goals without addressing the transportation issue, aka Churton Street. Mr. MacAulay predicted that the report, if adopted, would undercut any future request to the State for transportation funding.

Mr. MacAulay said he recognized that the development of the Churton Street bypass had been a topic of discussion for decades. However, he said, if we did not put into the Plan that this was something we needed and wanted to accomplish, then we would not ever been considered for funding from the State. Mr. MacAulay said he strongly recommended that the Plan be aggressively revised to address the issue of transportation issues on Churton Street, at the same time retaining much of the fine work already done. He said we should not pass up the opportunity to show the State the need for a Churton Street bypass.

8:44:07 PM Commissioner Hallman said he believed there had been some misconceptions about the Plan, noting it was a worst case scenario plan. He said the Plan explained things using a broad brush and noted the activities that would be best served if development took place in particular areas. Commissioner Hallman said it was not an invitation to developers to come build out Hillsborough.

Commissioner Hallman said the Town Board would remain the stewards of water resources and other services. He said this Plan would give them a more defined area to restrict their focus to, and make it clear to developers where we would provide services and would also give the Board a place to start. Commissioner Hallman said it was now up to the Town Board to decide how we wanted to develop the Urban Services Area and how to fill in our borders.

8:46:14 PM Commissioner Gering commented that a question had been raised about the validity of the data in the Plan, and asked if it was the Steering Committee's perception that once the Plan was adopted that it would remain unchanged. Or, he said, was it in the nature of a living document that would be revisited as the future was revealed.

Commissioner Hallman said he believed it would be treated much as the water capacity study was treated. He said there was a tremendous amount of data in the report, particularly regarding traffic impacts.

8:47:20 PM Mr. Waldon said the study did not put counters on the roads and conduct new traffic counts. Rather, he said, they had used the large body of information already in existence and had looked in all cases at the most recent available data.

8:48:13 PM Commissioner Dancy said one of the main things she had wanted to see in the document was a plan to use when developers approached the Town Board to propose what they wanted and where they wanted to put it. She said the Board needed some kind of control to let developers know what we expected. Commissioner Dancy said we did not want to grow haphazardly, and with a plan developers would know up front what the Town Board wanted and what would potentially be approved.

8:49:53 PM John MacAulay said based on previous comments, perhaps the title of the Plan was inappropriate. He suggested the title might more appropriately be “Hillsborough’s Future Boundaries Based on Water and Sewer Constraints.” Mr. MacAulay said we were not talking about growth or logical things that would enhance the overall quality of life, but were talking about what could or could not be done based on water and sewer constraints. He said the Plan was a redefinition of the Town’s boundaries based upon the water and sewer capacity that we anticipated.

8:51:03 PM Commissioner Gering asked when the ETJ boundaries were last expanded. Ms. Hauth said the ETJ was established in the mid 1980’s and had not since been adjusted. She said it was a one-time negotiated line, and would have to be adjusted in the same way between the two jurisdictions. Ms. Hauth said regarding the Plan, the map had changed as they neared the end of the process, in a way that made significant additions to the ETJ along with a few removal areas. She said primarily it was done to establish areas to help facilitate the County’s interest in establish a Transfer of Development Rights (TDR) program within its jurisdiction.

Ms. Hauth said a TDR was a planning tool that allowed property owners that wanted to continue, for instance, a family farm, to protect its investment by selling off its development rights to a parcel of land divided into one-acre lots. She said if those rights could be sold off permanently and moved to another location, it may make the farm more financially viable for a long period of time. Ms. Hauth said you then had to have somewhere for those sold-off development rights to land, so the County had an interest in developing such a program to keep those transfers within its own jurisdiction.

8:54:55 PM Commissioner Gering said then roughly, we were keeping about the same number of acres within the ETJ, but we were gaining the orange areas on the map that were designated for the County to exercise TDR. Ms. Hauth said as well, if additional water capacity was available then the blue areas on the map could be developed through a joint planning area.

8:55:41 PM Mr. Waldon commented that he had mentioned how this effort dovetailed and supported other issues, and offered his opinion that the TDR was a popular and attractive tool that was very difficult to implement. He said many communities were talking about transferring development rights from where you don’t want development to occur, but it was very difficult to do successfully. Mr. Waldon said but if the Town did that, it would be putting itself and the County in a great position to implement that tool.

8:56:45 PM Mayor Stevens said there were fundamental questions that had to be addressed, particularly regarding development that could or should occur and where, and how fast or slow to allow it. He said before putting such a plan in place we needed to look at all appropriate ordinances that were necessary to have in place before we moved to the next level. Mayor Stevens said this was very much a living document, and we did not yet have all the answers. He said we would prepare ourselves for continued development, and be smart about how it was planned.

8:58:05 PM Upon a motion by Commissioner Gering, seconded by Commissioner Dancy, the Board moved to close public hearing by a vote of 5-0. The motion was declared passed.

8:58:40 PM The Board took a short break before proceeding with the workshop.

3. Close Public Hearing and Open the Workshop

9:05:00 PM Mayor Stevens opened the workshop.

4. Agenda Changes and Agenda Approval

9:05:20 PM Upon a motion by Commissioner Lowen, seconded by Commissioner Dancy, the Board moved to approve the agenda as submitted by a vote of 5-0. The motion was declared passed.

5. Committee Updates and Reports

9:05:41 PM Commissioner Dancy said she had participated in the two companies considered for branding for the Chapel Hill/Orange County Visitors Bureaus. She said both companies had good ideas of how to promote the County and each individual municipal government.

Commissioner Dancy said regarding the TJCOG 2007 Regional Legislative Agenda, the three high priorities were to provide revenue options for local government, Medicaid relief, and mental health. She said also of priority was school funding, growth management strategies, and transportation planning and funding, and air quality.

Commissioner Dancy said she also had attended the Fairview Initiative meeting along with Commissioners Lowen and Hallman.

9:07:34 PM Commissioner Lowen said he and Commissioner Gering had attended the Highway 70/Cornelius Street Task Force meeting, noting they were nearing completion. He said an open house was planned on December 14 at 7 PM at the Town Barn for a presentation of the vision and to distribute pertinent information.

9:08:54 PM Mayor Stevens said he had also attended the Fairview Initiative meeting, and was pleased with the progress. He said he had also attended a meeting to receive public comments regarding the Neuse River Basin.

6. Consideration of Local Government Resolution Form GHSP0-06-A as part of the North Carolina Governor's Highway Safety Program Grant for Four Radar Units

9:10:41 PM Eric Peterson said in order to receive grant funds for the radar units, we had to provide a 25% match in the amount of \$1,100. He said money had been provided in the current budget that would cover this expenditure.

9:11:12 PM Upon a motion by Commissioner Dancy, seconded by Commissioner Lloyd, the Board moved to approve the resolution by a vote of 5-0. The motion was declared passed.

7. Discussion of Comments and Priorities from the Town Board Perspective to be Shared with American Asset Corporation regarding the Redevelopment of Daniel Boone Village and Developing the Adjacent Collins Property

9:11:49 PM Ms. Hauth shared with the Board the written comments received to date.

9:12:26 PM Mayor Stevens observed that comments were included that had been received via email from residents who lived in the area and that expressed their concerns. He said it was important that we not forget the people who lived in that area as the redevelopment plans moved forward. Mayor Stevens said it may be necessary to call a neighborhood meeting to make sure that we understood the issues, as well as to work with the various affordable housing coalition resources to look for alternatives for that neighborhood.

9:14:07 PM Commissioner Gering said that was a major concern of his as well. He said he did not believe it was a burden that we should expect developers or owners to resolve, but one that the Town and the County should share. Commissioner Gering said alternative accommodations had to be identified for the people who would be displaced.

9:15:00 PM Commissioner Lloyd said there were many different types of housing in that location, with many mobile homes that had been there for so long that they likely would not withstand a move.

9:16:37 PM Commissioner Lowen said it was more than just finding places for people to live that was affordable. He said whether or not they could afford transportation to work from another location had to be considered, since where they were now they could walk to town. Commissioner Lowen said their sense of dignity had to be considered, as well as their sense of community.

Commissioner Lowen said the design elements of the project would not happen overnight, but we knew the property would be redeveloped and we had to address the issues regarding the neighborhood. He said the Board needed to think about in future planning the relocation of the existing mobile home park. Commissioner Lowen said many of the people had lived in their mobile homes most of their lives, noting these were their homes and were likely not thought of as “mobile” homes. He mentioned there was also the motel to consider, as well as those that lived there. Commissioner Lowen said we had to put our heads together with the developer and owners as well as the County to come up with a collaborative effort to address these issues. He said possibly if a mobile home or homes could be moved to another location, then that location should be identified. Commissioner Lowen said that should be one of the design elements of the project. He noted the Town already had a homeless element and we did not want to add to that.

9:19:31 PM Commissioner Gering said one of the puzzles that came out of the Orange Grove Road Task Force was extending Orange Grove Road to connect to Highway 70A roughly where an access point was proposed near the railroad tracks. He said he would like to see that addressed.

9:20:04 PM Commissioner Lowen said at the League meeting in Greensboro the people connected with the railroad had indicated they wanted to be a part of that discussion sooner rather than later. He said as well, we needed to make sure we preserved the corridor for future light rail.

9:20:36 PM Commissioner Gering said with something of this magnitude, it would be advantageous to see an example of what the development would look like. He said it was his fear that even if it looked nice, his fear was that it would make Hillsborough look like Any Town, USA. He said he wanted the design elements to introduce some eclectic mixture into the plans.

9:21:28 PM Mayor Stevens said he wanted to see elements that made it interesting and new, as well as provided a sense of community and highlighted the area's culture and sense of prosperity. He said this was such a huge opportunity to do something that would be a legacy for our Town.

Mayor Stevens said he would encourage everyone to think about that they wanted to see there, noting he did not want it to be just another shopping center or parking complex.

9:24:44 PM Commissioner Dancy said the redevelopment should bring out the history of Daniel Boone Village. She mentioned the blacksmith's shop, and how important to was not to lose that sense of history.

9:26:04 PM Commissioner Gering proposed his usual challenge to explain in a convincing way how it improved the quality of life for everyone, and especially given the location of this property how they would enhance the vitality of the downtown. He said he could imagine a mixture of uses there that would coordinate well with the downtown, as well as a mixture of uses that would sap the energy and vitality of the downtown.

9:27:02 PM Mayor Stevens said building on that, this was a core area that would contribute would contribute to the vitality of the downtown, in sidewalks and transportation and other ways.

9:27:27 PM Commissioner Hallman said we had in the past talked about affordability for small businesses, such as more affordable rents or incubator space.

9:28:18 PM Commissioner Gering said he believed the challenge for Hillsborough was to find a way to accommodate that, not necessarily on the Boone/Collins property. He said the Cornelius Street Task Force had considered usage patterns along that corridor that had locations that would be very suitable for small businesses. Commissioner Gering said they had considered tools that could help accomplish that. He said as a Town Board they had to consider how to do that in a broad context, rather than just how to relocate people within the Boone/Collins property.

9:29:10 PM Commissioner Lloyd said some people had expressed concern about having something like the Whole Foods Grocery Store in their neighborhood, that would be used as meeting place and its close proximity to their homes. She said we needed to get people thinking about how to develop so that they could walk to different locations rather than drive.

9:31:02 PM Commissioner Gering wondered if there was an opportunity for some additional service there. Mr. Peterson shared some thoughts on how to philosophically look at the financial analysis. He said one thing Ms. Hauth had suggested was that there were certain areas where it may be in our best interest that we get land as a condition of annexation, or get flexibility or options for future uses, such as a police or fire station, a park and ride lot, or some other future facilities. Mr. Peterson said the opportunities to get such land would be fewer and fewer in the future, and this might provide for more future development in the downtown.

9:32:20 PM Commissioner Gering said that was a good example of coordinating uses between that property and the downtown, noting it would be a prime site to locate a police or fire station.

9:32:40 PM Mr. Peterson said that Dan Barker had commented that there were different types of green building initiatives and incentives. He said that Mr. Barker had suggested that the Town Board seek and require LEED Silver Certification or better for all of their buildings, and briefly described what that would entail. Mr. Peterson said he had sought a consultant to educate the staff regarding LEEDs, and he had made it a top priority so that they could have fair and educated discussions with the developer.

Mr. Peterson said we should have high standards, noting the limited availability of land and water. He said we should expect and require some sort of green or sustainable development with our commercial property.

9:35:11 PM Commissioner Lowen asked incentive-wise, in the past had we required or encouraged a developer to provide a sidewalk to ensure walkability and connect with the historic districts. He said currently there was no way to encourage people to visit the historic district without traveling by car. Commissioner Lowen said he would like sidewalk planning to take that into account.

9:36:29 PM Commissioner Gering suggested having developers share the cost of sidewalks with the Town.

9:37:25 PM Commissioner Lloyd said providing sidewalks for pedestrians and bicyclists could somehow fit with providing recreation.

9. Adjourn

9:39:05 PM Upon a motion by Commissioner Lowen, seconded by Commissioner Lloyd, the Board moved to adjourn by a vote of 5-0. The motion was declared passed.

Respectfully submitted,
Donna F. Armbrister, MMC
Town Clerk

RES # 2006 1127 -6

GHSP-06-A

North Carolina Governor's Highway Safety Program
LOCAL GOVERNMENTAL RESOLUTION
Form GHSP-06-A

(To be completed, attached to and become part of Form GHSP-06, Highway Safety Equipment Project Contract.)

WHEREAS, the Hillsborough Police Department (The Applicant Agency) (herein called the "Agency")
has completed an application contract for traffic safety funding; and that the Town of Hillsborough (The Governing Body of the Agency)
(herein called the "Governing Body") has thoroughly considered the problem
identified and has reviewed the project as described in the contract;

THEREFORE, NOW BE IT RESOLVED BY THE TOWN OF HILLSBOROUGH (Governing Body) IN OPEN
MEETING ASSEMBLED IN THE CITY OF HILLSBOROUGH, NORTH CAROLINA,
THIS 29 DAY OF November, 20 06, AS FOLLOWS:

1. That the project referenced above is in the best interest of the Governing Body and the general public; and
2. That Chief Clarence Birkhead (Name and Title of Representative) is authorized to file, on behalf of the Governing Body, an application contract in the form prescribed by the Governor's Highway Safety Program for federal funding in the amount of \$3,057.00 (Federal Dollar Request) to be made to the Governing Body to assist in defraying the cost of the project described in the contract application; and
3. That the Governing Body has formally appropriated the cash contribution of \$1,019.00 (Local Cash Appropriation) as required by the project contract; and
4. That the Project Director designated in the application contract shall furnish or make arrangement for other appropriate persons to furnish such information, data, documents and reports as required by the contract, if approved, or as may be required by the Governor's Highway Safety Program; and
5. That certified copies of this resolution be included as part of the contract referenced above; and
6. That this resolution shall take effect immediately upon its adoption.

DONE AND ORDERED in open meeting by Tom Stevens (Chairperson/Mayor)

ATTESTED BY Ronald R. Rumbuster (Clerk)

DATE 11-28-06



Rev. 5/04