

PURCHASE OF RIGHT OF WAY

Alderman Kage moved, seconded by Alderman Varley, that the Town Manager be authorized to purchase a lot on Southwest Lane which would be needed for extension of McCauley Street and is now for sale, using money appropriated for purchase of right of way and Powell Bill money. This was unanimously carried.

FIREMEN'S ROSTER

Alderman Giduz moved, seconded by Alderman Prothro, that a list of active firemen submitted by the Fire Chief be certified to the Pension Fund. This was unanimously carried.

The Meeting adjourned at 10:35 P. M.



Mayor



Town Clerk

MINUTES

BOARD OF ALDERMEN

TOWN OF CHAPEL HILL

The Board of Aldermen met at a regular meeting on Monday January 22, 1968 at 7:30 p.m. with the following members present: Mayor McClamroch; Aldermen Varley, Smith, Ethridge, Giduz, Kage and Prothro. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

MINUTES

Alderman Prothro moved, seconded by Alderman Kage, that the minutes of the meeting of January 8, 1968 be approved as distributed. This was unanimously carried.

AIRPORT

Mayor McClamroch told the Board that the University had applied to the Federal Government for assistance in improving the Horace Williams Airport, and needed a statement from the Town Board stating that these plans did not conflict with any of the Town's long range plans. Mr. Shaeffer, representing the University, told the Board that he or Mr. Williams would be glad to answer any questions that they might have on this project. A letter of endorsement from the Chamber of Commerce was read. Alderman Kage moved, seconded by Alderman Varley, that the Mayor be instructed to address a letter to the University substantially as follows:

January 13, 1968

Mr. J. A. Williams
Business Manager
University of North Carolina
Chapel Hill, North Carolina 27514

Dear Mr. Williams:

In answer to your letter of December 1, 1967 in connection with the development of Horace Williams Airport, the Board of Aldermen of Chapel Hill has ultimate responsibility for planning in this area.

There is no Long Range Community Plan for this area with which the improvement of this airport would conflict.

Sincerely,

Roland McClamroch
Mayor

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Dr. Cleaveland, Chairman of the Comprehensive Planning Committee of the Planning Board, told the Board that the matter had come to the Planning Board's attention and that his Committee had been asked to prepare a report on this to be presented to the February meeting of the Planning Board. Alderman Prothro asked that this report be completed and a recommendation made to the Board of Aldermen before any action was taken by the Board. Mr. Shaeffer indicated that there was a need for prompt action in the matter. Dr. Johnson, also speaking for the University, told the Board that while prompt action was needed for this particular application, that long range plans are needed and he hoped that the Planning Board would proceed with a study of the matter. Alderman Smith asked what affect this would have on NC 86 traffic and the possible road to the High School. Mayor McClamroch said that the paved portion of the runway as planned would be 1,100 to 1,200 feet from NC 86 and that there was room on the western end for a road to the High School a safe distance from the end of the paved runway. The present grass runway is about 4,900 feet in length and the paved section is proposed to be 3,800 feet. Mr. Smith said that he understood the School Board was planning to put a new elementary school in this area. No one knew of any specific plans along this line. Dr. Johnson pointed out that one good runway would be much safer than the three existing runways. The motion was carried by a vote of 4-2 with Aldermen Prothro and Smith voting against the motion.

Alderman Giduz then moved, seconded by Alderman Kage, that the Comprehensive Planning Committee of the Planning Board be requested to continue a study of the airport problem and report its findings to the Board of Aldermen. This was unanimously carried.

ANNEXATION

Mayor McClamroch read a petition from the School Board asking the Town to annex the property owned by the School Board on which Frank Porter Graham School is located. Alderman Ethridge moved, seconded by Alderman Prothro, that the petition be received and the hearing be advertised for the meeting on February 12th. Alderman Kage noted that the Town should be willing to annex as there was some help needed in this area, but noted that the immediate demands for the area should not be exorbitant and that the help provided by the Town must be in line with its capabilities and within its budget. The Manager was asked to prepare an annexation report before the hearing. The motion was unanimously carried.

BONDS

The following resolution was presented by Alderman Ethridge and read by the Mayor:

WHEREAS there exist within the Town of Chapel Hill conditions and circumstances which effectively deprive some citizens of adequate and desirable housing and supporting facilities in pleasant surroundings; and

WHEREAS this deprivation has occurred and is being perpetuated beyond the control of those townsmen whom it afflicts; and

WHEREAS the conditions described above are detrimental to the community as a whole but are not of so great an extent that they cannot be rectified within a reasonable period of time; and

WHEREAS our community is what we make it and we now have the opportunity and responsibility to shape the future of Chapel Hill to the aspirations and needs of all segments of our community;

NOW, THEREFORE be it resolved that the Board of Aldermen of the Town of Chapel Hill does hereby pledge its efforts to the revitalization of our blighted neighborhoods, and sets as its goal the complete eradication of such neighborhoods within five years and the provisions of the opportunity for decent housing for all the citizens of the town.

Alderman Kage said that he felt the resolution was good but wondered how it was to be put into effect. Alderman Ethridge moved, seconded by Alderman Giduz, that the resolution be adopted as read. Alderman Kage moved to table the resolution until the proposal for implementing it could be examined. There was no second to this motion. The original motion was carried by a vote of 5-1 with Alderman Kage opposing.

Alderman Ethridge then presented an outline of a program for "Revitalizing of Blighted Residential Areas" asking for a bond referendum on \$420,000 to carry out the program. He estimated that of this amount \$125,000 would be spent on "concentrated code enforcement", \$200,000 on "general renewal and revitalization", and \$95,000 on "neighborhood park and recreation facilities". He asked that the vote on this bond issue be held at the same time as the \$1.5 million bond issue approved at the January 8th meeting. Alderman Kage suggested that the Board should have an opportunity to study the program before approving it for a bond election. Mayor McClamroch said that he felt the election should be held at the same time as the primary in May and that this would give time for study before it was necessary to approve it. In reply to a question the Manager told the Board that the ratio of Debt Service to tax valuation as of January 1, 1968 was 2.92%, that the proposed 1.5 million bond issue would raise this to 5.35% and that an additional \$420,000 would increase this to 6.03%. Alderman Ethridge moved, seconded by Alderman Prothro, that \$420,000 for revitalization of blighted residential areas be included in the bond referendum. Alderman Kage said that he would have to have opportunity to study it further before he could vote for such a motion. Alderman Giduz proposed a substitute motion, seconded by Alderman Varley, that the matter be referred to Alderman Ethridge and the Manager to prepare additional information for study by the Board. This was unanimously carried.

EXPERIMENTAL COLLEGE

Alderman Ethridge proposed a resolution supporting the Experimental College which was read by the Mayor. Alderman Kage asked what the college was, who was behind it and why such a resolution was needed. Alderman Giduz said it was requested because the sponsors of the college wanted additional participation by the Town citizens. He said that it was started by the student government, initiated about two years ago. Dr. Cleaveland said that it had the University's support, was listed under the adult education courses given by the University, and that it was a worthwhile, workable organization. Some amendments were suggested to the resolution. Alderman Ethridge moved, seconded by Alderman Prothro, that the following resolution be adopted:

A RESOLUTION TO ENDORSE THE EXPERIMENTAL COLLEGE IN THE CHAPEL HILL COMMUNITY

WHEREAS an Experimental College was organized by students at the University of North Carolina in Chapel Hill in 1966-67 for the purpose of providing an experimental field for new educational materials, both courses and approaches, in response to a student-felt need to tap unused potential, with the assistance and endorsement of many faculty members

and WHEREAS over seven hundred students have taken course in this curriculum over the past two years with the result that new possibilities are open to any student to take the initiative in exploring the meaning of the "educational experience" while making concrete applications to the UNC curriculum

and WHEREAS the Experimental College and its student leaders feel that the citizens of Chapel Hill have much to offer the Experimental College both as teachers and participants

and WHEREAS the Experimental College desires to expand and extend opportunities to the community and benefit mutually therefrom

THEREFORE BE IT RESOLVED

That the Town of Chapel Hill does hereby endorse to the Experimental College for the purpose of extending its benefits to all citizens of Chapel Hill

And does encourage the citizens of this town and community to take advantage of the facilities of the Experimental College and to lend their talents and interests to it

And does hereby go on record as endorsing the Experimental College for the enlightenment and enjoyment of the citizens of Chapel Hill.

This was unanimously carried.

ZONING-DUBOSE PROPERTY

Alderman Kage moved adoption of an ordinance rezoning a portion of the Dubose property south of Ephesus Church Road from RA-10 to Multi-Family.

AN ORDINANCE AMENDING THE "ORDINANCE PROVIDING FOR THE ZONING OF CHAPEL HILL AND SURROUNDING AREAS", AS ADOPTED MARCH 14, 1955, AND AS SUBSEQUENTLY AMENDED, SO AS TO REZONE THE AREA HEREINAFTER DESCRIBED

WHEREAS, after due advertisement as provided by law, a joint Public Hearing was duly called and held by the Board of Aldermen and the Planning Board of the Town of Chapel Hill on November 27, 1967 to consider for rezoning the areas hereinafter described; and

WHEREAS, following said public hearing the Planning Board of the Town of Chapel Hill made recommendations to the Board of Aldermen concerning the rezoning of the areas hereinafter described; and

WHEREAS, the Board of Aldermen considered the recommendation of the Planning Board on the matters brought forth in the Public Hearing concerning this rezoning request; NOW, THEREFORE,

BE IT ORDAINED by the Board of Aldermen of the Town of Chapel Hill:

SECTION I.

That the "Ordinance Providing for the Zoning of Chapel Hill and Surrounding Areas", as adopted on March 14, 1955 and as subsequently amended, be and the same is hereby further amended so that the following area be and the same is hereby rezoned from Agriculture to RA-10 and the uses permitted in the area designated as RA-10, as set forth in said Zoning Ordinance, shall hereafter apply to the following described area:

BEGINNING at a point located on the Durham-Orange County line 400' South of the Ephesus Church Road South right-of-way and thence with the Durham-Orange County line South 8 degrees 01 minutes West 360 feet to a point; thence North 86 degrees 00 minutes West 720 feet to a point; thence South 16 degrees 00 minutes West 1,010 feet to a point; thence South 76 degrees 00 minutes West 280 feet (more or less) to a point located 400 feet from the rear property line of the lots on the Eastern side of Tinkerbelle Road; thence in a northerly direction parallel to the rear property line of Tinkerbelle Road lots 1,640 feet to a point; thence in an easterly direction parallel to the Ephesus Church Road and 400 feet therefrom approximately 1,300 feet to the point and place of BEGINNING.

SECTION II.

That the "Ordinance Providing for the Zoning of Chapel Hill and Surrounding Areas", as adopted on March 14, 1955 and as subsequently amended, be and the same is hereby further amended so that the following area be and the same is hereby rezoned from Agriculture to Multi-Family and the uses permitted in the area designated as Multi-Family, as set forth in said Zoning Ordinance, shall hereafter apply to the following described area:

BEGINNING at a point on the Durham-Orange County line about 760 feet from the South right-of-way line of the Ephesus Church Road, the southern point along the county line of the area described in Section I, above, and thence running with the Durham-Orange County line South 8 degrees 01 minutes West 700 feet to a point; thence South 76 degrees 00 minutes West 925 feet to a point located 660 feet (more or less) from the rear property line of the residential lots on the East side of Tinkerbelle Road; thence North 16 degrees 00 minutes East 1,010 feet to a point; thence South 86 degrees 00 minutes East approximately 720 feet to the point and place of BEGINNING.

SECTION III.

All ordinances or portions of ordinances in conflict herewith are hereby repealed.

This the 22nd day of January, 1968.

This was seconded by Alderman Varley. Alderman Kage, Varley and Giduz voted for the motion and Aldermen Smith, Ethridge and Prothro voted against the motion. Mayor McClamroch voted for the motion and declared it passed.

Alderman Ethridge moved adoption of an ordinance to rezone seven acres of the Dubose property for Regional Commercial use.

AN ORDINANCE AMENDING THE "ORDINANCE PROVIDING FOR THE ZONING OF CHAPEL HILL AND SURROUNDING AREAS", AS ADOPTED MARCH 14, 1955, AND AS SUBSEQUENTLY AMENDED, SO AS TO REZONE THE AREA HEREINAFTER DESCRIBED

WHEREAS, after due advertisement as provided by law, a joint Public Hearing was duly called and held by the Board of Aldermen and the Planning Board of the Town of Chapel Hill on November 27, 1967 to consider for rezoning the areas hereinafter described; and

WHEREAS, following said public hearing the Planning Board of the Town of Chapel Hill made **recommendations** to the Board of Aldermen concerning the rezoning of the area hereinafter described: and

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WHEREAS, the Board of Aldermen adopted the recommendation of the Planning Board with respect to the rezoning of this area; NOW, THEREFORE,

BE IT ORDAINED by the Board of Aldermen of the Town of Chapel Hill:

SECTION I.

That the "Ordinance Providing for the Zoning of Chapel Hill and Surrounding Areas", as adopted on March 14, 1955 and as subsequently amended, be and the same is hereby further amended so that the following area be and the same is hereby rezoned from Agriculture to Regional Commercial and the uses permitted in the area designated as Regional Commercial, as set forth in said Zoning Ordinance, shall hereafter apply to the following described area:

BEGINNING at a point located by going southward from the southern right of way of Ephesus Church Road 3,700 feet along the Orange-Durham County line, the west to a point 800 feet east of the property line between Briarcliff development and the Dubose property, the present line between the RA-15 and Agriculture districts on the zoning maps; then east 700 feet to a point; south 450 feet to a point; west 700 feet to a point; and north 450 feet to a point of BEGINNING.

SECTION II.

All ordinances or portions of ordinances in conflict herewith are hereby repealed.

This the 22nd day of January, 1968.

This was seconded by Alderman Kage and unanimously carried.

TAXES

Alderman Ethridge moved adoption of the following resolution:

The Chapel Hill Board of Aldermen hereby requests the Orange County Tax Supervisor to investigate the building on West Franklin Street owned by the University Baptist Church and leased for Commercial uses. If it is determined that this property should not be tax exempt under GS 105-296, it is requested that proper action be taken.

This was seconded by Alderman Varley. Attorney Denny read the applicable statutes for taxation of church property used commercially but noted that this was a temporary use by the church and had been bought for the extension of the church educational facilities and that the rent does not meet the payments on the property, and that it was not in any manner an investment for profit. Mr. Turlington, Pastor of the University Baptist Church, noted that the Church Board had at one time considered a long term lease for this building and at that time had indicated that it should be taxed, but decided against any long term lease. Alderman Ethridge asked if it was legal not to tax it. Attorney Denny said no. The resolution was unanimously carried.

TAXI DRIVER

The Town Manager reported that a temporary permit had been approved for Albert Lefler to drive a taxi, that the period had expired and the matter was brought back to the Board's attention. He told the Board that Mr. Lefler had not been in any trouble during the period of the temporary permit and he felt Mr. Lefler was eligible for a regular taxi permit. Alderman Giduz moved, seconded by Alderman Smith, that the Manager be authorized to issue a regular taxi permit to Mr. Lefler. This was unanimously carried.

RELEASES & REFUNDS

Alderman Prothro moved, seconded by Alderman Kage, that the following taxes be released or refunded, as indicated, having been erroneously listed. This was unanimously carried.

<u>NAME</u>	<u>REC. #</u>	<u>AMOUNT</u>	<u>REASON</u>
Daniel A. Okum	2750	\$41.52	Property located outside. Picked up in error.

REFUNDS

William K. Flinn	1262	70.58	Mr. Flinn gave Lone Pine Rd. as his address on tax bill #1262. He has a letter signed by Henry C. Edmiston owner of Elkin Hills Apts. that he paid rent at Apt. 8 Through January of 1967. I have verified this with Mr. Edmiston. His reason for the Lone Pine address is that he was using his Parents address while he was out of town going to school.
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N.C.L.M. REGIONAL MEETING

Mayor McClamroch called the Board's attention to a meeting of the North Carolina League of Municipalities to be held in Oxford on March 6, 1968 and urged as many members as possible attend this meeting.

DRAINAGE

Alderman Ethridge asked that the drainage report prepared by the Manager be discussed at a later date after the Board had had more chance to study the report. It was agreed that this would be discussed at the next meeting.

NC 54

Mayor McClamroch read a letter from the Town of Graham asking that Chapel Hill join in with petitioning the Highway Commission to improve NC 54 between Graham and Chapel Hill. The Town Manager was asked to prepare a resolution for the next meeting supporting improving of NC 54 from Raleigh to Graham.

CIGARETTES

Alderman Kage called to the Board's attention the State law covering the sale of cigarettes to minors or assisting minors to obtain cigarettes. He told the Board that the Recreation Commission had obtained a number of signs quoting this ordinance and proposed to place them wherever cigarettes are sold. Mrs. Danziger asked how this would affect vending machines which carried a sign stating that it was illegal for minors to obtain cigarettes. Attorney Denny replied that while the sign was helpful, it was not enough, if the management saw the minors using the machine.

WORKABLE PROGRAM

Alderman Ethridge asked that immediate work be started to obtain recertification of the Town's Workable Program.

The Meeting adjourned at 9:45 P. M.



Mayor



Town Clerk

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