

SPECIAL MEETING

8-2-61/8-14-61

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met at a Special Meeting on August 2, 1961, at 3:00 P.M. o'clock with the following present: Mayor McClamroch; Aldermen Strowd, Wager, Walters, Page, Robinson, and Giduz.

The Mayor opened the floor for discussion of the hiring of a new town manager, for which purpose the special meeting was called.

After some discussion Alderman Page moved that the position of Town Manager of Chapel Hill be offered to Robert Peck, City Manager of Washington, N.C., at the starting annual salary of \$10,800, with the same car allowance as is additionally provided the present town manager (\$720.00 per year), and to defray moving costs from Washington, N.C., to Chapel Hill, seconded by Alderman Walters, and unanimously passed.

The Board informally discussed the proposed suburban commercial zoning amendment.

Adjournment - 3.50 P.M.

Robert M. McClamroch Mayor

Mary Honeyay Town Clerk

August 2, 1961

MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met at a Regular Meeting on August 14, 1961, at 7:30 P.M. o'clock with the following present: Mayor McClamroch; Aldermen Robinson, Giduz, Strowd, Page, Walters and Wager; Town Attorney LeGrand and Town Manager Rose.

Minutes for the July 25 meeting were approved on a motion by Alderman Wager, seconded by Alderman Robinson, and passed.

Minutes for the Special Meeting of August 2, 1961, were approved on a motion by Alderman Giduz, subject to correcting page 261, line 9 to read "additionally provided ----", seconded by Alderman Robinson, and passed.

Safety Achievement Award

Mr. Jim Hinshaw and Police Chief Blake came before the Board of Aldermen with an award for 19 consecutive years Chapel Hill has been without a pedestrian traffic fatality. Chief Blake requested that the honorary award be presented to Town Manager Rose. Mr. Rose graciously accepted the award.

Recognition of Faithful Services Award

Alderman Giduz, acting as spokesman for the Board of Aldermen read the following framed award to retiring Town Manager Rose:

STATEMENT OF APPRECIATION TO THOMAS D. ROSE

During the last dozen years the Town of Chapel Hill has tripled in size, budget, problems, and opportunities. An able public servant has competently handled all four of these matters.

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Thomas Duncan Rose has been a Town Manager who truly sensed the spirit of Chapel Hill. Though a civil engineer by profession, he has been a town manager who realized that this municipality is not so much an area of 2,500 acres, nor a taxable valuation of \$30, million, as it is the home of 12,000 persons who know it as the Southern Part of "heaven."

During his tenure Town Manager Rose has been totally concerned with the welfare of the Town---concerned even at the cost of his own health. He has been careful, cheerful, forthright, and completely sincere.

He has handled the public treasury with the responsibility of his Scotch ancestry, while planning for the future of the growing Town with the vision of his long years of experience.

His associates on this Board of Aldermen could cite the many accomplishments of Thomas D. Rose in terms of the Town's added physical assets. But they prefer to declare more simply, and most sincerely, that he has made this municipality a better place in which to live.

In speaking the gratitude of all citizens of Chapel Hill the Board of Aldermen hereby formally expresses its appreciation to Town Manager for his capable and devoted public service and further declares its pleasure in the realization that the Town will continue to enjoy his services as the Town Engineer.

The statement endorsed and
/adopted by the Chapel Hill Board of Aldermen this 14th day of August, 1961.

/s/ Roland McClamroch
Mayor

/s/ Hubert S. Robinson

Paul Wager

Town
Seal

Roland Giduz

F. E. Strowd

Joseph D. Page

Adelaide Walters

Aldermen

Mr. Rose thanked the Board for the award, also for the typewriter given to him as a memento of appreciation. He stated that his twelve years as Town Manager have been enjoyable years.

Letter of Commendation and Grateful Appreciation from the Roberson Street Recreation and Swimming Pool Committee for the help and counsel given to them by Mr. Rose, was read by Alderman Robinson.

Oral Petitions:

Bob Cox, acting as spokesman for a group of citizens, urged that the Board of Aldermen consider the purchase of the Chapel Hill High School property before making a commitment on the purchase of the proposed triangle area on the Airport Road. He gave facts and figures and estimates as to Chapel Hill needs a few years from now, as to cafeteria, gymnasium and other needs. Alderman Giduz moved that the matter be referred to the Finance Committee for recommendation, seconded by Alderman Robinson, and passed.

Recreation Needs

John Rogers came before the Board to ask relief from the bad situation resulting from the fact that there is no recreation provided for the white children in Chapel Hill. He stated that he believes the drinking and juvenile delinquency could be kept in hand if recreation could be provided. Mayor McClamroch stated the Town will do whatever they can to help this situation.

Renaming Burlage Drive

Town Manager stated that property owners have requested that the full length of the of the street extending West from Estes Drive be named Burlage Drive. Alderman Giduz moved that the request be referred to the Street Committee, seconded by Alderman Page, and passed.

Written Petitions

Park Lots on Oakwood Drive. Mr. Max Saunders came before the Board with a signed petition by property owners of Oakwood Drive wherein they petitioned the Town to accept by Resolution the six lots on Oakwood Drive dedicated to park and playground uses. Alderman Walters moved that the Town Attorney be instructed to draw up the proper resolution in order that the Town may accept the six (6) lots, seconded by Alderman Strowd, and passed.

MONTHLY REPORTS:

Report of Auditor - None at this time.

Report of Planning Board

Schinhan Property Subdivision - Preliminary Sketch
Alderman Giduz moved that the recommendation of the Planning Board be approved subject to the Board making a study of the development of the Park Area along Battle Branch, seconded by Alderman Robinson, and passed.

Regional Commercial District

The Board discussed the proposed amendment to the Zoning Ordinance adding a Regional Commercial District and rezoning from Suburban Commercial the Sion Jennings Petition to Regional Commercial, and that a Public Hearing be held August 28, 1961.

Height Restrictions Proposal to Amend the Zoning Ordinance to modify height restrictions. The Board discussed the recommendation of the Planning Board not to eliminate entirely the height restriction but agreed that the University should be granted some relief; that the matter will be advertised for a Public Hearing on August 28, 1961.

Amendment to the Yard Regulations of the Zoning Ordinance

The Board discussed the recommendation of the Planning Board to reaffirm a May 5th recommendation which would make all accessory buildings subject to the side yard regulations, to be advertised for a Public Hearing on August 28, 1961.

Proposed - Service Yard Facility on Horace Williams Airport property. Town Manager stated that a letter from Whid Powell, chairman of the Planning Board states that the proposed building by the University will be for college or university use and will be in conformity with the use regulations of the Zoning Ordinance regulations for Agricultural Districts, and that proper procedure will be followed as to securing building permit.

Proposed Meeting with Planning Board

Mayor McClamroch stated that August 22nd has been set for a meeting for discussion only, of Planning and Zoning matters. A letter to be mailed inviting the Board of Adjustment members was also mailed out, also that the Planning Board has called a Public Hearing on September 20 to give citizens a chance to be heard in zoning matters.

TOWN ATTORNEY:

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 FROM "AGRICULTURAL to RA-20 RESIDENTIAL".

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 August 22, 1960, to consider a request for request for rezoning the area hereinafter described from Agricultural to RA-20 Residential; and,

WHEREAS, following said public hearing the Planning Board of the Town of Chapel Hill recommended to the Board of Aldermen the rezoning of the area hereinafter described, as requested, from Agricultural to RA-20 Residential; and,

WHEREAS, thereafter, the Board of Aldermen adopted the recommendation of the Planning Board with respect to the rezoning

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of said 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 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 Agricultural to RA-20 Residential, and that the uses permitted in areas designated as RA-20 Residential, as set forth in said zoning ordinance, shall hereafter apply to the following described area:

BEGINNING at a point, which is located at the Centerline of Morgan Creek, which is the Northeast corner of this Subdivision and is a common corner with the William Hunt property on the East, and with the Morgan Creek Subdivision on the North, this corner being approximately 370 feet Northwest of U.S.G.S. coordinates of 779,000 N. and 1,988,000 E. thence with the centerline of Morgan Creek as it meanders upstream in a Western direction, the following bearings and distances: N. 72 degrees 00 minutes W. 120.0 feet; thence N. 41 degrees 00 minutes W. 375 feet; thence N. 74 degrees 00 minutes W. 300 feet; thence N. 85 degrees 00 minutes W. 170 feet; thence N. 71 degrees 00 minutes W. 160 feet; thence due West 460 feet; thence S. 11 degrees 00 minutes W. 200 feet; thence S. 44 degrees 00 minutes West 200 feet; thence S. 4 degrees 00 minutes W. 310 feet; thence S. 23 degrees 00 minutes E. 150 feet; thence S. 72 degrees 00 minutes E. 105 feet; thence S. 18 degrees 00 minutes E. 350 feet; thence S. 10 degrees 00 minutes E. 160 feet; thence S. 40 degrees 00 minutes E. 170 feet; thence S. 20 degrees 00 minutes West 200 feet; thence S. 51 degrees 04 minutes W. 196.37 feet; thence S. 3 degrees 06 minutes E. 15 feet to an Elm Tree; thence S. 3 degrees 06 minutes E. 577.32 feet along the Eastern Boundary of the Upper Morgan Creek Development Association; thence N. 88 degrees 43 minutes E. 33.0 feet; thence S. 1 degree 17 minutes E. 643.20 feet; thence S. 1 degree 17 minutes E. 800.37 feet; thence N. 86 degrees 06 minutes W. 241.36 feet; thence N. 87 degrees 32 minutes W. 311.05 feet; thence S. 43 degrees 25 minutes 30 seconds W. 853.09 feet; to the Northern Right of Way of the Farrington Road; thence along said Right of Way S. 50 degrees 46 minutes 30 seconds E. 868.05 feet; thence N. 24 degrees 00 minutes E. 410 feet; thence S. 49 degrees 48 minutes E. 330 feet along the boundary of Rich; thence N. 64 degrees 55 minutes E. 373.74 feet; thence N. 11 degrees 01 minutes E. 146.50 feet; thence N. 42 degrees 43 minutes E. 323.57 feet; thence along an existing Roadway N. 25 degrees 00 minutes E. 150 feet; thence N. 14 degrees 00 minutes E. 180 feet; thence N. 2 degrees 09 minutes E. 105.32 feet; thence S. 89 degrees 14 minutes E. 65 feet to a corner of the William Hunt property; thence along the Hunt Western Boundary line N. 21 degrees 35 minutes 30 seconds E. 706.20 feet; thence N. 1 degree 05 minutes 30 seconds E. 1800 feet; thence N. 1 degree 05 minutes 30 seconds E. 25 feet to the centerline of Morgan Creek, this being the Point of Beginning.

SECTION II.

All ordinances, laws and clauses of laws in conflict herewith are hereby repealed.

This the 14th day of August, 1961.

seconded by Alderman Page, and unanimously adopted.

Alderman Walters moved the adoption of the following:

AN ORDINANCE RELATING TO PARKING ON SENLAC ROAD

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

SECTION I.

That on and after the 21 day of August, 1961, it shall be unlawful to park an automobile or vehicle of any kind on the North side of Senlac Road. All parking on Senlac Road shall be only on the South Side of said street.

SECTION II.

All ordinances in conflict herewith are hereby repealed.

This the 14th day of August, 1961.

seconded by Alderman Robinson, and unanimously adopted.

Alderman Page moved the adoption of the following:

WHEREAS, the bond ordinance hereinafter described has taken effect and bond anticipation notes of the aggregate principal amount of \$100,000 dated March 1, 1961, payable September 1, 1961 have been issued in anticipation of the receipt of the proceeds of the sale of said bonds, and the Board of Aldermen desires to provide for the issuance of notes as hereinafter described to provide for the payment of said outstanding notes, and to provide for additional moneys required to finance the purpose for which said bonds are authorized: NOW, THEREFORE,

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill, as follows :

(1) The sum of \$185,000 shall be borrowed by the Town of Chapel Hill pursuant to the Municipal Finance Act of 1921, of North Carolina, as amended, in anticipation of the receipt of the proceeds of the bonds authorized by the ordinance entitled "An Ordinance authorizing the issuance of \$185,000 of bonds of the Town of Chapel Hill for the improvement of public streets of said Town", adopted by the Board of Aldermen on December 14, 1959. The moneys so borrowed shall be applied to the payment of the principal of said \$100,000 Bond Anticipation Notes payable on September 1, 1961, and to the financing of the cost of the purpose for which said bonds are authorized by said ordinance.

(2) Negotiable notes of said City of the aggregate principal amount of \$185,000 shall be issued for all moneys borrowed pursuant to this resolution. Each of said notes shall be

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dated August 28, 1961, and shall be payable February 28, 1962, and shall bear interest at a rate which shall not exceed six per centum (6%) per annum, payable at maturity.

(3) Said notes shall be issued in such denominations and in such form and shall bear interest at such rate as may be determined, within the limitations prescribed by this resolution, by the officers authorized to execute said notes. The Mayor and the Town Clerk are hereby authorized and directed to execute said notes.

(4) The Mayor and Town Clerk are hereby authorized to make application to the Local Government Commission of North Carolina for its approval of said notes, in the manner prescribed by the Local Government Act. Said Local Government Commission is hereby requested to sell said notes in the manner prescribed by said Act. Said notes, when they shall have been sold by said Commission in the manner provided by law, and when they shall have been executed in the manner prescribed by this resolution, shall be turned over to the State Treasurer of the State of North Carolina, for delivery to the purchaser or purchasers to whom they may be sold by said Commission.

Alderman Strowd seconded the motion, and the motion was adopted. Those voting for the resolution were Messrs. Robinson, Giduz, Strowd, Walters, Wager and Page. No one voted against it.

Recreation Commission

The Recreation Commission at its monthly meeting last Wednesday unanimously resolved that the Board of Aldermen immediately pass a resolution accepting the Oakwood property now deeded for park and recreation purposes, also recommended that the Board consult the State Highway Commission to see if the contractors while widening the NC 54 Highway could build an access road into the land purchased from Coker's last year in view of a proposed picnic site south of the Glen Lennox Bypass. Town Manager stated that he has been advised that a representative will contact us within a few days at which time the matter can be studied.

Bid Street Improvements

Town Manager stated that three bids were received for paving and that Wm. Muirhead Construction Company of Durham was low bidder at \$48,600 for surfacing Oakwood, Hidden Hills, Burlage Drive and resurfacing of Greenwood Road and W. Rosemary Street. Alderman Robinson moved that the Mayor and Town Clerk be authorized to sign the contract, seconded by Alderman Walters, and passed.

Thorofare Plan

Town Manager stated that the Thorofare Plan has been studied by the Advance Planning Department of State Highway Commission and returned with certain revisions. No action taken at present time by the Board. Mayor McClamroch stated that 30 minutes discussion should be given the matter on August 22 at the special meeting of the Boards.

University Payments

Town Manager stated that following several meetings between the University and the Town on the subject of the costs of the facilities used jointly; that the University have increased the University's share approximately \$12,000; that the first payment will cover the months of July and August, 1961, and payments thereafter, will be made monthly.

Police Department requests

Alderman Page moved that the request by Chief Blake to increase officers Farrell and Lindy Pendergrass be made at the end of six (6) months, seconded by Alderman Strowd, and passed.

The Board discussed the recommendation of the Police Department that there be no left turns coming out of the Merchants Parking Lot on S. Columbia Street, also that there be no left turns coming out from the alley that leads in back of Muggins, Bennett & Blockside, etc, onto Columbia Street. Alderman Strowd made this a motion, seconded by Alderman Walters, and passed. (Ordinance)

Revision of Budget

The Board discussed a revision of the Budget to include the additional amount received from the University and a few changes. No action was taken at this time.

O'Boy Restaurant Refund

The Board again discussed the refund to the O'Boy Restaurant account of reduced valuation by Orange County. Alderman Giduz moved that the amount of \$115.40 be refunded for 1959 taxes erroneously charged, seconded by Alderman Robinson. Five members of the Board voted "aye", Alderman Strowd voted "nay". The motion was passed.

Committee Reports:

Street Committee: Alderman Robinson, chairman stated that two members of the committee opposed opening up Berkley Road from Oakwood Drive to Rogerson, while he would like to see it opened. Alderman Giduz recommended that the Committee of the Whole look into the matter. Alderman Robinson also suggested that the Noble Street traffic problem might be corrected by putting a sign on the North side of the hill. The Board discussed lowering the flash type signal by Collier Cobb's house, for a trial period of 90 days. Aldermen Walters made this a motion, seconded by Alderman Giduz. Four members of the Board voted "yes", and Aldermen Robinson and Page voted "No". The motion was passed.

The matter of water running onto property of Maggie Cotton, was discussed and decided that same should be referred to the School Board.

Town Manager was requested to investigate bad holes around water meters at properties of Steve Edwards and Jack Strowd.

Cemetery Committee: Alderman Strowd stated that nursery stock prices should be obtained. Town Manager advised the Board that this past week, the well has been cleaned out.

NEW BUSINESS:

Alderman Page questioned the people selling fruit and vegetables in front of E. Franklin Street business establishments.

Alderman Giduz discussed the matter of the Duke Power transmission lines; that it will be advertised on August 28 under a Special Use permit- amendment; that the Board study the two lane approach to ~~Eastgate Shopping Center~~ on E. Franklin Street; that the newly appointed Town Manager, Mr. Robert Peck, study the situation of the Horace Williams Air Port at his earliest opportunity with the view of expansion or adapting it for more practical use.

Alderman Walters stated that a traffic study should be made at Eastgate Shopping Center. Town Manager stated that the State should make same.

Finance Committee Alderman Wager, chairman, recommended to the Board that the Town purchase all of the triangle site on the Airport

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Road, as proposed.

Stop Signs at Flemington & Hayes Roads

The Board discussed the letter from Mrs. Joe Wettach wherein there is a request for stop signs at Glen Lennox. Alderman Strowd recommended that the Street Committee study the matter, together with the police department. He stated that there are many places throughout the Town that need stop signs and should be studied.

Re: Closing Out Sales

The Board discussed at length the existing situation of the College Shop terminating its business in Chapel Hill; that goods from the Durham store is being transferred here and being sold; that the Merchants Bureau has been greatly disturbed as G.S. states that merchants conducting such sales should list the inventory and pay \$25.00. Maurice Julian d.b.a. College Shop, has paid this fee, but has extended the sale and \$50.00 more is now due the Town. Town Manager Rose recommended that a warrant be served on Mr. Julian.

Re: Underground Tunnel by Glenwood School

Captain Durham has discussed with a superintendent of Highway Construction the matter of school children crossing four lane highway to attend school; that while construction is being done in that area such a tunnel could be put under Highway #54. Town Manager was requested to write to Mr. Babcock stating that the Town endorse this action.

There being no further business to be considered at this time, the meeting was adjourned at 10:36 P.M.

Mayor

Mary Honeyey Town Clerk

August 14, 1961

MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met at a Special Meeting on August 17, 1961, at 4:30 P.M. o'clock at the Town Hall with the following present: Mayor McClamroch; Aldermen Robinson, Giduz, Strowd, Page, Walters, and Wager; Town Attorney LeGrand and Town Manager Rose.

Mayor McClamroch stated that the purpose of the meeting was to consider the purchase of the triangle area on the Airport Road from Wilbur Kutz.

Alderman Page moved that the Town purchase all of the land contained in the Triangle, upon the Town's being able to obtain Collier Cobb's part, at approximately \$65,000, seconded by Alderman Walters, and unanimously passed.

Alderman Strowd moved that Berkley Road and Cleland Drive both be extended from Oakwood to Rogerson, seconded by Alderman Robinson, and passed.

Adjournment: 5:10 P.M.

Robert McClamroch
Mayor

Mary Honeyey Town Clerk

August 17, 1961