

Alderman Prothro moved, seconded by Alderman Page, that this be referred to the Planning Board for recommendation and be considered subject to a ruling by the Town Attorney on the width of the lot. This was unanimously carried.

CORRECTION OF MINUTES

Alderman Strowd moved, seconded by Alderman Varley, that Page 6 of the minutes of March 28, 1966, previously approved as distributed, be corrected and approved in accordance with the corrected version. This was unanimously carried.

The meeting adjourned at 9:50 P.M.

Robert M. McClamroch

Mayor

David B. Roberts

Town Clerk

MINUTES

BOARD OF ALDERMEN

TOWN OF CHAPEL HILL

The Board of Aldermen met at a regular meeting on April 25, 1966 at 7:30 p.m. with the following members present: Mayor McClamroch, Aldermen Page, Prothro, Varley, Kage, Giduz, and Strowd. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney LeGrand.

HEARING PARKING LOT

Mayor McClamroch announced that a hearing had been advertised concerning the proposed operation of the parking lot now operated by the Chapel Hill Parking Association by the Town of Chapel Hill. Mr. Douglas Powell, President of the Chapel Hill Parking Association, speaking for a large number of merchants in the central business district, spoke in favor of the project. Alderman Kage asked about the beautification of this lot? Town Manager replied that the lease provided for cancellation on twelve months notice, and it would not be practical to attempt any permanent or costly beautification.

Alderman Strowd introduced the following resolution which was read:

RESOLUTION CONCERNING THE HOLDING OF A PUBLIC HEARING CONCERNING A CONTRACT FOR OPERATION BY THE TOWN OF A PARKING FACILITY ON THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH COLUMBIA STREET WITH ROSEMARY STREET AND THE SHARING OF THE PROCEEDS OF THIS LOT WITH THE CHAPEL HILL PARKING ASSOCIATION.

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

Section 1. The Board of Aldermen hereby finds, determines and declares:

(a) That substantially all of the parking spaces now available in the Central Business District of the Town of Chapel Hill are in use at all times during the average business day.

(b) That there is presently a deficit in the number of parking spaces required to meet the minimum demands for the average day's parking in the central business district of the Town, which deficit is expected to increase materially as a result of the normal growth of such area.

(c) That traffic congestion has greatly increased in the central business district, bottlenecks have resulted at a number of intersections and it is almost impossible for vehicles to move through the area in an orderly, steady and efficient manner.

(d) That in April of 1961, Mr. Samuel C. Hodges, Jr., Planning Consultant, in the Report of the Chapel Hill Improvement Commission reported the results of his study of the existing traffic and parking problems in the Town, recommending immediate and positive action toward relieving the rapidly growing parking and traffic problem and specifically recommending the acquisition of additional off-street public parking spaces.

(e) That business requires parking facilities for its existence, and it also requires that traffic be permitted to move in an orderly and expeditious way and that traffic snarls and congestion be eliminated as completely as in reasonably possible.

(f) That all streets in the central business district of the Town are now being utilized at or near peak capacity and additional capacity can best be obtained by a reduction of one-street parking.

(g) That if traffic volume can not increase because of inability of the streets and parking facilities in the central business district to take care of the present and the projected increases in traffic in the area there will result a stagnation of the area and an unhealthy decentralization of business from the area, either of which results would adversely and seriously affect property values, tax measures and the general living standards of the Town and its inhabitants.

(h) That traffic congestion on the streets in the central business district of the Town creates hazardous and unsafe conditions for both motorists and pedestrians, and in addition impedes the property and expeditious use of the streets by Fire and Police Department vehicles engaged upon official business, and is a serious detriment to the health, safety and welfare of the inhabitants of the Town.

(i) That vehicular traffic in the Town is increasing and that it is expected that the Town will require 2,612 spaces for the parking of vehicles in the central business district by 1980, requiring off-street parking facilities for 2,260 vehicles.

(j) That, under date of July 1, 1963, the Town issued \$80,000 Parking Facility Revenue Bonds to pay the cost of acquiring and constructing an off-street parking facility for motor vehicles located on the south side of East Rosemary Street approximately midway between Columbia Street and Henderson Street providing off-street parking for approximately 70 vehicles.

(k) That there is presently a parking lot with a capacity of about 86 automobiles, operated by the Chapel Hill Parking Association, that it is filled to capacity a large part of the business day.

(l) That the Chapel Hill Parking Association has requested the Town to accept the responsibility of operating this lot, install parking meters, and share with the Chapel Hill Parking Association the revenue from the lot. Under the proposed contract, the Chapel Hill Parking Association would be responsible for payment of all rent on the lot and would receive 75% of the revenue from meters on the lot. The Town would police the lot and would receive 25% of the revenue from the meters, and any revenue from parking tickets issued in the lot.

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(m) That the action proposed by this contract in providing for operation of this off-street parking facility is in the public interest and is a necessary and proper public and municipal purpose of the Town.

Section 2. Publication of notice of the public hearing in the Chapel Hill Weekly on April 17 & 24, 1966 by the Town Manager is hereby ratified and confirmed.

Section 3. This resolution shall become effective upon its passage.

Alderman Varley moved the passage of the foregoing resolution entitled: "RESOLUTION CONCERNING THE HOLDING OF A PUBLIC HEARING CONCERNING A CONTRACT FOR OPERATION BY THE TOWN OF A PARKING FACILITY ON THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH COLUMBIA STREET WITH ROSEMARY STREET AND THE SHARING OF THE PROCEEDS OF THIS LOT WITH THE MERCHANTS ASSOCIATION," and Alderman Prothro seconded the motion and the resolution was passed by the following vote:

Ayes: Aldermen Strowd, Giduz, Kage, Varley, Prothro and Page.

Noes: None.

The Town Attorney was asked to study the proposed contract and bring back a recommended contract for this lot at the next meeting.

KAPPA ALPHA THETA-SPECIAL USE & REZONING

Mayor McClamroch read a transmittal from the Planning Board recommending rezoning of a 75 by 100 foot portion of the lot from RA-6 to RA-10A, and approval of a special use permit for sorority use on this site. Alderman Giduz asked Mr. Wallace, Planning Board member who voted against this action, to give his reasons. Mr. Wallace cited the peacefulness and quietness of the neighborhood which he believed would be destroyed by allowing a sorority to move into it. He also questioned the amount of increased traffic on Cottage Lane. Mr. Scroggs, of the Planning Board, said that the majority felt the sorority would raise the values of the adjacent property for resale, if not for living quality. Attorney LeGrand read a memorandum prepared for the Board stating that in his opinion this lot had a frontage of 75 feet and met the requirements of the Zoning Ordinance. Alderman Strowd moved, seconded by Alderman Giduz, that the recommendation of the Planning Board on the rezoning be approved and that the necessary ordinance be prepared. This was carried by a vote of 6-0.

Alderman Prothro moved adoption of the following resolution:

A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR USE BY A SORORITY OF CENTAIN LAND ON EAST ROSEMARY STREET

WHEREAS a Public Hearing had been held on the application of the Kappa Alpha Theta Sorority for use of a lot on the north side of Rosemary Street between Cottage Lane and Friendly Lane; and

WHEREAS the Planning Board recommended approval of this special use permit; and

WHEREAS the Board of Aldermen finds that (1) this will not materially endanger the public health and safety if developed according to the plan as submitted, (2) the use meets all required specifications, (3) it will not substantially injure the value of adjoining property and (4) it will be in harmony with the area and in conformity with the plan of development of Chapel Hill:

NOW THEREFORE the application for a special use permit to allow sorority use and development according to plans submitted by the Kappa Alpha Theta Sorority is hereby approved subject to the following conditions:

1. That the special use shall remain in effect so long as the property is used for no purpose other than a sorority.
2. That the Kappa Alpha Theta Sorority dedicate a 10 foot easement to the Town parallel to the existing Cottage Lane for a distance necessary to allow a 20 foot easement from the northern right of way line of Rosemary Street to the entrance to the sorority parking lot.
3. That the proposed parking area be screened with a six foot high solid planting screen which is to reach these conditions within two years after construction begins.
4. That after the "old Pickard house" is taken down, the area it previously occupied will not be used as a parking area and that the schedule of construction indicated at the hearing be followed.
5. That an 18 foot public easement be maintained connecting Friendly Lane and Cottage Lane through the proposed parking area.
6. That the special use permit will become valid after final adoption of an ordinance amending the Zoning Ordinance to extend the RA-10A Zone an additional 100 feet northward on this lot.

This was seconded by Alderman Page and unanimously carried.

TRANSPORTATION STUDY

The Town Manager reported that the University, School Board, and the Town of Carrboro, had all agreed to join with the Town of Chapel Hill in employing John W. Horn, transportation consultant to do a preliminary transportation study of the Chapel Hill area. The Board authorized the Town Manager to contact Mr. Horn and get a contract prepared to cover this project.

APPOINTMENT-BOARD OF ADJUSTMENT

Alderman Giduz nominated W. A. Huntsberry as a member of the Zoning Board of Adjustment to replace Robert Stipe and complete his term. This term would extend through June, 1968. There were no other nominations and the Board voted unanimously in favor of Mr. Huntsberry.

BUILDING MAINTENANCE

The Town Manager presented two bids for the annual contract for janitorial service for the Town Hall. Alderman Strowd moved, seconded by Alderman Page, that the contract be awarded to the low bidder, White House Janitorial Service Inc., at a cost of \$321.00 per month, subject to submission of a performance bond and evidence of insurance as required in the specifications. This was unanimously carried.

STREET COMMITTEE REPORT

The Street Committee reported on a re-consideration, requested by Dr. Davis on Cedar Street, of the driveway connected provided him in the recent street improvement project on Cedar Street. The Committee reported that in their opinion the street improvement work had been done properly, and in accordance with the contract and the policy of the Town, and that there was no damage to the Davis property. The Town Manager was asked to write to Mr. Davis accordingly.

RELEASES

Alderman Page moved, seconded by Alderman Prothro, that the following releases and refunds be approved. This was unanimously carried.

Releases

<u>Name</u>	<u>Bill #</u>	<u>Amount</u>	<u>Reason</u>
Security Const. Co.	4604	48.00	Charged sewer in error
Ida McCauley 1963	2025	14.28	Personal property listed in error, county released this.
Mrs. J. S. Fowler	1188	36.00	Sewer on wrong bill

Refunds

John P. Filley	1106	10.18	Property listed in error and paid. Lot located outside Town.
Mr. J. S. Fowler	1189	73.64	Paid wrong bill.

INVESTMENT OF FUNDS

Alderman Giduz moved adoption of the following resolution:

RESOLUTION ON INVESTMENT OF TOWN FUNDS

/ WHEREAS the Town may legally invest temporarily surplus funds in Certificates of Deposit; and

WHEREAS it is to the Town's advantage to make use of such investment to the fullest extent practical;

The Board of Aldermen of the Town of Chapel Hill hereby instructs the Town Manager to invest all temporarily surplus funds in Certificates of Deposit with either the North Carolina National Bank or the Central Carolina Bank, which ever shall offer the highest rate of interest at the time the investment is made, retaining a balance of the checking account at all times sufficient to cover the needs of the Town and to compensate the bank for provision of banking services to the Town.

This was seconded by Alderman Varley and unanimously carried.

SEWER EASEMENT SOUTHERN RAILWAY

Town Manager reported that the sewer easement contract signed with the Southern Railway in January 1966 had been returned by the Railway for changes in the form. This was referred to the Town Attorney.

C.A.T.V.

Mayor McClamroch read a letter from Jefferson Standard Broadcasting Company of Charlotte asking for an opportunity to meet with the Board and apply for a C.A.T.V. franchise in Chapel Hill. Alderman Giduz moved, seconded by Alderman Strowd, that this be acknowledged, and that the applicant be informed that this would be considered with other applications but that there appeared to be little need for C.A.T.V. in Chapel Hill at this time. This was unanimously carried.

SIDEWALKS

Mayor McClamroch and Alderman Giduz reported on a conference with a group of citizens who are interested in getting more sidewalks in Chapel Hill. Alderman Strowd suggested that an experiment with asphalt sidewalks, previously suggested, be carried out to see if a satisfactory but less expensive sidewalk could be developed.

SANITARY FILL

Alderman Strowd moved, seconded by Alderman Prothro, that individual fees for the use of the Town Sanitary Fill by persons living out of Town be suspended during clean-up week May 1-7, 1966 to encourage individuals to clean up and get rid of trash. This would not apply to contractors, haulers by truck or other commercial operations. This was unanimously carried.

PARKING LOT

Alderman Strowd moved, seconded by Alderman Varley, that new arrangements be made about completing the grading of the parking lot as the present contractor had failed to complete his contract. This was unanimously carried.

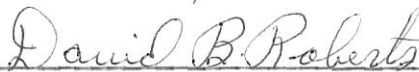
STREET LIGHTS-15-501 BYPASS

Town Manager was asked to check the possibility of street lights at the intersection of 15-501 Bypass and Estes Drive and Willow Drive. It was acknowledged that this was out of town, but very close to the town limits.

The meeting adjourned at 9:30 P.M.



Mayor



Town Clerk

MINUTES

BOARD OF ALDERMEN

TOWN OF CHAPEL HILL

The Board of Aldermen met at a regular meeting on May 9, 1966 at 7:30 p.m. with the following members present: Mayor McClamroch; Aldermen Varley, Page, Kage, Giduz and Strowd. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney LeGrand.

MINUTES

Aldermen Varley moved, seconded by Alderman Page, that the minutes of the meetings of April 19 and April 25, 1966 be approved as distributed. This was unanimously carried.

ANNEXATION HEARING

Mayor McClamroch announced that a hearing had been advertised for this time on a proposal of annex Section IV of Ridgefield Park and the area north of Ridgefield Park including Colony Apartments and land on either side of Ephesus Church Road. The Town Manager explained the annexation report, and answered questions from the Aldermen. There was no opposition to the annexation.

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