

and noted that this would cost the Town an additional \$75.00 per month for the Civil Defense program. Alderman Smith moved, seconded by Alderman Scroggs that the Town pay this additional \$75.00 per month for the balance of this fiscal year. This was carried by a vote of five (5) to one (1) with Alderman Bernholz opposing.

PARKING FACILITIES BONDS

The Town Manager Peck explained that the parking facility could retire \$12,500 in parking facility bonds on June 1, 1970. Advertising is required and he asked for authority to advertise and make this payment. Alderman Smith moved, seconded by Alderman Prothro that the Town Manager be authorized to proceed with the payment of \$12,500 of parking facilities bonds on June 1, 1970. This was unanimously carried.

TRAFFIC IMPROVEMENTS

The Town Manager told the Board that the State Highway Commission has approved the proposed changes in the traffic signal system in downtown Chapel Hill and were anxious to have the approval of Chapel Hill and Carrboro for this project so they could go ahead with the work. He asked that members who had not reviewed the plans look at them so that the matter could be considered at the meeting on April 20, 1970.

GRIEVANCE PROCEDURES

The Town Manager told the Board that he felt Grievance Procedures should be more explicit and full than were shown in the present personnel ordinance, and that as some work was being done, toward revising the personnel ordinance that he had obtained copies of grievance procedures used in Charlotte and Greensboro and asked that these be considered with any other changes that were proposed in the ordinance.

The meeting adjourned at 1:22 A.M.



Mayor



Town Clerk, David Roberts

MINUTES

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a regular meeting at 4:00 P.M., April 20, 1970 with the following members present: Mayor Lee, Aldermen Coxhead, Bernholz, Nassif, Smith and Scroggs. Alderman Prothro was absent. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

MINUTES

Alderman Nassif moved, seconded by Alderman Smith to approve the minutes of the meeting of April 13, 1970 as corrected. This was unanimously carried.

THE OAKS

Dr. Eyre read a petition opposing any rezoning of tract two of The Oaks, as proposed or as recommended by the Planning Board. Alderman Smith moved, seconded by Alderman Nassif to receive the petition. This was unanimously carried.

RIDGEFIELD TOWNHOUSES

Arthur Cogswell asked that the Town accept for maintenance the street or driveway from 15-501 By-pass serving the Ridgefield Townhouses. He noted that the cooperation agreement between the Housing Authority and the Town indicated that the Town would accept for maintenance all streets, but that the minutes of April 14, 1969 indicated that this was to be a driveway not a street. He told the Board that this driveway, or street, was being constructed to State Highway Commission standards for a highway. Alderman Bernholz moved, seconded by Alderman Coxhead that this petition be received and considered at the end of the regular agenda. This was carried by a vote of four (4) to nothing (0) with Alderman Nassif abstaining because of conflict of interest.

THE OAKS

Mayor Lee read a transmittal from the Planning Board recommending approval of The Oaks as proposed with the exception that tract two be rezoned to R-10 instead of R-5. It was noted that there was a typographical error in the transmittal in enumerating the tracts to be zoned and that eight through twelve had been inadvertently omitted. Dr. Mitchell, Planning Board member who had made the motion involved, verified the fact that this correction should be made in the transmittal. Mayor Lee read a letter from Mrs. DuBose requesting withdrawal of the existing special use permits in The Oaks. Alderman Nassif noted that apartments can be developed harmoniously with other types of development and that density is one means of conserving open space. It was agreed that the subdivision and street portion of this plan was not included in the transmittal which referred only to zoning. Alderman Nassif moved, seconded by Alderman Scroggs to receive the letter from Mrs. DuBose and request that a resolution be prepared which would withdraw the special use permits. This was unanimously carried. Alderman Smith asked about the existing preliminary plat of the subdivision? It was noted that this would have no adverse effect as all the zoning would permit smaller lots so would not cause any non-conforming lots because of the rezoning. Mayor Lee told the Board that a copy of Dr. Cody's letter regarding the adequacy of the school system to handle a population increase in this area was in the file. Alderman Scroggs moved, seconded by Alderman Coxhead to prepare an ordinance rezoning the tracts as recommended in the transmittal: tracts one, and tracts three through twelve as requested and tract two to R-10. Alderman Nassif moved, seconded by Alderman Bernholz a substitute motion requesting an ordinance to be prepared rezoning tracts one, three through eight, and ten through twelve as requested, tract two to R-10, and not rezoning tract nine. Alderman Nassif said that this was because of the drainage problems in tract nine and that he felt that zoning this to R-10 as proposed would aggravate the drainage problems and that this should be solved prior to any rezoning. It is now zoned for agriculture. Alderman Scroggs said that this would be handled as part of the proposed drainage study, and is not significant to the zoning. Alderman Nassif said that the higher density allowed in the R-10 area in this case would affect the drainage. He said he much preferred the higher areas to be used for higher density and the lower areas and the creeks to be used for low density or non-developed areas such as a golf course. Alderman Nassif said that after a drainage plan was prepared and a subdivision plan was submitted that zoning of this area could be reconsidered. The substitute motion was carried by a vote of four (4) to one (1) with Alderman Smith opposing. Alderman Nassif then asked that written information be obtained as to the current taking line proposed by the New Hope project and asked that the Corps of Engineers be contacted as soon as possible. Mr. Palmer told the Board that the Corps of Engineers could do no better than submit the most recent plan but they couldn't guarantee this would be a final plan. Alderman Scroggs asked Mr. Owens about his negotiation with the Corps of Engineers and he said that they were negotiating concerning the irrigation pond and the fareways of the golf course that were within the taking area as shown on the most recent plans in the Town Hall. He said that he felt that this could be handled. It was noted that the most recent plan from the Corps of Engineers showed a number of lots in Briarcliff that would be taken by the project.

TRAFFIC IMPROVEMENT

Alderman Coxhead, speaking for the Street Committee, recommended that the street improvement proposal by the State Highway Commission be approved. He said that it would ask four things of the Town: giving up a number of parking spaces, paying the difference between steel poles and wooden poles (estimated \$4,000), paying for the signal for a pedestrian crosswalk on Columbia Street (estimated \$2,000) and paying for "walk-don't walk" signals at Columbia Street and Henderson Street intersections with Franklin Street (estimated cost \$700). The Town Manager then suggested a change in the parking on Franklin Street west of Columbia Street and said that he would like to recommend consideration of this change by the Highway Commission as part of the approval. Alderman Bernholz questioned the cost of using steel poles as the benefit would be entirely aesthetic. He again said that he would like to see a phase at the Columbia and Franklin Streets intersection that would be total pedestrian use and be operated during the lunch hour. Mayor Lee spoke in favor of the "walk-don't walk" signals. Alderman Coxhead moved, seconded by Alderman Scroggs that the proposal be approved with the steel poles, the pedestrian walk, the "walk-don't walk" signals and the Town Manager's recommendations concerning parking on Franklin Street between Columbia and Mallette Streets, and a request for consideration of a traffic light at Church Street. Alderman Nassif said that he felt that pedestrians were not given adequate consideration in the plan. The motion was carried by a vote of four (4) to one (1) with Alderman Bernholz opposing. Alderman Bernholz said he voted against the motion because he wanted the pedestrian oriented signal during lunch hours. Alderman Nassif suggested this might be done later. Alderman Scroggs said that this scramble system had not worked at other places and had been abandoned. Alderman Bernholz moved to add this recommendation to the approval of the projected improvements. There was no second.

HUMAN RELATIONS COMMISSION

The Board voted to fill three vacancies on the Human Relations Commission as follows: for a term ending June 30, 1971-Mr. Wes Hare; for terms ending June 30, 1970-Mrs. Mary Holden and Mrs. Don Holloway.

TAX SALE

A statement of delinquent real property taxes and assessments was reported to the Board by the Tax Collector. Alderman Coxhead moved, seconded by Alderman Smith that the Tax Collector be ordered to sell the tax liens of listed delinquents on June 8, 1970 and the property be advertised as prescribed by law. This was unanimously carried.

PLANNING

Mayor Lee told the Board that Mr. Palmer could answer any questions concerning the report on the status and future plans for Planning that had been previously presented. The Board complimented Mr. Palmer on his presentation but had no questions.

PERSONNEL

Alderman Nassif told the Board that there should be established a grievance procedure, that he had read the Greensboro and Charlotte procedures and was not satisfied with either one. He said he would like the Board of Aldermen to be the final appeals body, but that one could be appointed outside the Board of Aldermen. Alderman Scroggs noted that this could not be done under the present charter. Mayor Lee suggested a committee to investigate this further. Alderman Nassif said that he would like to have it done as soon as possible. Attorney Denny was asked to work with Don Hayman of the Institute of Government and recommend grievance procedures which could be carried out under the present charter.

URBAN REDEVELOPMENT

Mayor Lee told the Board that approval had been received on the Workable Program submitted about the first of the year, but said that the NDP application was in considerable trouble and probably could not be carried out. He noted that a large number of residents in the area appeared to be opposed, and that after meeting with a group of citizens a representative from HUD, in Atlanta, is making a very unfavorable report on the project. He suggested that further talks be carried on about other programs. Alderman Nassif said that in his opinion they would never approve and NDP project and that he would favor starting work on a code enforcement project. Alderman Smith said that the block captains appointed by the Redevelopment Commission had failed to get the message across. Alderman Scroggs said this might be so but that some of them had done a good job. He also noted that a proposal on Mitchell Lane prepared by students had been accepted as "The Plan" rather than a student project that would be considered further and that a lot of the trouble started at this time. Alderman Coxhead said that he felt that the Board should move onto a new program and ask about the code enforcement program? It would include loans and grants but less neighborhood improvements and lower standards than the NDP program. Alderman Scroggs said that lack of a complete plan was the cause of part of the trouble. Such a plan, would be required under a straight urban redevelopment program. Mayor Lee said that the present organization in the neighborhood had lots of potential but had some problems. He said that the Town had ninety days to decide what they wanted to do with a new program and retain the application date of the NDP program. He also indicated that it might be possible to extend this deadline. Alderman Smith suggested that the churches be used for communication as being more satisfactory than the radio or newspaper.

RIDGEFIELD TOWNHOUSES

Mr. Cogswell and Mr. Peck recounted the background of the Ridgefield Townhouses and the present problem over the driveway or street. Alderman Smith moved, seconded by Alderman Bernholz that this be accepted as a public street when completed to highway specifications which according to Mr. Cogswell, would include eight inches of gravel and two course asphalt pavement. This was unanimously carried.

COURT ROOM

Alderman Bernholz told the Board that the judge had requested improvements in the court room including a judges chair, Strong's Index, a bookcase, moving the rail and one row of chairs so that there was more seating inside the rail, providing a Clerks table at the Judge's left, carpeting the area between the Judges bench and the seats, placing a desk in the hall and possibly improving the P.A. system. The total cost of this is estimated between \$1,200 and \$1,500. The Town Manager was asked to check the revenue from the court and the amount expended on the court and if sufficient funds were available to prepare a budget ordinance amending the court appropriation to include these improvements.

TRAFFIC

Alderman Smith moved, seconded by Alderman Coxhead to approve an ordinance eliminating the motorcycle parking on West Franklin Street. This was unanimously carried.

AN ORDINANCE TO REPEAL AN AMENDMENT TO THE ORDINANCE TO PROVIDE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PARKING METERS WITHIN THE TOWN OF CHAPEL HILL

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

SECTION I.

That an amendment to the Ordinance to Provide For the Operation of Parking Meters Within the Town of Chapel Hill,

pertaining to Motorcycle Parking on West Franklin Street, adopted March 23, 1965 and recorded on page 402 of Book 12, Minutes of the Board of Aldermen of the Town of Chapel Hill, be hereby repealed.

SECTION II.

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

This the 20th day of April, 1970.

RECREATION COMMISSION

Mayor Lee made note of a letter from Mrs. Alice Battle resigning from the Recreation Commission and called for nominations to fill this vacancy after the next meeting of the Recreation Commission.

Mayor Lee read a letter from the Recreation Commission requesting a transfer of \$1,300 from their contingency account to their operating account to cover the unusually large interest in basketball this year requiring additional gymnasium space. Alderman Coxhead moved, seconded by Alderman Nassif to approve the request and request the preparation of the necessary ordinance. This was unanimously carried.

MORGAN CREEK

Mayor Lee asked Alderman Smith to substitute for Alderman Prothro in the committee to inspect the Morgan Creek sewer line.

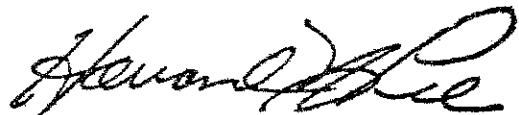
KNOLLS STREET IMPROVEMENT

Alderman Nassif said that he was against major improvements to driveways and special street paving. Mayor Lee said he thought there could be a special effort made in this area. Alderman Nassif said that the policy on curb and gutter should be changed so that curbing was not required. Alderman Scroggs said that he felt there should be fairly strict standards for streets. Alderman Nassif moved, seconded by Alderman Coxhead that the Town should construct half of a rock wall on Crest Drive where there had previously been one. This was unanimously carried. No decision was reached concerning Mrs. Atwater's driveway.

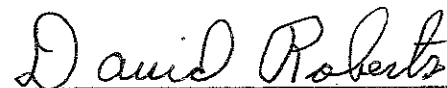
MUNICIPAL BUILDING

Three members of the Board had inspected brick samples at the new Municipal Building site and reached a consensus on their choice. The Town Manager was authorized to go ahead with the building using this particular brick.

The meeting adjourned at 7:00 P.M.



Mayor



Town Clerk, David Roberts

MINUTES

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a regular meeting at 7:30 P.M., April 27, 1970 with the following members present: Mayor Lee, Aldermen Scroggs, Smith, Nassif, Bernholz and Coxhead. Alderman Prothro was absent. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.