

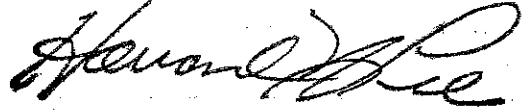
SIDEWALK SALES

Alderman Scroggs said that something needed to be done about the persons selling goods on the sidewalk of Franklin Street and said that he, as chairman of the committee appointed to study this, would come up with a recommendation in the near future.

LEAGUE OF WOMEN VOTERS

Mayor pro tem Nassif said that the recent report put out by the League of Women Voters called "A Local Government Handbook" was excellent and asked that a letter be sent to them expressing the Board's appreciation for it.

The meeting adjourned at 5:20 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., November 9, 1970 with the following members present: Mayor pro tem Nassif, Aldermen Scroggs, Bernholz, Smith, Coxhead and Welsh. Mayor Lee was absent at this time. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

MINUTES

Alderman Smith moved, seconded by Alderman Scroggs that the minutes of November 2, 1970 be approved as circulated. This was unanimously carried.

Alderman Scroggs moved, seconded by Alderman Bernholz that the minutes of October 26, 1970 be corrected by changing 103 to 106 Johnson Street under "Substandard Housing". This was unanimously carried.

CIVIL DEFENSE

Mr. Henry Meares, Director of Civil Defense for Chapel Hill and Carrboro, and Colonel Wallace Dawson of the Civil Defense office in Raleigh, presented a report on the status and needs of Civil Defense in the area. They indicated a need for additional training in a number of fields. Alderman Smith asked about the qualifications of buildings for a shelter? A protection factor of 40 is necessary. The school buildings have almost zero protection because of the windows. Mr Meares raised the question as to what should be done with school children in the event of an emergency.

ZONING-DURHAM BOULEVARD

Mayor pro tem Nassif read a transmittal from the Planning Board recommending no action to rezone, at this time, the land along the south side of the Boulevard between the Blue Cross-Blue Shield property and the Durham County line. He expressed concern with the present zoning which is R-20. Mr. Palmer explained that the zoning across the Durham County line was Highway Commercial and pointed out the possibility of an interstate I-40 interchange with US 15-501 quite near the County line. Alderman Welsh said that the development out there was rather unclear at the present time and moved to accept the Planning Board recommendation. This was seconded by Alderman Scroggs. Alderman Bernholz said that no motion was needed as no change was proposed. The motion was withdrawn. Alderman Smith said the Planning Board should make definite plans for the four lots along the Boulevard. Alderman Scroggs pointed out that the owners would like Regional Commercial but that the Board did not favor Regional Commercial. Alderman Bernholz said that he

preferred Limited Business but agreed that zoning at this time might be premature. Alderman Smith asked that the Planning Board keep this in mind and at the time the I-40 corridor is settled to make further recommendations.

BOOKER CREEK TOWNHOUSES

Mayor pro tem Nassif read a transmittal from the Planning Board concerning a modification of the special use permit for Booker Creek Townhouses. The Planning Board had taken no action because they felt the information submitted to them was inadequate. Alderman Bernholz moved, seconded by Alderman Welsh that the recommendation be received and no action taken. Alderman Scroggs said that this was unfair to the developer as it would leave him up in the air not knowing what the Board wanted done, that he had petitioned for a modification in the permit. Alderman Smith then made a substitute motion, seconded by Alderman Welsh extending the time for consideration of this matter until the Planning Board meeting on December 2, 1970 so that the developer could present adequate plans to the Planning Board in support of his request for modification. This motion was unanimously carried. Alderman Welsh said that the Community Appearance Commission should also have an opportunity to review the plans submitted for the modification.

CITIZENS ADVISORY COMMISSION

Mr. George Schieren, chairman of the Citizens Advisory Commission, discussed with the Board the role of the committee and the improvement of the upkeep of lots and yards. They both agreed that the Building Inspector should not spend his time on this project. Alderman Welsh said that she felt that the committee could help, could talk to owners and persuade them to keep their property clean. She said that she preferred the use of persuasion in this matter to coercion. Alderman Scroggs suggested that the Citizens Advisory Committee might be able to enlist volunteers to help in this matter but that he felt the primary aim should be to encourage people to take care of their own properties.

CITIZENS ADVISORY COMMISSION NOMINATIONS

The names of Velma Perry, Mildred Farrington and Susan Cobb have been recommended by the Citizens Advisory Commission for filling vacancies and were considered in nomination. Alderman Bernholz then nominated Mrs. Ann Glassman. Alderman Welsh moved, seconded by Alderman Scroggs that the nominations be closed. This was unanimously carried.

UNIVERSITY ZONING

Mayor pro tem Nassif read a recommendation from the Planning Board that a special hearing be set for December 14, 1970 to consider a proposed University zoning district. Alderman Smith moved, seconded by Alderman Scroggs that a special hearing for this purpose be set on December 14, 1970. This was unanimously carried.

INTERSTATE ROUTE I-40

Mayor pro tem Nassif read a transmittal from the Planning Board recommending that the Board of Aldermen take a strong position favoring the western route for I-40 of the various proposed routes. Alderman Welsh expressed concern on the effect this might have on Duke Forest. She moved as follows: that the Board of Aldermen go on record as endorsing the proposed western corridor shown as alternate route number one on the map provided, crossing US 15-501 a short distance east of the Orange County line, and at the same time expressing the Board's concern that the section of federal highway construction in the vicinity of Duke Forest and New Hope Creek not damage or destroy the value of the environment in this area. This was seconded by Alderman Scroggs. Alderman Smith asked what effect this would have on the thoroughfare plan and how much displacement there would be of persons in the area. Mr. Palmer told the Board that a review of the thoroughfare plan for Chapel Hill was scheduled for 1971, and that one probably would be made of Durham in 1972 and that they must now be coordinated because

both were in the same SMSA. He also noted that the exact route had not been determined within the corridor so it was impossible to say how much displacement there would be, but there was relatively little development within this corridor. Alderman Bernholz asked if the highway was necessary? Mr. Palmer said there was a great deal of interest in this expressed across the state. Mr. Palmer also noted that there was a proposal that there be a green belt along this corridor separating Chapel Hill from Durham and suggested that this be supported by the Board. Alderman Smith asked what effect this would have on the improvement of NC-86? The motion was carried unanimously. Alderman Smith then asked that inquiry be made of the highway department as to what plans they had for improving NC-86 and what timetable could be expected. Note: Mayor Lee came in at this time and conducted the balance of the meeting.

SUBDIVISION PLAT-E&E PROPERTIES

Mayor Lee read a transmittal from the Planning Board recommending approval of the preliminary and final plat of the E&E property along Elliott Road. Alderman Scroggs moved, seconded by Alderman Welsh that these be approved. This was unanimously carried.

WILLOW TERRACE REZONING

As there had been no follow-up on the previous request for special uses for Willow Terrace apartments, it was assumed that this request had been withdrawn. Alderman Nassif moved, seconded by Alderman Smith that this be disapproved. This was unanimously carried.

ZOO

Mayor Lee read a proposed resolution concerning the location of a zoo in the central portion of the state. Alderman Smith moved, seconded by Alderman Scroggs that the resolution be adopted as read. This was unanimously carried.

R E S O L U T I O N

WHEREAS, the legislative committee has reported favorably on the feasibility and desirability of establishing a zoological garden in North Carolina, and

WHEREAS, such a facility should be located so as to serve the entire state in the best possible manner, and

WHEREAS, the location near the Research Triangle Park would be near the physical and population center of the state, NOW, THEREFORE,

BE IT RESOLVED that the Board of Aldermen of the Town of Chapel Hill go on record as favoring a site in the central portion of the state as being the most favorable location for a zoo.

This the 9th day of November, 1970.

HUMAN RELATIONS COMMISSION

Mayor Lee read a proposed ordinance to amend the ordinance creating the Human Relations Commission to broaden its scope. Alderman Welsh moved, seconded by Alderman Nassif to adopt the ordinance as read. This was unanimously carried.

AN ORDINANCE TO AMEND THE ORDINANCE ESTABLISHING A HUMAN RELATIONS COMMISSION

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

SECTION I

That the Ordinance establishing a Human Relations Commission adopted May 27, 1968, and as subsequently amended be, and the same is hereby further amended by rewriting Section IV, "Powers and Duties" to read as follows:

The Human Relations Commission shall have the following powers and duties:

- 1) To encourage understanding and good will between all persons and thus promote the general welfare of this Community.
- 2) To act as a public forum in hearing complaints involving tensions among groups of persons.
- 3) To investigate causes of dissention, distrust, misunderstanding among groups of persons and discriminatory practices of all types whether based on race, religion, age, or sex.
- 4) To create, establish, and appoint, from within or without the Commission, such Advisory Ad Hoc Committees as it may deem advisable from time to time to assist in the carrying out of its duties.
- 5) To report and recommend to the Board of Aldermen such measures as it deems necessary or desirable designed to protect the general welfare of the community and all persons residing therein.

SECTION II

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

This the 9th day of November, 1970.

HUMAN RELATIONS COMMISSION VACANCIES

Mayor Lee told the Board that the following persons had been previously nominated to fill two vacancies on the Human Relations Commission. Mrs. Alice Hollis, Mr. Daniel Pollitt and Mrs. Paula Goldschmidt. He asked if there were any additional nominations? Alderman Smith nominated Mrs. Ann Borders Patterson. Alderman Smith then moved, seconded by Alderman Scroggs that nominations be closed. This was unanimously carried. Mrs. Patterson and Mr. Pollitt were elected to fill the two vacancies.

LIBRARY BOARD

Mayor Lee read a letter from the Chapel Hill Library Board nominating Mrs. Wade Degraffenreidt, Jr. and Mrs. John B. Adams to replace Miss Love on the Board of Trustees. Alderman Welsh moved, seconded by Alderman Nassif to keep the nominations open until the meeting of November 16, 1970. This was unanimously carried.

DEMOLITION OF DELAPIDATED HOUSING

Mayor Lee read an ordinance authorizing the demolition of the house at 106 Johnson Street. Alderman Nassif moved, seconded by Alderman Bernholz to adopt the ordinance as read. This was unanimously carried.

AN ORDINANCE TO IMPLEMENT THE ENFORCEMENT OF THE ORDINANCE ESTABLISHING MINIMUM HOUSING STANDARDS AND PROVIDING FOR THE DEMOLITION OF ALL DILAPIDATED DWELLINGS DEEMED UNFIT FOR HUMAN HABITATION AND USE AS ADOPTED ON THE 18TH DAY OF SEPTEMBER, 1968 AS AMENDED

(For DILAPIDATED dwelling units)

WHEREAS, on the 18th day of September, 1968, an Ordinance providing for the establishment of minimum housing standards and providing for demolition of all dwellings deemed unfit for human habitation and use which cannot be repaired at a reasonable cost in relation to the value of said dwelling, was duly adopted, as appears in Minute Book 14 at Page 42 as amended of the Official Minutes of the Board of Aldermen of the Town of Chapel Hill, and

WHEREAS, Section 15 of said Ordinance provides that the duties of the inspector and public officer set forth therein shall not be exercised until the Board of Aldermen shall have by Ordinance ordered the Inspector to proceed to effectuate the purposes of this Section with respect to the particular property which the

Inspector shall have found to be unfit for human habitation, and

WHEREAS, the Building Inspector of the Town of Chapel Hill is designated and appointed to exercise the powers and duties of the public officer therein provided, and

WHEREAS, the said public officer has filed with the governing body a report finding certain properties described therein and hereinafter designated as unfit for human habitation, dilapidated, and unable to be repaired at a reasonable cost in relation to the value of said dwelling, and should be demolished,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF CHAPEL HILL:

SECTION I.

That the Building Inspector of the Town of Chapel Hill be, and he is hereby authorized, empowered, and directed to proceed with all of the duties and procedures described in the Ordinance recorded in Book 14 at Page 42 as amended of the Town of Chapel Hill with respect to the vacating, closing, demolishing, and removal of the dwelling unit situated on the following property:
106 Johnson Street.

SECTION II.

All ordinances in conflict herewith are hereby repealed.
This the 9th day of November, 1970.

Mayor Lee then read an ordinance authorizing the demolition of a house at 601-A Gore Street. Alderman Nassif moved, seconded by Alderman Bernholz to approve this ordinance as read. This was unanimously carried.

AN ORDINANCE TO IMPLEMENT THE ENFORCEMENT OF THE ORDINANCE ESTABLISHING MINIMUM HOUSING STANDARDS AND PROVIDING FOR THE DEMOLITION OF ALL DILAPIDATED DWELLINGS DEEMED UNFIT FOR HUMAN HABITATION AND USE AS ADOPTED ON THE 18TH DAY OF SEPTEMBER, 1968 AS AMENDED

(For DILAPIDATED dwelling units)

WHEREAS, on the 18th day of September, 1968, an Ordinance providing for the establishment of minimum housing standards and providing for demolition of all dwellings deemed unfit for human habitation and use which cannot be repaired at a reasonable cost in relation to the value of said dwelling, was duly adopted, as appears in Minute Book 14 at Page 42 as amended of the Official Minutes of the Board of Aldermen of the Town of Chapel Hill, and

WHEREAS, Section 15 of said Ordinance provides that the duties of the inspector and public officer set forth therein shall not be exercised until the Board of Aldermen shall have by Ordinance ordered the Inspector to proceed to effectuate the purposes of this Section with respect to the particular property which the Inspector shall have found to be unfit for human habitation, and

WHEREAS, the Building Inspector of the Town of Chapel Hill is designated and appointed to exercise the powers and duties of the public officer therein provided, and

WHEREAS, the said public officer has filed with the governing body a report finding certain properties described therein and hereinafter designated as unfit for human habitation, dilapidated, and unable to be repaired at a reasonable cost in relation to the value of said dwelling, and should be demolished,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF CHAPEL HILL:

SECTION I.

That the Building Inspector of the Town of Chapel Hill be, and

he is hereby authorized, empowered, and directed to proceed with all of the duties and procedures described in the Ordinance recorded in Book 14 at Page 42 as amended of the Town of Chapel Hill with respect to the vacating, closing, demolishing, and removal of the dwelling unit situated on the following property:
601-A Gore Street.

SECTION II.

All ordinances in conflict herewith are hereby repealed.
This the 9th day of November, 1970.

TRAFFIC LIGHT MAINTENANCE

The following resolution was offered by Alderman Smith and a motion was made by Alderman Welsh that it be adopted; this motion was seconded by Alderman Nassif, upon being put to a vote was unanimously carried. This resolution is intended to add to the maintenance work done on the state system by the Town, the replacement of bulbs and fuses in traffic lights.

RESOLUTION

The following resolution was offered by Alderman Smith and a motion was made by Alderman Welsh that it be adopted; this motion was seconded by Alderman Nassif, and upon being put to a vote was unanimously carried;

WHEREAS, the State Highway Commission, pursuant to the provisions of G. S. 136-41.3 and G. S. 136-18, proposes to contract with the Town of Chapel Hill for the maintenance of Traffic Control Devices on the State Highway System streets within this Municipality and for which this Municipality shall be reimbursed by the State Highway Commission; and

WHEREAS, in order to carry out the aforesaid policy and the responsibilities of Commission under the General Statutes, and to promote the public interest and general welfare of the Municipality, it is necessary for the Municipality to enter into a contract for the maintenance of Traffic Control Devices on the State Highway System streets within the Municipality.

NOW, THEREFORE, BE IT RESOLVED that the Municipality is hereby formally authorized to enter into a contract with the State Highway Commission for the maintenance of Traffic Control Devices on the State Highway System streets within the Municipality, and that the Mayor and Clerk of the Municipality be and it is hereby empowered to sign and execute the required Agreement between the Municipality and the State Highway Commission.

This Resolution passed and adopted the 9th day of November, 1970.

BIDS-FIRE STATION HEATING

The Town Manager told the Board that two bids had been received for replacement of heating and the addition of air conditioning to the central fire station. He recommended the low bid of \$3,650.00 by Harmon Air Conditioning be accepted. Alderman Smith moved, seconded by Alderman Coxhead to accept the low bid. This was unanimously carried.

OFF STREET PARKING FACILITY BUDGET

The Town Manager presented copies of the proposed 1970-71 budget for the Off Street Parking Facility and told the Board that it should be open for inspection for two weeks. Alderman Welsh moved, seconded by Alderman Smith that the proposed budget be received and be open for inspection until the meeting of November 23, 1970. This was unanimously carried.

MERCHANTS ASSOCIATION PARKING LOT

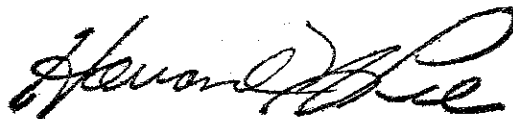
The Town Manager told the Board that the Merchants Association had requested that the Town operate their parking lot on West Rosemary Street as leased facility. The lot has 42 spaces and the Association

would like to retain 8 to 10 of these for monthly rental spaces and have meters placed on the remainder. Alderman Coxhead moved, seconded by Alderman Welsh that the Town Manager negotiate an agreement with the Merchants Association and return a contract to the Board for consideration. This was unanimously carried.

CHAPEL HILL HOUSING AUTHORITY

Alderman Nassif moved, seconded by Alderman Smith to request the Chapel Hill Housing Authority to meet with the Board of Aldermen at their regular meeting on December 7, 1970 to discuss the plans and goals of the Authority. This was unanimously carried.

The meeting adjourned at 9:40 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 4:00 P.M., Monday, November 16, 1970 with the following members present: Mayor Lee, Aldermen Welsh, Scroggs, Smith, Nassif, Bernholz and Coxhead. Also present were Town Manager Peck, Town Clerk Roberts and Town Attorney Denny.

MINUTES

Alderman Nassif moved, seconded by Alderman Bernholz that the minutes of the meeting November 9, 1970 be approved as circulated. This was unanimously carried.

PETITIONS

Mr. Glenn Corley presented a petition for construction of about 300 feet of sewer line extending westward from Old Oxford Road to serve four lots near May Court. Alderman Nassif moved, seconded by Alderman Bernholz to receive this petition and consider it at the end of the agenda.

CITIZENS ADVISORY COMMITTEE

The Board elected Mrs. Mildred Farrington and Mrs. Ann Glassman to complete the unexpired terms of Mrs. George Johnson and Mrs. Virginia Nicholson. These terms end December, 1972.

LIBRARY BOARD OF TRUSTEES

Alderman Smith moved, seconded by Alderman Nassif that the nominations for the Library Board of Trustees be closed. This was unanimously carried. The Board then elected Mrs. Wade Degraffenreidt, Jr. to fill the unexpired term of Miss Cornelia Love ending June 30, 1972.

PARKING AND LOADING ZONE

Mayor Lee read a proposed ordinance amending the existing ordinances providing for parking and loading zones. Alderman Nassif questioned the length of the zone on the north side of West Franklin Street near Columbia Street. This was extended to include two additional spaces. Alderman Nassif then moved, seconded by Alderman Smith that the ordinance be adopted as corrected.