

SECTION V

That it shall be unlawful for any person to change or amend by additions or deletions any part of portions of such code, or to insert or leave pages or portions thereof or to alter or tamper with such code in any manner whatsoever which will cause a traffic law of the Town of Chapel Hill to be misrepresented thereby.

SECTION VI

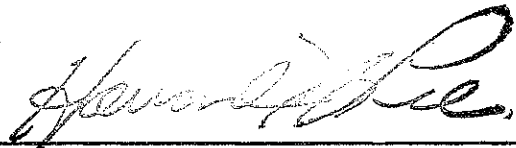
All ordinances or parts of ordinances conflict herewith are hereby repealed.

SECTION VII

This Ordinance shall become effective on the 24th day of May, 1971.

Alderman Smith moved, seconded by Alderman Coxhead that this be approved as read. This was unanimously carried.

The meeting adjourned at 11:22 P.M.



Mayor



Town Clerk, David B. Roberts

MINUTES

Board of Aldermen


Town of Chapel Hill

The Board of Aldermen met in a special meeting at 5:00 P.M. on May 27, 1971 with the following members present: Mayor Lee, Aldermen Smith, Welsh, Scroggs, and Nassif. Aldermen Coxhead and Wallace were not present. Also present were Town Manager Peck, Town Clerk Roberts, and Assistant Manager Honeycutt.

STREET RESURFACING BIDS

Mr. Honeycutt said that two bids had been received concerning street resurfacing on certain streets within the Town. He said that two bids had been received. The Town Manager recommended the low bid. Alderman Nassif moved, seconded by Alderman Scroggs to award the bid to C. C. Mangum, who had the low bid of \$.84 per square yard for asphalt resurfacing, and \$22.50 per ton for street patching. The motion passed unanimously.

The meeting was adjourned at 5:09 P.M.



Mayor



Town Clerk, David B. Roberts

MINUTES

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a regular meeting on June 7, 1971 at 4:00 P.M. with the following members present: Mayor Lee, Aldermen Nassif, Coxhead, Welsh, Scroggs, Smith and Wallace. Also present were Town Manager Peck, Town Clerk Roberts, and Town Attorney Denny.

MINUTES

Alderman Nassif moved, seconded by Alderman Smith that the minutes of May 24, 1971 be approved as circulated. This was unanimously carried.

Alderman Nassif moved, seconded by Alderman Smith that the minutes of the special meeting of May 27, 1971 be approved as circulated. This was unanimously carried.

SPECIAL USE - THE OAKS

Mayor Lee read a transmittal from the Planning Board recommending approval of the special use for unified housing as part of the Oaks development with a number of stipulations. Alderman Nassif asked that this matter be tabled until consideration had been given to reapproval of the Oaks Subdivision within which this is located.

SUBDIVISION - THE OAKS

Mayor Lee read a transmittal from the Planning Board recommending that Phase I of the Oaks Subdivision be reapproved with certain modifications. Mr. Palmer showed maps of the area, and noted that some lots had been eliminated and others reduced in size to make room for a proposed apartment development, and that the proposed street in the apartment development had been eliminated. Some street names had been changed in the modification. Emery Denny told the Board that the street network in the portions beyond Phase I, marked "Future Development" were being reapproved with the lot layout of Phase I. Alderman Smith asked if a traffic light had been requested at NC 54? Mr. Owens said that no request had been made, but that he would do so. Alderman Nassif then moved, seconded by Alderman Smith to approve the revised preliminary, provided that Tract II not be subdivided prior to recommendation for flood plain zoning by the Planning Board. This motion was unanimously carried.

SPECIAL USE - THE OAKS

Alderman Welsh noted that the Community Appearance Commission had asked for a sidewalk along NC 54, adjacent to the Oaks but that it not necessarily be a concrete sidewalk. She moved, seconded by Alderman Nassif to add this to the list of stipulations recommended by the Planning Board. This was unanimously carried. Alderman Welsh then made the following motion: That the Board of Aldermen make the following finding: that this project, if constructed according to plans presented-

Will not materially endanger the public health or safety;

Meets all required conditions and specifications;

Will not substantially injure the value of adjoining or abutting property;

Will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Chapel Hill and its environs;

That the Board of Aldermen approve the special use request for unified housing in the Oaks Subdivision in accordance with plans dated 5/3/71 with the following stipulations:

(1) That easements be provided for all storm and sanitary sewers to be maintained by the Town, and that such easements be shown on the final plat of Phase I of the Subdivision and recorded,

(2) That the size of proposed sanitary and storm sewers and location of bulk refuse containers be approved by the Town Manager,

(3) That a sidewalk through the open space area connect the project to the corner of Rogerson Drive and Highway 54, and that the sidewalk, not necessarily concrete, be constructed along NC 54 for the length of the project,

(4) That the Community Appearance Commission be given an opportunity to review the detailed landscape plan before the issuance of a building permit,

(5) That curb and gutter be provided for all streets, drives, and parking areas,

(6) That the project be begun within one year and be completed within three years.

This motion was seconded by Alderman Nassif and unanimously carried.

SPECIAL USE - ELKIN HILLS SHOPPING CENTER

Mayor Lee read a transmittal from the Planning Board recommending approval of the Elkin Hills Shopping Center with a number of stipulations. Alderman Welsh said that she opposed this project, that Airport Road was now ugly enough and this could make it worse by leading to strip commercial development. She said that this was not a typical neighborhood shopping center and that it didn't serve a densely developed neighborhood and was not needed. She felt that this would increase the land cost of adjacent areas and promote the pressure for service stations along Airport Road. She said that it did not follow the existing land use plan for Chapel Hill and was not conforming to the original intent of the special use ordinance. Alderman Smith said that he felt that commercial development should be only at major intersections, that this was not in harmony with the surrounding areas, and that the Town would lose control of the development of Airport Road to strip commercial development. Alderman Coxhead moved, seconded by Alderman Scroggs that this project be approved with all the stipulations proposed by the Planning Board. Alderman Wallace questioned the zoning. R-10. He noted that this would, in effect, be rezoning the area which would be a precedent for the spot zoning. Alderman Coxhead said that he felt that it should be permitted either through special use or rezoning. Alderman Scroggs told the Board that special use gave the Board detailed control that was not easily met by zoning, and that the developer paid for this control. Mayor Lee suggested a study committee to consider the application of special use. The vote on the motion was two for and three against with Aldermen Coxhead and Scroggs voting aye, Aldermen Welsh, Smith, and Wallace voting no, and Alderman Nassif abstaining because of financial interest in the project. Alderman Welsh said that her reason for opposing was not being able to find that this was in harmony with the surrounding area. Alderman Smith then moved, seconded by Alderman Welsh to deny the special use request because it was not in harmony with the area or the plans for development of Chapel Hill. Alderman Scroggs said that he felt that it was in harmony with the neighborhood with Sparrow's dump nearby on that side of the road and apartments across the road. Alderman Smith said they were single family developments nearby across Airport Road and behind the project and it was not compatible with that. The vote denying the project was carried by a vote of three to two with Aldermen Smith, Welsh, and Wallace voting for, and Aldermen Coxhead and Scroggs voting against, and Alderman Nassif abstaining because of financial interest in the project.

SPECIAL USE MODIFICATIONS - BOLIN MEADOWS

Mayor Lee read a transmittal from the Planning Board recommending approval of the modification of a special use for Bolin Meadows. Alderman Welsh asked that no action be taken on this because the Community Appearance Commission had not reviewed it. Mayor Lee read a petition from the Hidden Hills Association opposing the modification. Mr. Palmer told the Board that the Planning Board had a thirty day limit and therefore had to make their recommendation before the Appearance Commission reviewed this project. Alderman Scroggs moved, seconded by Alderman Welsh to table this matter until the Appearance Commission had made their review and reported. Alderman Smith asked about the grades of the entrance? 14%. The motion was unanimously carried.

ANIMAL SHELTERS

Mr. Mack Preslar, representing the Animal Protection Society of Chapel Hill, told the Board that it felt that there should be more than a dog pound in Chapel Hill, an approved animal shelter. He said that the Society was willing to help and that if the Town would provide the land that the Society would build a shelter, at an estimated cost of \$25,000.00 to \$30,000.00. He objected to use of the county dog pound in Hillsborough because of the distance involved. He also said that care was needed for other animals besides dogs. He

felt that there should be a project for humane education in the schools. Mayor Lee said that several people had called him about protection for cats. Mr. Preslar said that they had had three or four hundred calls about cats in the last few weeks. Alderman Smith asked about the operating cost for a shelter? Mr. Preslar estimated \$12,000.00 to \$15,000.00 per year and said that the Society would assist in the operation, and that considerable volunteer help could be expected. Mayor Lee suggested that the group working on dogs now work with the Animal Protection Society on this project. Alderman Wallace said that he would like to have a concrete proposal placed before the Board. Alderman Smith asked when such a shelter might be constructed if land were available? Mr. Presley said it could be started in the Fall of 1971 and completed early in 1972. Alderman Scroggs asked what the difference was between an animal shelter and a pound? Mr. Preslar said it was generally a matter of conditions and treatment and the availability of facilities for larger animals. Alderman Smith said that Raleigh had a good animal shelter. Mayor Lee asked that Alderman Smith work with Mr. Preslar, Mr. Denny and Mr. Peck, and report back to the Board, hopefully by June 14, 1971.

TEMPORARY LOADING ZONE - EAST FRANKLIN STREET

Mayor Lee read a letter from NCNB asking for a temporary loading zone near their front entrance on Franklin Street as their rear entrance is closed for construction. It was estimated that this would be for about seven months. Alderman Coxhead said that other merchants were having problems because of the construction in the rear blocking the alley traffic. Alderman Welsh moved, seconded by Alderman Coxhead to approve the request for a loading zone and asked that an ordinance be prepared. Alderman Nassif said that he felt that it should be on the east side of NCNB. Alderman Scroggs said that he felt that the space requested was needed but that they might also need another loading zone. Alderman Wallace questioned the shed in front of the construction and asked how soon it could be removed, or if it could be remodeled to reduce the size. The motion was carried by a vote of five to one with Alderman Nassif opposing. Alderman Smith asked that the Town Manager talk to the bank concerning the shed.

LIBRARY

Mrs. Richmond Bond, Chairman of the Library Board of Trustees, distributed copies of the requested 1971-72 Library budget and other material to the Aldermen. She told the Board that the proposal kept the personnel budget at a minimum, but that maintenance and utilities had increased. She said that they would like to expand their facilities and be open extra hours each week as a public survey indicated that this was what most people wanted. She said that they would like to operate a reading room at the Roberson Street Center, that there were some books there, but no staff, and that they proposed to open it two hours a day. She also said that there was a possibility that they might be given a bookmobile, which they would like to use as much as possible. She cited the advantages of a bookmobile as being a good indicator of where a branch library might be needed. Alderman Welsh, referred to a study of the library by Mrs. Gottovi which questioned the amount spent for personnel and salaries compared to other places in the State, and asked why State or federal funds were not being used by this library. Mrs. Bond said that the state library, which allocates the State and federal funds in North Carolina, would approve only county or regional libraries, that the county is a member of a three-county regional library and she felt that membership in this library system would hurt rather than help the library operation. She told the Board that the county commissioner had appropriated \$12,300.00 in 1970-71 for the Chapel Hill Library. Alderman Welsh suggested that the Board of Trustees continue to seek state and federal funds. Mrs. Bond said that they had tried all known sources. Alderman Welsh said that if the reading room was operated at Roberson Street that there should be some good black books and magazines, that the present books were mostly discards, and that books kept at Roberson Street should be new and suited to the needs of that community. Mrs. Geer, Librarian, agreed that the book collection was not the best, but that it had been designed for a particular purpose several years ago for assisting in school studies, and that the books were new at that time, not discards. She said that the main library had one of the best black book collections in the state. Mayor

Lee agreed that it did have an adequate collection. Alderman Welsh asked that the library present the narrative report on goals, achievements, and so forth. Mrs. Bond referred to the quarterly reports from the library, and said that the average throughout the state was 65% of the budget for salaries compared to Chapel Hill's 60%, the state averaged 18% for operating cost compared to Chapel Hill's 17%, and that the state average was \$.60 for each book circulated compared to \$.24 in Chapel Hill. Mrs. Bond spoke for additional staff which would allow an increased program, films, stories, etc. She said that the library had in the past eleven months borrowed 370 films from the state collection. She said that there would be an annual report in July sent to the Board of Aldermen. Mayor Lee thanked Mrs. Bond and the Board of Trustees for the fine job they have been doing with the library.

FIRE DEPARTMENT

Chief Everett Lloyd compared the annual reports from 1969 and 1970 and told the Board that arson was responsible for about half of the fire loss in Chapel Hill. He said that there had been 250 hours of training since January 1, 1971 and presented requirements for insurance rating of class four, noting that these were mostly for an additional truck, and additional men. He told the Board that the 1971-72 budget would request a truck to replace the 1952 truck as credit ran out after twenty years. He asked for three additional men and higher salaries. He told the Board that there had been no personnel turnover in 1970-71 fiscal year and that they were getting an excellent quality of new men. He said that the moral was high, but that eventually the Town would probably have to cut from 72 hours to 56 hours as other cities took that step. He said that he felt about three-fourths of the men had some sort of an odd time job, but that there was no union and no talk of a union. He said that they had no exact figures on the alarm system but estimated it at \$6,000.00 to \$7,000.00 per year. He told the Board that on the new truck requested, that he would like to have a tower nozzle equipment for fighting fires on roofs and upper stories, and that this would add about \$18,000.00 to the cost of the truck. He also asked for a station wagon which could be equipped with rescue equipment to be used as a car for the assistant chief. Alderman Smith asked if anything was being done about frozen fire hydrants? There is an inspection every six months and a fire hydrant in good working order should not freeze.

COMMUNITY APPEARANCE COMMISSION

Dr. Sid Cohn told the Board that he would like to hire a PhD candidate for the summer to work on a special report for the Appearance Commission. He said that he had funds to cover June, but wanted the Board to commit \$1,568.00 for July and August for this purpose. Alderman Coxhead moved, seconded by Alderman Welsh that the Board commit this amount for next year. Alderman Nassif said that he opposed adding persons when the staff should be doing this work. Alderman Smith asked why this report had not already been done? Alderman Welsh wanted to go ahead with the approval of the funds. Alderman Wallace moved the previous question, and this was seconded by Alderman Coxhead, and carried by a vote of four to two with Aldermen Smith and Nassif opposing. Mayor Lee said that there should be further discussion on the allocation of Planning Board time. Alderman Scroggs said that he felt that there was an attempt to oversimplify the problem, that the allocation of time was quite complex as it is in other departments. Alderman Smith said that the report had been asked for by the Board of Aldermen and should have been completed. Alderman Scroggs said that the Board had a tendency to load the staff with requests. At this time Alderman Coxhead left.

REZONING - EAST ROSEMARY STREET

Alderman Nassif moved, seconded by Alderman Welsh to table this request until June 14, 1971. This was unanimously carried.

SUBDIVISION - COKER WEST

Alderman Welsh asked if any open space was being reserved in this subdivision? None is shown on the plat. At this time Alderman

Scroggs left the meeting. Alderman Welsh asked that this be delayed in order to ask the developer for open space, pedestrian easements, and sidewalks. A previous motion made by Alderman Nassif, seconded by Alderman Welsh was to renew the subdivision was withdrawn. The Town Manager was asked to contact the developer and ask him to be present at the meeting of June 14, 1971.

APPOINTMENT - REDEVELOPMENT COMMISSION

Mayor Lee told the Board that the Redevelopment Commission might become active again in the near future and asked that a replacement be named as soon as possible for Mr. James Nelson, who had moved out of town. He asked that nominations be submitted by June 14, 1971.

LOUIS FARROW

The Town Manager reported to the Board that Patrolman Farrow had been suspended three days by the Police Chief because of an assault warrant issued against him for which he had been found not guilty. The Chief recommended that he be paid for his time but it be charged against his vacation. Alderman Wallace moved, seconded by Alderman Welsh that the Chief's recommendation be endorsed. Alderman Nassif said that the vacation then would be a form of penalty and the officer had been found innocent. Mayor Lee told the Board that he concurred in the chief's recommendation. Alderman Welsh moved the previous motion. This was seconded by Alderman Smith, and carried by a vote of three to one with Alderman Nassif opposing. On a vote of the motion it was carried by a vote of three to one with Alderman Nassif opposing.


APPOINTMENT - HUMAN RELATIONS COMMISSION

Mayor Lee read a letter from Mrs. Jane C. Parker, Chairman of the Human Relations Commission, recommending the appointment of Mrs. Edith Elliott to fill the unexpired term of Hayden Renwick which ends December 31, 1973. This was taken to be a notification to the Board of a vacancy in the Human Relations Commission.

HARDEE - PRELIMINARY AND FINAL

Alderman Nassif moved, seconded by Alderman Welsh to approve the preliminary and final plat for a subdivision by Mr. E. L. Hardee, on the west side of US 15-501 South. This was unanimously carried.

The meeting adjourned at 6:48 P.M.

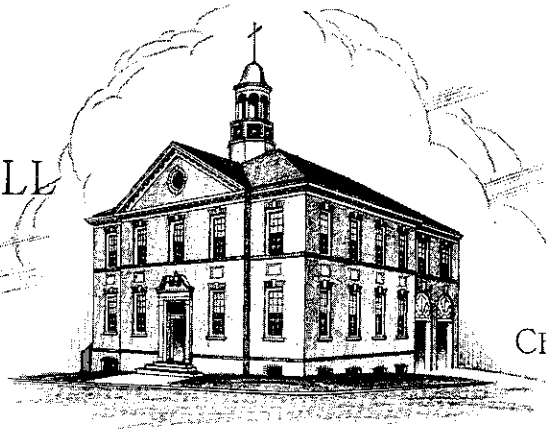


Mayor



Town Clerk, David B. Roberts

TOWN OF CHAPEL HILL

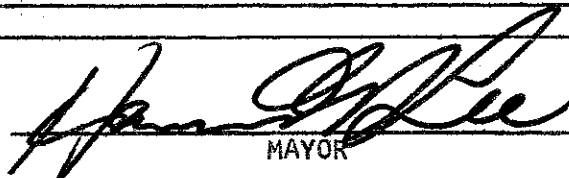


CHAPEL HILL, N.C.

NOTICE OF SPECIAL MEETING OF THE BOARD OF ALDERMEN OF THE TOWN OF CHAPEL HILL

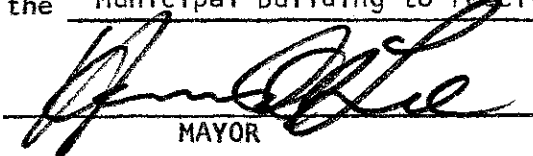
TO: Mr. Reginald Smith ✓
Mr. Joseph Nassif ✓
Mr. Ross S. Croggs ✓
Mr. George Coxhead ✓
Mrs. Aliee Welsh
Mr. James Wallace *out of town July 2, 1971*

You, and each of you, are hereby notified that the Board of Aldermen have called a Special Meeting, to be held in the Municipal Building, at 5:00 p.m. on July 2, 1971, to receive the 1971-72 budget


MAYOR

ACCEPTANCE OF NOTICE

We, the undersigned, members of the Board of Aldermen of the Town of Chapel Hill, hereby accept notice of a Special Meeting of the Board of Aldermen, called by Honorable Howard N. Lee, Mayor, to be held in the Municipal Building to receive the 1971-72 budget.


MAYOR

