

Board of Aldermen

Town of Chapel Hill

The Board of Aldermen met at a special public hearing on June 11, 1973 at 7:30 P.M. with the following members present: Mayor Lee, Aldermen Gardner, Marshall, Nassif, Scroggs, Smith, and Welsh. Also present were Town Manager Kendzior and Town Clerk Roberts. Town Attorney Denny was absent.

## SPECIAL PUBLIC HEARING:

## PROPOSED NORTHSIDE-KNOLLS NEIGHBORHOOD DEVELOPMENT PROGRAM

Mayor Lee described the purpose for the public hearing, Mr. Ray Green, consultant to the Redevelopment Commission, said this was the second public hearing on the Northside-Knolls second year application, and the last official step in the application process. He said that the program has been in effect for two years but because of federal funding it is still in its first action year. Mr. Green outlined the major points in the application and showed the boundaries of the NDP, indicating how each year they have been reduced. He then showed a map of the area allowed for the second year program, and said that the program includes the priorities of the people who live in the neighborhood. He showed the land use and preliminary site plans and the street improvement plan. Mr. Green said the Redevelopment Commission proposes to change the zoning to R-4-A in a large portion of the neighborhood. Mr. Green then showed a map of streets to be paved, and said that the net cost for the program would be \$870,567, of which the Town's share would be \$217,642. He said the federal share is \$652,925, in addition to which the Federal Government will provide a Redevelopment Grant of \$100,625. He said that all of the Town's share of the project would be made with in-kind improvements.

Reverend Manley, Chairman of the Project Area Committee (PAC), said that these proposals have been reviewed by the citizens, that they feel that the proposals reflect their thinking, and that they have no complaints about the plan. Alderman Smith asked what the plans are for widening Church Street. Mr. Green said that the proposed width is 27 feet, back to back with curbs, and that the sidewalk will be continued to Rosemary Street. Alderman Smith said that Church Street is often used as a speedway; and that he is concerned that this problem will increase if the street is widened. Mr. Green said that widening will not increase the volume of the traffic, and that the children will have a sidewalk to play on which will make the area safer. Mayor Lee said that he hopes that the Town and the Redevelopment Commission will work closely on this proposal and that the Streets Committee will review the street proposals. Alderman Nassif asked Reverend Manley if the citizens want Church Street to be widened. Reverend Manley said he was not sure; that the citizens had discussed the other streets in the NDP area. Alderman Nassif said that he hopes the citizens will review the proposal and indicate what they want. Reverend Manley said that the citizens had not initiated the Church Street widening, but do not oppose it. He said that the citizens were concentrating on the streets that are not paved. Mayor Lee said that he hopes the details will be worked out with the PAC before implementation, and he thanked Mr. Green for his presentation.

The Special Public Hearing was adjourned at 8:02 P.M.

## REGULAR MEETING:

## MINUTES

Alderman Smith moved, seconded by Aldermen Scroggs, to approve the minutes of the meeting of June 4, 1973, as circulated. This motion was unanimously carried.

adoption of this report would interfere with his work or plans for Chapel Hill. Town Manager Kendzior said he will have to review the report more closely. Alderman Scroggs said that the wording of the motion puts a one-year freeze into effect. Alderman Welsh said that endorsing the report makes the Board's commitment strong and gives the Planning Board encouragement to continue its work. Alderman Nassif suggested adopting items one through five of the implementation

Prepared by: Robert L. Andersen  
NORTH CAROLINA

7098

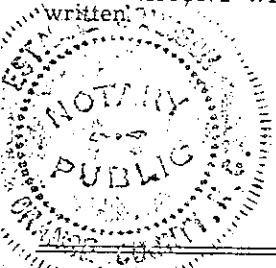
THIS DEED, made and entered into this the 6th day of November, 1972, by and between Frank G. Umstead and Wife, Margaret B. Umstead party of the first part (whether one or more) and Bolinbrook Associates, a North Carolina Limited Partnership party of the second part (whether one or more) WITNESSETH:

at the said party of the first part, in consideration of the sum of TEN (\$10.00) DOLLARS and other good, valuable and ancient considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns all that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows, to wit:

BEGINNING at a point which is located South 35°17' East 707.39 feet from the intersection of the eastern right of way line of the State University Railroad and the southern right of way line of Estes Drive Extension and South 87°19' East 20.38 feet from the foregoing point and the eastern right of way line of State University Railroad, said BEGINNING point being further located North 35°17' West 449.74 feet and thence South 87°19' East 29.38 feet from the northwest corner of the cemetery owned by the town of Chapel Hill as shown on the plat and survey herein referenced, and running thence North 14°00' East 500.00 feet to a point; running thence South 70°00' East 938.76 feet to a point; running thence South 35°11' West 250.00 feet to a point; running thence North 87°19' West 860.00 feet to the point and place of BEGINNING, containing 7.44 acres, more or less, according to plat and survey dated November 6, 1972 by Robert J. Ayers, R.L.S., entitled "Property of Frank Umstead et al," to which plat and survey reference is hereby made with particular reference made to said beginning point.

DO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said party of the second part and his heirs and assigns in fee simple forever. And the said party of the first part does covenant that he is seised of said premises in fee simple and has the right to convey the same in fee simple; that the same are free and clear from all encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whomsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.



Margaret B. Umstead (SEAL)  
Frank G. Umstead (SEAL)  
\_\_\_\_ (SEAL)  
\_\_\_\_ (SEAL)

NORTH CAROLINA, Orange COUNTY.

I, Estamae Johnson, a Notary Public of Orange County, N. C., do hereby certify

that Margaret B. Umstead and Frank G. Umstead the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 6th day of November, 1972.

My commission expires: Feb. 17, 1976 Estamae Johnson Notary Public

STATE OF NORTH CAROLINA—ORANGE COUNTY

THE FOREGOING CERTIFICATE (S) OF Estamae Johnson

A NOTARY (OR NOTARIES) PUBLIC OF THE DESIGNATED GOVERNMENTAL UNITS IS ~~OR ARE~~ CERTIFIED TO BE CORRECT

THIS THE 4th DAY OF May

BETTY JUNE HAYES, REGISTER OF DEEDS

BY: Heraldine H. Weather

ASSISTANT/DEPUTY  
REGISTER OF DEEDS

RETURN: Columbia Corp.  
123 N. Columbia St.  
Chapel Hill, N. C.

BOOK 242 PAGE 39

PAID \$/none

FILED  
BOOK/FIL# 242 PAGE# 39

MAY 4 1 23 PM '73

BETTY JUNE HAYES  
REGISTER OF DEEDS  
ORANGE COUNTY, N. C.

Prepared By: Robert L. Andersen  
NORTH CAROLINA Orange COUNTY

7099

This Deed, Made and entered into this, the 6th day of November, 1972, by and between  
Rocks Spring Farm Incorporated

a corporation duly created and existing under and by virtue of the laws of this State, party of the first part, to Bolinbrook  
Associates, a N.C. Limited Partnership part 4 of the second part, Witnesseth:

That for and in consideration of the sum of Ten and no/100

DOLLARS  
to it in hand paid, the receipt of which is hereby fully acknowledged, said party of the first part has given, granted, bargained and sold, and does  
by these presents give, grant, bargain, sell and convey unto it said part 4 of the second part and  
its heirs and assigns, the following or parcel of land lying and being in

Chapel Hill

Township, in said County and State, bounded and described as follows, to-wit:

BEGINNING at a point where the eastern right of way line of the State University Railroad intersects the southern right of way line of Estes Drive Extension and running thence with the southern right of way line of said Estes Drive Extension along the arc of a circle having a radius of 950.00 feet in a clockwise direction the distance of 337.51 feet to a point in the center line of Bolin Creek; running thence downstream with the center line of said Bolin Creek the following calls and distances: South 67°07' East 132.00 feet; South 60°00' East 300.00 feet to a point in the western boundary of the property of Frank G Umstead and Wife; running thence with Umsteads western boundary line South 14°00' West 655.00 feet to a point; running thence South 87°19' East 1229.43 feet to a point; running thence South 22°20' West 62.00 feet to a point; running thence South 54°54' East 645.63 feet to a point where Tanbark Branch and Bolin Creek intersect; running thence upstream with said Tanbark Branch the following calls and distances: South 81°00' West 231.75 feet to a point; South 50°00' West 90.00 feet to a point South 75°00' West 143.81 feet; running thence North 87°14' West 669.94 feet to the Southeast corner of the cemetery owned by the Town of Chapel Hill; running thence with the eastern property line of said cemetery North 2°46' East 200.00 feet to a point, the Northeast corner of said cemetery; running thence with the Northern boundary line of said cemetery North 87°14' West 406.53 feet to a point in the eastern right of way line of said State University Railroad; running thence with the eastern right of way line of said State University Railroad North 35°17' West 1157.67 feet to a point in the southern right of way line of said Estes Drive Extension, the point and place of the BEGINNING containing 20.94 acres more or less according to plat and survey dates November 6, 1972 by Robert J. Ayers, R.L.S. Entitled "Property of Frank Umstead, et al."

To Have and to Hold said tract or parcel of land, together with all privileges and appurtenances thereon and thereunto belonging, unto it said part 4 of the second part and  
its heirs and assigns forever.

And said Rock Spring Farm Incorporated for itself and its successors covenant to and with said part 4 of the second part and its heirs and assigns that it is seized of said premises in fee, and has good right to convey the same in fee simple; that the same are free and clear of all encumbrances, and that it will forever warrant and defend its said title to the same against the claims of all persons whomsoever.

In Testimony Whereof, the said party of the first part has caused this deed to be sealed with its common seal, signed in its name by its Secretary, the day and year first above written.

Attest: Margaret B. Umstead Secretary. Frank G. Umstead President

NORTH CAROLINA, Orange County.

This is to certify that on this day personally came before me Margaret B. Umstead with whom I am personally acquainted, who, being by me duly sworn, says that Frank G. Umstead is the President and that she, said Margaret B. Umstead, is the Secretary of Rock Spring Farm Incorporated

the Corporation described in and which executed the foregoing instrument; that he knows the common seal of said Corporation; that the seal fixed to said instrument is said common seal, and that the name of the Corporation was subscribed thereto by the said President, and that said President and Secretary subscribed their names thereto and said common seal was affixed, all by order of the Board of Directors of said Corporation, and that said instrument is the act and deed of said Corporation.

Let said instrument, with this certificate, be registered.

Witness my hand and seal, this 6th day of November, 1972

Commission Expires: Feb. 17, 1976 Estamae Johnson Notary Public

STATE OF NORTH CAROLINA-ORANGE COUNTY

THE FOREGOING CERTIFICATE (X) OF Estamae Johnson

A NOTARY PUBLIC OF THE DESIGNATED GOVERNMENTAL UNITS IS (X) CERTIFIED TO BE CORRECT

THIS THE 4th DAY OF May

A.D. 19 73

BETTY JUNE HAYES, REGISTER OF DEEDS

BY: Geraldine A. Weather

ASSISTANT REGISTER OF DEEDS

RETURN: Columbia Corp.

R/S PAID \$ None

BOOK 242 PAGE 40

FILED  
BOOK # 242 PAGE # 46

MAY 4 1 23 PM '73

BETTY JUNE HAYES  
REGISTER OF DEEDS

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner(s)  
BOLINBROOK ASSOCIATES  
having applied to the Town of Chapel Hill for a Special Use Permit  
for the use and development of the property hereinafter described,  
the same was granted by the Town of Chapel Hill on April 9, 1973,  
the terms of which are as follows:

NAME OF PROJECT: VILLAGE WEST CONDOMINIUMS

TYPE OF SPECIAL USE: Unified Housing Development

NAME OF DEVELOPER: Bolinbrook Associates

DESCRIPTION OF PREMISES

LOCATION: Umstead Drive and Estes Drive Extension

TAX MAP REFERENCE: Map 30, Portions of lots 5, 6, 8A and 10

AREA OF PROPERTY: 27 Acres

DESCRIPTION OF DEVELOPMENT

NUMBER OF BUILDINGS: N/A NUMBER OF DWELLING UNITS: 167

FLOOR AREA: N/A NUMBER OF PARKING SPACES: 251

SPECIAL TERMS AND CONDITIONS

Refer to plans marked "Revised to conform to stipulations imposed by  
the Board of Aldermen on April 9, 1973," and "Approved, April 9, 1973,"  
subject to the following stipulations:

1. That the principal drive be a dedicated public right-of-way; be constructed to Town standards; be curbed and guttered; and have a sidewalk paved to Town standards on the northeast side, from Estes Drive Extension to Umstead Drive.
2. That plans and profiles of this principal drive be reviewed and approved by the Town Manager prior to issuance of a Building Permit.
3. That the bridge over Bolin Creek be designed to Corps of Engineers standards; be designed so as to offer minimum obstruction to water in the floodway and floodway fringe; the design to be reviewed and approved by the Corps of Engineers, the Town Manager and the Public Works Department.
4. That the existing drive serving properties to the southeast be graded and graveled by the developer.
5. That if and when the major water main proposed for Estes Drive Extension is installed, Village West be required to change its connection from the existing Umstead Drive main to this proposed main.
6. That water lines and fire hydrants:
  - a. Be constructed and installed to University Service Plant Standards;
  - b. Be checked by the Fire Dept. prior to construction of any inflammable portion of any building;
  - c. At least one hydrant to be accessible to fire-fighting equipment from each entrance to the project, from the date of installation throughout construction.
7. That any erosion and/or sedimentation control measures recommended by the Orange Soil and Water Conservation District and required by the Town Manager be carried out, prior to issuance of a Building Permit.
8. That access for handicapped persons to the swimming pool and recreational areas be provided, and shown on the plans submitted in application for a Building Permit.
9. That the detailed landscape plan, to be reviewed by the Appearance Commission and approved by the Board of Aldermen, prior to issuance of a Building Permit, include the following:
  - a. Building colors and materials
  - b. Design and location of exterior lighting and signs.
  - c. Design and location of parking areas and/or garages.
  - d. Preliminary design and location of interior walks and paths; final design and location to be submitted prior to Certificate of Occupancy.
  - e. Location of bulk trash containers
10. That the developer petition for incorporation into the Town upon granting of the Special Use Permit.
11. That construction begin within one year from April 9, 1973, and be completed within three years from that date.

NORTH CAROLINA  
(ORANGE COUNTY)

IN WITNESS WHEREOF, the Town of Chapel Hill has caused this instrument to be executed in its name as evidence of the issuance of said permit, and the undersigned being all of the property owners of the property above described, have executed this instrument in evidence of their acceptance of said Special Use Permit as a covenant running with the land

ATTEST

David B. Roberts  
Town Clerk

The Town of Chapel Hill

By Maryl C. Levine  
Town Manager

ACCEPTED

\_\_\_\_\_  
Owner (Seal)

Bolinbrook Associates, a N.C. Limited Partnership

\_\_\_\_\_  
Owner (Seal)

by: Robert H. Andersen, President  
General Partner

ATTEST

Sandra W. Stewart  
Secretary

The Columbia Corporation, General Partner  
Corporate Name

By Robert H. Andersen, President  
Title

NORTH CAROLINA  
ORANGE COUNTY

I, Sandra W. Stewart, a Notary Public in and for said County and State, do hereby certify that Maryl Levine, Town Manager of the Town of Chapel Hill, and David B. Roberts, Town Clerk, Town of Chapel Hill, personally came before me this day and being by me duly sworn says each for himself that he knows the corporate seal of the Town of Chapel Hill and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Chapel Hill, that Maryl Levine Town Manager of said Town of Chapel Hill, and David B. Roberts, Town Clerk for the Town of Chapel Hill, subscribed their names thereto; that the corporate seal of the Town of Chapel Hill was affixed thereto, all by virtue of a resolution of the Board of Aldermen, and that said instrument is the act and deed of the Town of Chapel Hill.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal his the 27<sup>th</sup> day of April, 19 73.

Sandra W. Stewart  
Notary Public  
My commission expires: August 28, 1977

NORTH CAROLINA  
ORANGE COUNTY

I, \_\_\_\_\_, a Notary Public in and for said State and County do hereby certify that \_\_\_\_\_ Owners, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my Hand and Notarial Seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

Notary Public

FIRST CITIZEN'S BANK - LANDSCAPE PLAN

Mayor Lee read a transmittal from the Appearance Commission recommending that the Landscape Plan for First Citizen's Bank be approved with stipulations. Van Opdenbrow showed the landscape plan and explained the Appearance Commission stipulations. Alderman Nassif moved, seconded by Alderman Marshall to approve the landscape plan for First Citizen's Bank subject to the following stipulations:

1. That there be a berm between the parking lot and the sidewalk on the Franklin Street frontage.
2. That the property be screened from adjacent residential uses by a six-foot fence of design and material as shown on the landscape plan; with a variance to omit the fence from the front property line to the front yard setback line.

This motion was unanimously carried.

UMSTEAD DRIVE - RESOLUTION

Mayor Lee read a transmittal from the Planning Board recommending that the Board of Aldermen adopt a resolution requesting that the State Highway Commission delete Umstead Drive from the Thoroughfare Plan; and he read the resolution. Alderman Smith moved, seconded by Alderman Weslh to adopt the resolution as read.

R E S O L U T I O N

WHEREAS Umstead Drive was designated as a major thoroughfare in the 1965 Thoroughfare Plan, and

WHEREAS Umstead Drive passes through one of Chapel Hill's major parks and recreation areas, and

WHEREAS the upgrading of Umstead Drive to thoroughfare standards would increase an already hazardous traffic conflict between children at play and automobiles passing through the park, and

WHEREAS the alignment of Umstead Drive follows a major stream on its south side and a steep hill on its north side, and

WHEREAS the widening of Umstead Drive would cause environmental and aesthetic degradation to both the stream and hillside, and

WHEREAS due to the realignment of the proposed road north of Estes Drive to the High School, Umstead Drive is no longer a necessary link providing access to the High School property, and

WHEREAS recent studies by the Chapel Hill Planning Department, in developing a long range plan for the community, recommend deletion of this road from the Thoroughfare Plan, NOW THEREFORE

BE IT RESOLVED that the Town of Chapel Hill does hereby request the deletion of Umstead Drive from the Thoroughfare Plan.

This the 11th day of June, 1973.

This motion was unanimously carried.

FINANCIAL REPORT

Mr. Neal Evans said that the purpose of the financial report is to provide an indication of the general fiscal picture of the Town



funds at this time. He then outlined the revenues and appropriations for this year. Alderman Marshall asked why it has taken so long to get bids on the street constuction projects. Mr. Evans said that all capital fund projects had been held up at the beginning of the year to insure sufficient funds for the landfill; and then the engineering work was delayed and only recently completed. Alderman Marshall asked if bids would be recieved faster next year. Mr. Evans said that he hopes so; and that it should be less expensive for the Town to let contracts earlier. Alderman Welsh asked if the work could be postponed until next year in order to get lower bids. Mr. Evans said that the construction costs probably would not go down appreciably. Alderman Welsh asked if it would be financially feasible for the Town to do street resurfacing. Mayor Lee said that the Town Manager could study thatt. Alderman Nassif said that according to the May budget report the total expenditures to date had been 72% of the Town's budget. He asked Mr. Evans if the Town will spend the remaining 28% in June. Mr. Evans said that 28% could be spent in one month. Alderman Nassif said that he appreciates the financial report. Mayor Lee said that the report helped get the Board in the right frame of mind for the budget, and thanked Mr. Evans for his report. Town Manager Kendzior said that the report alerts the Board to the status of projects. He said that the total sewer bids are \$194,000; and requested that the Board consider deferring action on the Glendale sewer. He said that the total sewer bids should be awarded but that the Glendale sewer should be considered in the 1973-74 budget. Town Manager Kendzior said that he had met with the Glendale residents who were available; and that the owners were not pleased with the 50-50 sharing of costs that the Board and he had proposed. He said that the owners request that this sewer line be considered a Town lateral line and that there be no assessment because of the following: (1) The assessment would be excessive, amounting to over \$1,800 each for only sewer property owners; (2) The property owners would have the additional cost of re-laying their private service lines which would cost an additional \$500 to \$700; and (3) that this cost should be spread among the entire Town through increased sewer rental charges. He said that the owners feel that the proposal for 50-50 funding is unprecedented. Alderman Scroggs moved, seconded by Alderman Welsh to accept the Manager's recommendation to accept the sewer bids as presented and authrorize a Budget Ordinance Amendment for this amount; and that the Glendale sewer line be considered in the 1973-74 budget. Alderman Nassif asked if these bids included an 18% contingency. Mr. Evans said that all but the Glendale sewer did. Alderman Nassif asked if the bids include the engineer's fee. Mr. Evans said yes, that the engineer's fee is 10%. Alderman Nassif said that it is reasonable to have some contingency but that bidders should not boost up the amount. The motion was unanimously carried.

#### WATER JET SEWER CLEANER - BID

Mayor Lee reported on the water jet sewer cleaner bids presented at the previous meeting, and said that the Town Manager recommends that the Purchasing Agent's recommendation be approved. Alderman Smith moved, seconded by Alderman Marshall, to award the Water Jet Sewer Cleaner Bid to H. H. Equipment Co. Alderman Nassif asked if the guarantee from the firm for the equipment to be serviced in North Carolina had been received. Mr. Evans said yes and that it will be included in the purchase order. Alderman Nassif asked what the Town would be getting from this firm when it is not the low bidder. He said that this raises a question of setting precdents for future bidders. Mayor Lee said that there is a question of whether the servicing requirement was specified in the bids. Mr. Evans said the question involves the total cost of the bid which is impossible to assess when neither company has had significant experience in North Carolina. Alderman Nassif said that manufacturers should submit documents with the bids stating that the equipment will be repaired in North Carolina if that's desirable. Town Manager Kendzior said that the Board has the option to accept the lowest bid or the best bid and that H. H. Equipment Company is recommended as



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the best bid. Alderman Smith asked how soon the equipment is needed. Mr. Harold Harris, Acting Director of Public Works, said that the equipment is needed now. He said that he concurs with the Finance Department's recommendation to accept the second lowest bid. Mayor Lee said the basis for the recommendation is good but that the basis for the decision was not in the specifications, and that is not fair to the other bidders. He asked how long it would take to get new bids. Mr. Evans said 10 days from the first day of advertisement. Alderman Smith made a substitute motion, seconded by Alderman Welsh, to reject the bids as presented and readvertise with all specifications clearly stated. This motion was unanimously carried. Alderman Nassif said that the specifications should include a manufacturers guarantee for service in the State of North Carolina. Alderman Scroggs asked if the concern for bids is the contract or the money. Harold Harris said both.

#### SUMMER EMPLOYMENT PROGRAM

Town Manager Kendzior said that to implement the Summer Employment Program the Board could authorize cutting other funds, using Revenue sharing funds, using present funds, or cutting the program funds in half. He said that his recommendation is to use Revenue Sharing Funds for the Summer Employment Program since the funds were cut by the federal government. He said that he had met with the County about the program they received funds for and that there is a problem finding teenagers who meet the federal guidelines. He told the Board that there are no funds available for this program in the general fund, and recommended that the Board turn down his recommendation to use Revenue Sharing Funds. Mayor Lee asked if this was an ongoing program. Town Manager Kendzior said yes. Mayor Lee said that this would be a valuable program for the community. Alderman Marshall said that the program is important to Chapel Hill and the Town could commit itself to it for one year. Mayor Lee asked if County funds would be available to Chapel Hill. Town Manager Kendzior said that if they can find enough teenagers to qualify, the County will fund 47 out of the 94 positions. He said that 60% to 70% of the applicants do not qualify. Alderman Marshall asked if the Town is looking for young people to qualify. Ms. Jeanne Jones, Director of Human Services, said yes. Alderman Nassif asked if local businesses had been requested to hire teenagers. Ms. Jones said that there had been 100 applicants; but that only two permanent jobs in local businesses have been offered. She said that most of the jobs were temporary. Alderman Nassif asked if that is bad. Ms. Jones said that they don't provide steady meaningful jobs. She said that SIFT has placed 24 students in temporary jobs. Town Manager Kendzior said that a request for funds for this project could be included in the 1973-74 budget. Alderman Marshall asked if the Board could approve the project for this summer from the 1973-74 budget. Alderman Nassif asked if this program will be included in the 1973-74 department requests. Town Manager Kendzior said yes, that it will be included in the department budgets, but will be identified as a separate program. Mayor Lee said that this is a crucial time for teenagers and this program deserves support. He said that in the future, programs should be designed ahead of time so that the Board will have a chance to assess them properly. Alderman Marshall moved, seconded by Alderman Smith, to support the summer employment program and to authorize that this program be funded from Revenue Sharing funds with next summer's program included in the 1973-74 budget. Alderman Nassif said that he hopes the program is not designed to make work for individuals, but to provide work that is needed. He said that he would prefer approving funds for jobs within the Town government before approving funds for jobs outside the government, that he could not support funding positions outside the Town Government. Town Manager Kendzior said that these jobs within the Town government are not essential jobs but will provide employment for teenagers.

Mayor Lee left the meeting.

Alderman Gardner said that when the program was first requested the proposal was for 40 summer jobs without County funding. He said that he has heard on the radio that 300 teens are looking for summer jobs. He said he is concerned about spending money for radio spots when the effort should be in getting jobs for teens. Ms. Jones said that the radio spots requesting teenagers to work should have been stopped; that the spots requesting jobs for the teenagers should be the only spots on at this time. Alderman Gardner said that the University is the largest employer in the Town and that the Chancellor had told the Departments to give young people preference for the temporary jobs. Ms. Jones said that the University had contacted the SIFT coordinator, but that no teens had been hired through SIFT. She said that the University is hiring college students. Alderman Gardner said that the program proposal recommends that each teenager work for 26 hours each week, but that perhaps that this could be reduced to 15 hours per week, to give more teenagers and opportunity to work. Ms. Jones said that this was a valid point and that the hours could be adjusted. Alderman Welsh said that the Board has three alternatives; to accept the program; to work out a realistic program for next year; or, to accept the funding for only jobs in the Town government, and said that the Board should try the program for one summer as an experimental program. Alderman Welsh made a substitute motion, seconded by Alderman Gardner, to approve the funding of jobs within the Town government from revenue sharing funds. Alderman Nassif said that the Housing Authority is listed under Town government but is not a Town department. He said that the question is whether the Town staff would be able to supervise the teenagers requested, and that he would have expected the Public Works Department to have requested more teenagers. Alderman Marshall stated that while all of the points raised were valid, that they had been discussed in Ms. Jones written and verbal report on the SIFT program to the Board, including a discussion of the supervision of the program. Alderman Nassif said that the program was not explained in detail, and that the library had not requested any help at all. The substitute motion was carried by a vote of 4 to 1 with Alderman Marshall opposing.

Alderman Scroggs left the meeting.

#### BANKING SERVICES - RESOLUTION

Mayor pro tem Smith read a resolution concerned with Town banking services. Alderman Nassif moved, seconded by Alderman Welsh, to approve the resolution as read.

#### RESOLUTION PROVIDING FOR A PROCEDURE FOR THE SELECTION OF DEPOSITORY FOR FUNDS OF THE TOWN AND ESTABLISHING MINIMUM CRITERIA FBANKING SERVICES

WHEREAS the Town of Chapel Hill is required by law to maintain a depository for the various bank accounts containing funds of the Town, and

WHEREAS there are a number of banking institutions doing business in the Town of Chapel Hill, each of which is qualified and capable of rendering services required by Town, and

WHEREAS Town desires that all banking institutions doing business within the Town be given a fair and equal opportunity to act as depository of the Town funds from time to time in the event such institution is desirous of doing so, and

WHEREAS it is in the interest of the Town of Chapel Hill that certain minimum standards be established from time to time for such banking services, NOW THEREFORE,

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

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## SECTION I

1

That all banking institutions doing business in the Town of Chapel Hill shall be forwarded a copy of this resolution, and invited to express their interest in acting as depository for the funds of the Town from time to time in accordance with the minimum standards of service set forth herein.

2

That the names of all institutions expressing an interest in participations in this manner shall be recorded, and from those so recorded a banking institution shall be selected by lot to serve in such capacity for the ensuing two (2) year fiscal period as set forth herein.

3

From the remaining names of the institutions so recorded, there shall be selected by lot that institution which shall act as depository for each succeeding two (2) year period.

4.

In the event any institution does not desire to accept such award and act as depository of the Town funds, the name of such institution shall be removed from said list.

5.

In the event an institution, either having previously declined to participate in this procedure later desires to do so, or, in the event an additional banking institution shall commence to do business in the Town of Chapel Hill, and desires to participate in this procedure, the names of said institutions shall be recorded as additional participants by adding their names at the end of said list chronologically in the order in which such interest shall have been recorded.

6.

The order of designation as initially established by lot as provided herein shall be maintained, and when the names of all institutions initially expressing an interest in participating shall have been given the opportunity to act as depository of the Town as provided herein, the sequence of designation shall be repeated in the same order as initially established, provided however, that in this sequence those expressing a later interest shall be afforded the opportunity of participating in the order of their sequence of recordation as provided herein.

## SECTION II

The minimum standards for service required of any such institution so designated pursuant to this Resolution is established as follows:

1.

The bank will maintain checking accounts for the Town account, the Revenue Sharing Account, the Parking Facilities Account, and the Payroll Account at no cost to the Town.

2.

At its expense, the bank will furnish the Town of Chapel Hill all checks and deposit slips required for the above accounts. The checks must meet the specifications of the Town's accounting equipment systems.

3.

The bank will provide two time deposit accounts: one, a 90-day withdrawal notice account permitting daily deposits which earn interest to withdrawal; the second, a multiple-maturity account, permitting withdrawals upon 30 days notice and earning interest consistent with the rates established for Public Funds.

4.

The bank will maintain securities in escrow in an amount equal to or greater than the total of all deposits, demand or interests bearing, as required by law.

5.

The bank will deliver to the Municipal Building not later than the fifth working day of the month detailed monthly closing statements with checks sorted in numerical order and the account reconciled.

6.

The bank shall be responsible for receiving, counting, and depositing to the Town Account parking meter monies if requested.

7.

The Town will place its idle cash in Certificates of Deposit with the bank provided the bank offers an interest return equal to or greater than the return available for other sources permitted by law.

8.

The bank will provide normal banking services including economic and investment advise and counsel at no cost to the Town.

### SECTION III

This Resolution shall be effective for the fiscal year commencing July 1, 1973 and thereafter until modified or repealed, and any bank designated herein to act as such depository shall act as such depository for the ensuing two fiscal years.

This the 11th day of June, 1973.

This motion was unanimously carried.

### PARKING LOT PURCHASE

Town Manager Kendzior told the Board that the Town has an option to purchase a leased parking lot that the option will expire September 1, 1973, and that the purchase price is \$102,000. Alderman Nassif said that this option should be pursued by the Town; that it would be a benefit to the downtown area. He suggested that the Town Manager approach the Chamber of Commerce and the Merchant's Association and ask if they would be interested in purchasing the lot. He suggested that if the parking lot is purchased, a parking gate could be used instead of meters. Alderman Welsh said she concurred with Alderman Nassif's statement in light of the parking report and the CBD study report.

### REFUND

Town Clerk Roberts presented the following resolution:

### RESOLUTION - TAX REFUNDS

WHEREAS, taxes listed below were erroneously levied and collected through clerical error on properties belonging to the following:

WHEREAS, the above listed person has made application for refund of said taxes.

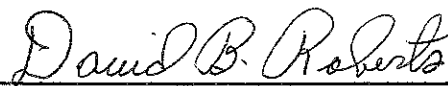
NOW THEREFORE, BE IT RESOLVED by the Board of Alderman of the Town of Chapel Hill, that it finds that taxes on the above listed person were levied and collected through clerical error, and in the discretion of the Board should be refunded to the taxpayer, IT BEING FURTHER RESOLVED that the Tax Collector is authorized and empowered to make such refund.

Alderman Nassif moved, seconded by Alderman Gardner, to adopt the resolution granting a refund as presented. This motion was unanimously carried.

The meeting was adjourned at 10:50 P.M.



Mayor



David B. Roberts, Town Clerk

MINUTES

June 18, 1973

Board of Aldermen

Town of Chapel Hill

Roll Call

The Board of Aldermen met at a Special Public Hearing on June 18, 1973 at 7:30 P.M. with the following members present: Mayor Lee, Aldermen Gardner, Marshall, Scroggs, Smith, and Welsh. Also present were Town Manager Kendzior, Town Attorney Denny, and Town Clerk Roberts. Alderman Nassif was absent.

PUBLIC HEARING:

#### ANNEXATION

Mayor Lee explained that the Special Public Hearing was called to discuss two proposed areas of annexation. Town Manager Kendzior said that Area #1 (Weaver Dairy Road) is now being used as recreation land, and is adjacent to the Corporate Limits. He said that the proposal is to include this area in the Corporate Limits. Town Attorney Denny said that Area #1 is contiguous to the Town, that the area is treated as part of the Town boundary, and that the only difference the annexation will make is enlarging the Town area. Alderman Marshall asked if all of the boundaries of this area are clear and settled. Town Attorney Denny said that the Oak Forest boundary has not been completely settled. Alderman Scroggs asked if the description of the area includes the maximum area possible. Town Attorney Denny said he thinks that it does.

Mayor Lee read a description of Area #2 (Village West), proposed for annexation. Town Manager Kendzior said that the Town had received no petitions in opposition or support of the annexation. Town Attorney Denny said that the owners and developers had indicated their intent to petition the Town for annexation when application for the Special Use Permit was made. He said that the first petition submitted was dated before the deed had been recorded, and that he had requested that a new petition be submitted. He said a new petition was submitted with signatures of 100% ownership after the deed was recorded, and that the deed was verified in Hillsborough. Mr. Denny said that the