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MINUTES OF A REGULAR MEETING OF THE MAYOR AND BOARD
OF ALDERMEN OF THE TOWN OF CHAPEL HILL HELD IN
THE MUNICIPAL BUILDING, MONDAY, JANUARY 7,
1974 AT 7:30 P.M.

The Board of Aldermen met at a regular meeting on January 7, 1974 at 7:30 p.m. in the Municipal Building. The roll was reported as follows:

Present:	Howard N. Lee, Mayor Gerald Cohen Thomas Gardner Shirley E. Marshall Sid Rancer R. D. Smith Alice M. Welsh
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Absent:	None
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A quorum of the Board was present and in attendance at the meeting. Also present were Town Manager C. Kendzior, and Town Clerk D. Roberts. Town Attorney E. Denny was absent.

Alderman Smith moved, seconded by Alderman Rancer, to approve the minutes of the meeting of December 17, 1973 as corrected. Said motion was unanimously carried.

<u>School Board--Agenda Item</u>	Alderman Smith moved, seconded by Alderman Marshall, to combine the Agenda item involving the joint use of school facilities with the discussion of the sewer lines installed by the School Board. Said motion was unanimously carried.
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<u>School Board--Sanitary Sewer line</u>	Ms. Mary Scroggs, Chairman of the Chapel Hill-Carrboro City School Board, reviewed the history of the installation of the fifteen inch sewer line which serves Chapel Hill High School. She said that an eight inch line would have been adequate, but that a fifteen inch line was installed at the request of the Town in order to accommodate four thousand more people in the area near the school. She said that the difference in cost between installing an eight inch and fifteen inch sewer line was \$33,358.20, and indicated that at the time of installation, an agreement was made that the tap-on charges would accrue to the County Commissioners for a period of ten years. She said that there had been no tap-ons to date, that the one opportunity for a tap-on was denied by the Town because of the difference in the size of the lines, that the School Board feels a commitment to the County Commissioners to make good on the agreement, and she requested that a new ten-year period begin at the time that any tap-ons are made, or that the Town pay \$33,358.20 to the County Commissioners for the line. Town Manager Kendzior recommended that this matter be referred to the Town Manager to be discussed with the School Superintendent. Alderman Welsh asked who maintained the sewer line and bore the expense for it. Town Manager Kendzior said the Town maintains the line but was not sure how much expense there had been. Alderman Welsh asked how much of the line is in Chapel Hill. Mr. Joseph Rose, Director of Public Works, said that only a small amount of the line is in Chapel Hill and only a small amount of the line could be used for development within the Chapel Hill Planning District. Alderman Welsh said she wanted it to be clear that the Town is not trying to discourage development in that area. Alderman Cohen asked if the University built housing near the Airport, if it would tie on to that line. Mr. Rose said it may. Alderman Marshall said that discussions by the Joint Use Committee have involve concern that when major facilities are being used jointly that the organization or units involved treat each other as special customers and make every effort to use tax-payers' money efficiently. Alderman Gardner said that the Town could not prevent tap-ons to that line
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except in the cases of Special Use Permits, that the agreement is in effect for two more years, and that one potential tap-on was outside Town jurisdiction. Alderman Smith moved, seconded by Alderman Marshall, to refer this request to the Town Manager for study and consultations with the School Superintendent and County Officials, and to make a report with recommendations, based on the mutual concerns of the units involved, to the Board of Aldermen at its meeting on January 28, 1974. Said motion was unanimously carried.

Recreational Facilities--
Joint Use

Alderman Marshall said that the Joint Use Committee which is concerned with the joint use of

facilities involving the School Board and the Town of Chapel Hill, particularly for recreational purposes, has been meeting since Spring. She read a letter dated December 5, 1973 from Ms. Scroggs which included a statement that the Board of Education, as a matter of policy, supports the joint use of school grounds as well as facilities for community-wide recreational activities. She also reported that Gary Giles and Jim Webb presented a report, including plans for the joint use of land for recreational purposes to the School Board, and indicated that the question now is who will be responsible for what. She said that it is important to use the proper channels in discussing the use of these facilities and to work for good communication through the proper channels. Ms. Scroggs said that she and the School Board are committed to working out the best use of the facilities for the maximum use in the Community in the most economical manner. Mayor Lee said that the Board of Aldermen reaffirms its support of the Joint Use Committee and its work and that on matters of policy, all statements and communications should come through the Town Departments through the Town Manager to the Board of Aldermen, and from the school staff through the school administrator to the School Board. He said that all official statements should be made by the administrative heads and elected officials

Landfill Rates

Town Manager Kendzior said that the Director of Finance had

gathered data for developing landfill rates based on weight, that no other municipalities in the state have charges based on weight, and he outlined the proposed landfill rate schedule, indicating that the proposed weights would also be considered by the Carrboro Board of Aldermen and the Orange County Commissioners. He said that if the rates are approved by all three boards, they would go into effect. Alderman Welsh asked if a basis for charges for residential, commercial, and institutional garbage collection have been considered. Town Manager Kendzior said he is investigating refuse collection fees and a number of other fee schedules and intends to present proposals for rate schedules to the Board before the budget discussions. Alderman Welsh said that because there is no experience with landfill rates based on weight, that quarterly reviews of the rate structure should be made. Alderman Smith moved, seconded by Alderman Welsh, to approve the landfill rate schedule as proposed with the provision for quarterly review of the rates, revenues, and expenditures. Said motion was unanimously carried. Mayor Lee said that the Board of Aldermen will consider a resolution adopting the rate schedule after Carrboro and the County have reviewed it.

Board of Adjustment--
Appointments

Mayor Lee said that there are five vacancies on the Board of Adjustment, three for County

appointments and two for Town appointments. He said that Mr. Laurens Walker would be available for reappointment. Alderman Welsh moved, seconded by Alderman Cohen, to delay action on the appointments to this Board until recommendations from the Board of Adjustment are made to the Board of Aldermen. Said motion was unanimously carried.

Council on Aging--
Appointments

Mayor Lee said that the Council on Aging recommends that the following people be reappointed to the

Council on Aging: Almonte C. Howell, Leonard Mayo, and Hugh McLeese. He also said that the Council on Aging will submit a recommendation for the fourth vacancy. He asked if there were additional nominations for the Council on Aging. There were none.

Appearance Commission--
Appointments

Mayor Lee said that there are two vacancies on the Appearance Commission, and that he wanted to public-

ly state that he had not approached any person for the purpose of asking them to serve on this or any other Commission. Alderman Gardner said that this was the first time that he had seen votes included with recommendations presented to the Board and prefers that they not be included with the recommendations. Mayor Lee said that he agreed and that he would send a notice to each of the Commissions clarifying the policy on making recommendations for appointments. The Board voted by paper ballot. Mr. James Webb received the highest number of votes. Ms. Hazel Craig and Mr. Alexander Julian received the same number of votes and a revote was taken. Mr. James Webb and Mr. Alexander Julian were appointed to the Appearance Commission for a three-year term beginning January 1, 1974.

Deepwood Run Subdivision--
Preliminary Plat

Mayor Lee read a transmittal from the Planning Board recommending that action on this plat be de-

layed pending clarification of the type of development proposed for these lots and how the proposed development will relate to long range policies and plans for the area. He read a transmittal from the Development Review Staff recommending approval subject to twelve stipulations. Van Opdenbrow described the project, said that it includes fourteen acres on which three to five units each could be constructed, giving a total of 64 units maximum possible for the project. Alderman Welsh asked the Town Manager to comment about traffic problems on Franklin Street. Town Manager Kendzior said the staff had considered the traffic problems at certain times of the day, but felt they could not recommend disapproval of the project because a traffic problem on Franklin Street. He said the traffic problem there would not be any greater than at other developments presently being constructed. Alderman Welsh said that the Town had been trying to keep curb cuts on Franklin Street to a minimum, that she favors the project, but that the problem with the traffic and road is serious. Van Opdenbrow described the area, the existing banks and the problem with sight distance. In answer to a question from Alderman Welsh, Mr. Joseph Hakan, the architect, said that there is a 2% grade at the intersection with Franklin Street, and that the sight distance at Elizabeth Street is not a problem. He also said, in answer to Alderman Welsh's question, that the stream would be left open and that there would be more trees left untouched with this plan than any other they could develop. Alderman Welsh asked if the road could be a private drive with a cul-de-sac. Mr. Hakan said that would be against the Subdivision Ordinance, and Mr. Opdenbrow said that it would not provide access to adjacent properties. Mr. Joseph Rose said they had considered the possibility of having a private drive with a cul-de-sac or a one-way street, but felt that those were not the best plans. He said that long cul-de-sacs create problems for the Fire Department and other large vehicles. Mr. Opdenbrow said that the Fire and Police Departments oppose cul-de-sacs of that length. Alderman Marshall said that she is concerned about the traffic and opening up that area for more development and traffic and that she is concerned with questions of long-range development and land use policies. Mayor Lee said that he is also concerned with long-range development and is concerned with the road proposed becoming a private drive with a cul-de-sac. Alderman Cohen questioned the Planning Board statement that they had "insufficient information," said that the developer had submitted a plan in compliance with the Subdivision Ordinance, and that another alternative would be to delay approval and ask the Planning Board to consider the zoning in that area. He said that if the Planning Board indicates that it is appropriately zoned, the project should be approved. Alderman Welsh said that she did not think the land could be rezoned in that way and that she is concerned with the traffic and road system. Mr. Bob Bingham, a partner of Hakan-Corley, said that for the purpose of fire, police protection, and sanitation vehicles, an unpaved exit could be constructed for these vehicles and remain unpaved in order to discourage daily use of it. He said that this project was designed to make intelligent use of the land and to be in compliance with the Town ordinances and requirements. Alderman Smith asked why temporary cul-de-sacs were proposed. Mr.

Opdenbrow explained that the project would be constructed in phases and the temporary cul-de-sacs would be provided for turn-arounds, until the completion of the project, at which time they would be eliminated. Alderman Smith asked what additional right-of-way was needed to improve the design of the Franklin Street-Deepwood Run intersection. Mr. Opdenbrow explained the necessity for improved sight distance. Alderman Smith asked where the Rosemary Street alignment was in relation to this project. Mr. Opdenbrow showed it on the plan and said the right-of-way for Rosemary Street would be reserved on the lot where it is proposed. Alderman Smith asked for a definition of "sufficient traffic hazard." Mr. Opdenbrow referred to the Subdivision Ordinance and said that it was the opinion of Major Durham that the traffic problem is not of the magnitude to create "sufficient traffic hazard." Alderman Smith asked about the possibility of creating a one-way street in order to eliminate some of the increased traffic flow. Alderman Cohen said that the Town could make it a one-way street at any time. Alderman Welsh moved, seconded by Alderman Marshall, to refer this to the Planning Board for further study of alternatives to the exit on Franklin Street in order to increase traffic safety. Alderman Cohen made a substitute motion that the preliminary plat be approved with the stipulations recommended by the Development Review Staff and the provision that the Planning Board be requested to give its views of the current zoning of the area. This motion died for lack of a second. Alderman Gardner said that the Development Review Staff had done as good a job as could have been done, that the stipulations cover the project, and that he is not in favor of referring it to the Planning Board. The vote on the original motion was three to three with Aldermen Smith, Gardner, and Rancer opposing. Mayor Lee cast his vote in opposition. Alderman Smith moved, seconded by Alderman Cohen, to delay action as recommended by the Planning Board, pending clarification of the type of development proposed on the lot and how it relates to the planning policies for adjacent areas. The vote on this motion was three to three with Aldermen Welsh, Gardner, and Rancer opposing. Mayor Lee cast a vote in opposition. Alderman Gardner moved that the preliminary plat for Deepwood Run be approved with the stipulations recommended by the Development Review Staff. This motion died from lack of a second. Alderman Smith suggested that the Planning Board and the Development Review Staff meet and discuss this project further. Mayor Lee said that the Planning Board and the Development Review Staff should not have to confront each other, that the staff is serious, is studying the ordinances, and is working to get compliance with them. He said that the Planning Board is responsible for looking at the total picture and the long-range planning policies, and that the Town is now going through a growth process. He said that the Town Manager has indicated that a request has been made of the State to install a traffic light at the intersection of Franklin Street and Glendale Road, and that a light there, plus the availability of buses, could help to relieve some of the traffic problems. Alderman Cohen moved, seconded by Alderman Gardner, to approve the preliminary plat for Deepwood Run with the following stipulations:

1. That none of the proposed open space be dedicated to the Town but that those areas indicated on the plat for such dedication be reserved for future pedestrian easements, to be dedicated at such time as the Town agrees to maintain them.
2. That all streets, utilities, recreational facilities, drainage facilities, erosion and sedimentation control facilities and other improvements be subject to review and approval by the Town Manager and technical staff until approval of the final plat.
3. That the developer request permission from the Department of Transportation to clear and grade for sight lines in the Franklin Street right-of-way adjacent to the Franklin Street - Deepwood Run intersection; and that upon granting of such permission the developer shall accomplish such clearing and grading, with erosion control measures as approved by the Town Manager.
4. That until such time as additional right-of-way is acquired from adjacent properties for improving the design of the

Franklin Street-Deepwood Run intersection, Deepwood Run shall be one-way westward from Franklin Street to Gingerbrook Court.

5. Fire Hydrants to be installed as approved by Fire Chief.
6. That a thirty-foot sanitary sewer easement for the existing sewer line or the proposed sewer line, from the sewer line east of Elizabeth Street to the sewer line serving Tenney Circle, be dedicated prior to approval of any final plat or plats.
7. Easements to be provided as directed by the Town Manager upon recommendation from the technical staff.
8. Reservation of Rosemary Extension right-of-way until after adoption of the revised thoroughfare plan.
9. That all utility easements be a minimum width of thirty feet.
10. That the easement shown on lot six be a pedestrian, as well as a sanitary sewer easement.
11. That final plat approval be made only for at least an entire section at a time, the sections being as follows:

Section I. Lots 10 through 14, subject to provision of a temporary cul-de-sac at the temporary end of Deepwood Run.

Section II. Lots 5 (or 6) through 9, subject to provision of Honeybear Court.

Section III. Lots 1 through 4 (or 5), subject to actual completion of Deepwood Run to Franklin Street, bonding not permitted in lieu of this completion.

12. For final plat approval of each of the above-named sections, sanitary sewer for that section must be actually completed, bonding not permitted in lieu of completion.

and to request that the Town Attorney be asked to make a recommendation about the ability of the Town to change the zoning there between now and the time that the developer comes in for final approval. Mayor Lee indicated that is not the proper role for the Town Attorney. Mr. Cohen withdrew the portion of his motion which requested a recommendation from the Town Attorney. Alderman Gardner agreed to withdrawal. Alderman Marshall said that the staff will be working to have developers meet the ordinance requirements and that the Planning Board and Board of Aldermen will have to consider different factors when they make judgments about projects that are submitted. Mayor Lee said that he was planning to hold a land use conference in order to discuss policies which could be incorporated into the Town Ordinances. Alderman Welsh asked if the Town could have plans for the street, utilities, drainage, etc. to be reviewed by the Town Manager and staff as soon as possible for this project and she requested that bicycle paths be added to stipulation #10. Alderman Cohen and Alderman Gardner agreed to include bicycle paths in stipulation #10. The vote on the motion was a tie, three to three, with Aldermen Marshall, Rancer, and Smith opposing. Mayor Lee voted in favor of the motion.

Foxcroft II--Unified Housing
Special Use

Mayor Lee read a transmittal from the Development Review Staff recommending that this request be

granted with stipulations and a transmittal from the Planning Board recommending that this request be denied. Mr. Opdenbrow reviewed the history of this piece of land since 1964, describing the zoning changes, the development of plans for Foxcroft I and Foxcroft II, the problem with the right-of-way on Old Oxford Road and the concerns with traffic from the project onto the by-pass. Alderman Marshall asked if this request should be considered in terms of Policy Recommendation #6 concerned with delaying action on any project judged to be of adverse impact on the long range development of the area. Mr. Kurt Jenne, Director of Urban Development, said that it would fall under that policy recommendation. Alderman Welsh asked if the developer had written proof of access to Old Oxford Road. Mr. Opdenbrow said no.

Alderman Welsh asked why the 36 foot width of the road had been changed to 24 feet. Mr. Opdenbrow said 24 feet was sufficient for traffic flow. In answer to a question about stipulations on the original Special Use Permit for Middleton Village, Mr. Jenne indicated that stipulations do not stay on the land after Special Use Permits expire. Alderman Marshall said that the Board of Aldermen has a pact with the Planning Board with regard to long range planning and development and that pact should be honored. Alderman Welsh said that she agreed but was not in favor of the project and would like to have it denied at this meeting. She said that traffic has always been a problem in that area.

Town Attorney Denny came to the meeting.

Alderman Marshall brought to the Board's attention that this might be the last chance to have Old Oxford Road paved and asked if opening Old Oxford Road would result in the Board feeling differently about this project. Alderman Welsh said that the developer didn't control it. Mr. Hakan said that the developer did have permission to pave Old Oxford Road to a width of 24 feet and is willing to pay for a traffic light if the Town requests and insists that the State install it. He said that this would improve the traffic situation. Alderman Cohen moved, seconded by Alderman Welsh, that the Board of Aldermen, finding that the use, if developed according to the plan as submitted, will not be in general conformity with the plan of development of Chapel Hill and its environs, for the following reasons: (1) that the use will materially endanger the public health and safety if located where proposed and developed according to the plan as submitted. (2) that the location and character of the use, if developed according to the plan submitted, will not be in harmony with the area in which it is to be located and in general conformity with the plan and development of Chapel Hill and its Environs; deny the request for a Unified Housing Special Use Permit for Foxcroft II. Alderman Gardner asked the Town Attorney to comment on the stated reasons for the denial. Town Attorney Denny said that the reasons are satisfactory if the factual basis for giving them are satisfactory. Alderman Welsh said that when Middleton Village was proposed, it was to be built in two phases, with all of the same kind of units. She said that at that time there was concern for variety in the project and that the Foxcroft II combined with Foxcroft I would result in 640 units which would all be the same. She said that the population would be over 1700, plus the population at Booker Creek, and this would create a serious traffic problem. She said the project would result in 65 acres of apartments in one location. The motion was carried by a vote of five to one with Alderman Gardner opposing.

North Forest Hills
Subdivision--Section III,
Final Plat

Mayor Lee read a transmittal from the Planning Board recommending that the final plat be approved

with the stipulations recommended by the staff. He read a transmittal from the Development Review Staff recommending approval of the final plat with three stipulations. Van Opdenbrow read a letter from the Town Manager to Mr. Ted Greene, the developer. Town Manager Kendzior said that Mr. Greene was not able to make the improvements and due to the weather conditions it had not been possible to make an inspection of the project in order to determine the amount of the bond. He recommended that the final plat be approved subject to the requirements of the letter he sent to Mr. Greene dated December 18, 1973. Alderman Smith moved, seconded by Alderman Welsh, to approve the final plat for the North Forest Hills Subdivision, Section III, subject to the requirements dated December 18, 1973, and subject to the following stipulations: (1) that the Town Manager verify on the site that construction of improvements conform to the approved engineering plan, (2) that the District Engineer of the State Department of Transportation approve the street design, (3) that a bond, of type and amount set by the Town Manager, be posted to cover the cost of all improvements not completed. Said motion was unanimously carried.

Fire Department--
Mutual Aid Agreement

Town Manager Kendzior explained the purpose for a mutual aid agreement among the Fire Depart-

ments in Orange County. Alderman Welsh and Alderman Marshall said they thought this was an excellent idea. Alderman Smith said that Chief Lloyd had referred to areas just outside of the Town limits that he could not serve and asked whether the Town's fire district should be enlarged. Chief Lloyd gave examples of areas which could not be served and indicated that the Town Manager would be making recommendations for these areas. Town Manager Kendzior said the staff had considered areas for possible annexation and is presently studying the possibility of providing all Town services to these areas. Alderman Smith said that he was concerned that the Town annex or tax areas in order to provide fire protection. Mayor Lee suggested that the Town Manager and Fire Chief continue to study the possibility. Alderman Welsh moved, seconded by Alderman Gardner, to approve the following resolution:

RESOLUTION ON MUTUAL AID AMONG THE DEPARTMENTS WITHIN ORANGE COUNTY

WHEREAS 69-40 of the NCGS empowers a municipal corporation to send firemen and fire fighting apparatus beyond its territorial limits; and

WHEREAS mutual aid among the various fire departments of Orange County is both practicable and of great benefit to the citizens of Chapel Hill in enabling a far greater marshalling of fire fighting units than would otherwise be available in an emergency; NOW THEREFORE

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill, that the officer in charge of the Chapel Hill Fire Department be empowered to send such assistance as he deems will not seriously impair his department's ability to answer fire calls within its normal territory into the territory normally served by another Orange County fire department, if such assistance is requested by the officer in charge of the other department, and if said other department is empowered to react similarly to a request to render aid within the normal territory of the Chapel Hill Fire Department; and

BE IT FURTHER RESOLVED that the Town Manager of the Town of Chapel Hill be empowered to execute written agreements in accordance with the terms of this resolution with other Orange County fire departments or their controlling bodies.

This the 7th day of January, 1974.

Said motion was unanimously carried.

Mayor Lee said that an emergency alarm system had been requested by the Board and that the Town Manager assures him that he is working on it. Mayor Lee said that the alarm system that had been planned should be expanded and should be installed within a reasonable period of time.

Parking Garage--
Public Hearing

Mayor Lee said that one advertisement for the Public Hearing being held to consider amending the or-

dinance on parking garages was not published and that the date for the Public Hearing would therefore have to be changed from January 14 to January 21, 1974. Alderman Cohen moved, seconded by Alderman Marshall, to amend the motion setting the date for the Public Hearing to amend the ordinance providing for the zoning of Chapel Hill and surrounding areas, Section 4-D-11 from January 14, 1974 to January 21, 1974. Said motion was unanimously carried.

Marlboro Meadow--
Construction Schedule

Mayor Lee indicated that no dates were stipulated for the beginning and completion of Marlboro Meadow.

Town Manager Kendzior said that the developer had requested that it be stipulated that construction on the project begin March, 1974 and be

completed by September, 1975. Alderman Welsh moved, seconded by Alderman Smith, to stipulate that the construction of Marlboro Meadow begin by March, 1974 and be completed by September, 1975. Said motion was unanimously carried.

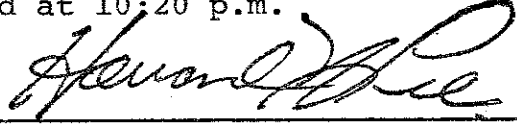
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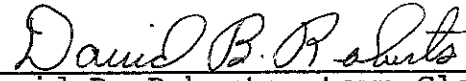
Alderman Rancer, Chairman of the Law Enforcement Committee, said

that he visited the Police Department Building on January 2 and January 5, observed the lack of available space for all operations of the Police Department, indicated that the Police Department deserved a great deal of credit for being able to carry out its functions with such a limited amount of space and reported that there is no space available for private consultation, that the locker facilities are inadequate, that the restroom facilities are inadequate for both the Police Department and the public, and that morale has become a problem since additional space was taken from the Police Department for the court facilities. He requested that the Board go on record in support of a new facility which would have an adequate locker room, a lounge for the Police Officers, and adequate space for private consultation. He said the Police Department has been working to upgrade the quality of its work and it is the goal of Chief Blake to improve the educational level of the officers. He recommended that the Board postpone taking additional space from the Police Department for the court facilities until adequate facilities could be provided for the Police Department. Mayor Lee commended Alderman Rancer for the work he did as a member of the Law Enforcement Committee and the concern he has shown for the Police Department. He said that his chairmanship of the Law Enforcement Committee will assure the Police Department that a Board member will always know their situation. He said that the Board agrees that additional space should be made available to the Police Department, that that has been foremost in the minds of the Board members, and that an annex to the Police Department has been seriously considered. He said that the problem at the present time with the judges chambers is that the Town has made a commitment to provide adequate facilities in order to hold court here and avoid the necessity for the Police Officers and the public to go to Hillsborough for court. He said that Town Manager Kendzior and Town Attorney Denny have checked with the Court Administrator and have been informed that the Town must provide the judges chambers, and he asked the indulgence of the men and the support of the Chief of Police. Alderman Rancer asked if an addition to the Police Department Building could be made at the same time that the judges chambers were being constructed. Mayor Lee said that the judges chambers must be provided immediately, and that the problem of additional space must be considered in terms of the needs for all the Town departments. Town Attorney Denny said that the Town was notified that the judges chambers had to be completed by December 31, 1973 and that the Town could be notified at any time that the court would be moved to Hillsborough. Mayor Lee said that the Board of Aldermen is on record supporting improved conditions for the Town employees, including the provision of adequate space. He said that within the next year, serious decisions would have to be made about space for all Town departments. Alderman Rancer said that \$200,000 would be needed for additional space for the Police Department, and that the Town was willing to spend \$300,000 to \$400,000 for the bus system and wondered if the need for the Police Department was not a greater priority. Mayor Lee said that both are needed, that both serve a basic need for the Town, and that the policemen should be mainly out on the streets and that it is really the administrative personnel whose morale might be improved by more space. Alderman Smith said that he has been on the Board longer than any other member, that he has always supported efforts to upgrade the Police Department, and that the Police Department Building was just renovated and everyone was satisfied. He said that now priority is being given to saving the Police Officers time by not requiring them to go to Hillsborough, and that it is only a matter of time before the facilities that the Police Department need will be provided. Alderman Gardner said that it is very inconvenient for people in town to go to Hillsborough for court. Alderman Cohen said he agreed with Alderman Smith but wanted to remind Alderman Rancer that he supported the effort to delay providing the

court facilities but now feels it is necessary to proceed with them. Alderman Welsh said that if additional discussion of this matter is needed, it should be placed on another agenda. Mayor Lee said it could be considered in a work session. Chief Blake said that the morale problem in the Police Department developed when the officers did not have lockers in which to keep their personal things. He said that the Police Department has constantly lost space to the court. Mayor Lee said that this matter deserved additional attention and a work session would be scheduled for that. He said he had hoped he could count on the Chief to handle this problem in the Police Department and thanked Alderman Rancer for his report and recommendation.

There being no further business to come before the Mayor and Board of Aldermen, said meeting was adjourned at 10:20 p.m.


 Mayor


 David B. Roberts, town Clerk

MINUTES OF A PUBLIC HEARING AND REGULAR MEETING
 OF THE MAYOR AND THE BOARD OF ALDERMEN OF THE
 TOWN OF CHAPEL HILL HELD IN THE MUNICIPAL BUILDING,
 MONDAY, JANUARY 14, 1974 AT 7:30 P.M.

The Board of Aldermen met for a public hearing, followed by a regular meeting, on January 14, 1974 at 7:30 p.m. in the Municipal Building. The roll was reported as follows:

<u>Present:</u>	Howard N. Lee, Mayor Gerald Cohen Thomas Gardner Shirley E. Marshall Sid Rancer R. D. Smith Alice M. Welsh
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<u>Absent:</u>	None
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A quorum of the Board was present and in attendance at the meeting. Also present were Town Manager C. Kendzior, Town Clerk D. Roberts, and Town Attorney E. Denny.

PUBLIC HEARING

<u>Sanitary Sewer Improvements</u>	Mayor Lee opened the public hearing to consider the installation of an 8" sewer line to serve the properties abutting Kings Mill Road, Woodbine Drive, and Coker Drive. Public Works Director, Joseph W. Rose, presented maps and explained the proposed sanitary sewer improvement plan. The total cost of the project is estimated at \$81,090.60; twenty-eight lots could be involved in the project at an estimated cost of \$2,896 per lot, which could be financed in ten equal annual installments at a rate of 6% per annum on the unpaid balance. Mayor Lee called for questions from the Board. Alderman Welsh asked if proposed sewer lines would follow property lines. Mr. Rose answered that they would stay as close as they could. He said it was preferable to follow street lines but the Town can not always do that because of the terrain. Alderman Welsh asked if residents in the area have been informed of the location of the line and assessment charges for the proposed sewer lines. Mr. Rose said they have been informed of the location by ground stakes and the cost was not known until now. He said that even this cost is an estimate and may be high or low at the time the Town is ready to do the job. Mr. Rose passed around
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