

178

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 6, 1975 AT 7:30 P.M.

The Board of Aldermen met for a regular meeting on January 6, 1975 at 7:30 p.m. in the Municipal Building. The roll was reported as follows:

Present: Howard N. Lee, Mayor  
Gerald A. Cohen  
Thomas B. Gardner  
Shirley E. Marshall  
Sid S. Rancer  
R. D. Smith  
Alice M. Welsh

Absent: None

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 Marshall moved, seconded by Alderman Smith, that minutes of the meeting of December 16, 1974 be approved as corrected. Said motion was unanimously carried.

Petitions and Agenda Addenda Alderman Rancer petitioned the Board to include on the agenda the consideration of a grantman and the consideration of the wastepaper recycling program. Alderman Welsh moved, seconded by Alderman Gardner, that the petition be received and the items placed at the end of agenda. Said motion was unanimously carried. Alderman Marshall said that she would like to make a statement as a private citizen about the housing ed with Town Manager's report on the housing inspection program. Alderman Smith said that he would like to consider at the end of agenda the scheduling of work sessions on budget priorities for 1975. Mayor Lee said that Ms. Susie Weaver has contacted Town officers, requesting to appear before the Town Board to discuss establishing priorities for Community Development Funds and expanding membership of the Community Development Task Force.

Recreation Programs for Unemployed Alderman Smith said that he would like to see some daytime recreation programs developed for unemployed persons, high school drop-outs, and persons coming into Town to look for jobs. With the recession continuing, it can be anticipated that more persons will be able to take advantage of programs of this sort. Alderman Welsh said that she supports the suggestion and would like to see the development of an active recreation program; a passive program, such as card games or checkers; a reading program, with coffee and donuts provided; and the availability of educational and up-to-date informational material on jobs. Alderman Smith moved, seconded by Alderman Welsh, that the matter be referred to Town Manager and to Director of Recreation with a report back to the Board concerning processes for implementing a plan to provide both recreational opportunities for the unemployed in the community as well as informational job opportunities and other supportive services that might be appropriate. Said motion was unanimously carried.

Town Housing Inspection Program Town Manager Kendzior said that he feels the report is necessary due to some recent misunderstanding and incorrect information which emerged concerning the

inspection program. The Town currently operates a housing inspection program to implement the Minimum Housing Code. Chapter 9 of the Town Code of Ordinances, which was adopted in 1968, authorized by North Carolina General Statute, and is based on the state's Model Housing Code. Such a code is common to almost every community in the State and in the nation; its purpose is to ensure that the community's housing is free from hazards to personal and public safety and health and to insure against gradual deterioration of Town's housing stock by detecting and correcting such hazards, and also by suggesting to property owners how such hazards can be prevented. Each year, the Town's housing inspector responds to several hundred calls from citizens who either complain of alleged violations of the code or who request inspections of their homes and advice on corrective measures. The Town also seeks to accomplish systematic inspections and code compliance each year for at least 100 of the Town's 7,000 dwellings on an area basis to ensure that over a period of many years adequate attention is given to all parts of the Town. In performing the systematic inspections, the Town first sends a letter to each property owner in the area being worked, indicating the Town's desire to inspect and the purpose of the inspection, and requesting an appointment for the inspection at the complete convenience of the property owner. Upon completion of the inspection the owner is informed of code violations, if any exist, and potential hazards which are not yet violations are pointed out as a courtesy. Normally violations are required to be corrected within 60 days. However, every effort is made in each instance to give every possible consideration to the unique circumstances of each property owner while still accomplishing compliance with the code within a reasonable amount of time. Town Manager Kendzior said that he is extremely satisfied with the manner in which the housing inspection program is being carried out by the two full-time inspectors. Generally, over 80 percent of all violations found in response to requests or complaints and in systematic inspections have been voluntarily corrected within 60 days of notification. The administration has received very few complaints about the program and these have been at the time of initial notification of desire to inspect, and almost always arise because of not making clearly enough known the purposes and procedures behind the program. He said that he knows of no instance of anyone registering dissatisfaction about the manner in which the inspection was conducted. On the contrary, Town staff has from time to time received compliments from citizens about the courtesy, tact, and personal sensitivity displayed by the Town's housing inspectors. Alderman Marshall said that several years ago she requested the building inspection department to inspect her house; the building inspector noticed dampness in the house, was able to discover its source, and the repairs were made at a cost of less than \$100. If the cause had not been detected, the potential damage would have been much higher. Alderman Marshall said that she appreciates the program as a private citizen. Alderman Gardner said that he has received several phone calls recently about the program, and feels that these were probably prompted by the newspaper stories. He said that he feels it is a service to the community to have housing inspection available, since private inspection is costly. Mr. Kurt Jenne, Assistant Town Manager for Community Development and Services, said that the stories on housing inspection program carried in Chapel Hill Newspaper contained some inaccuracies. Alderman Smith said that he received a letter from Town dated July 29, 1970, informing him of the inspection program, showing a map of Town with the areas to be inspected, and including a list of items to be inspected. He said that he assumes that other Town residents also were sent this letter, which means that residents should be aware of the inspection program. Mayor Lee said that the newspaper stories had some mixing of the federal standards, which are applicable in the NDP area and which are more stringent, and of the Town enforcement program. He said that Town residents must be aware that fire insurance rates in Town cannot be low without having inspections. He also said that he feels the editorial in Chapel Hill Newspaper, suggesting that the money used for building

inspection be spent on street paving, is very misleading, since the two programs are not related in any way. Alderman Cohen said that government function is to insure that minimum housing codes are followed regardless of the cost of the housing, and inspection is not a violation of privacy. Alderman Gardner pointed out that the housing inspection program is effective, since Town had less than \$50,000 fire damage in 1974 up to the Pine Restaurant fire.

Community Development Task Force--Additional Appointment

Ms. Powell requested that Ms. Marie Roberson, representing public housing; Ms. Gatha Lassiter, resident of NDP area and active in

community affairs; and Ms. Susie Weaver, long-time resident of NDP area, be added to the Community Development Task Force. Mayor Lee explained that the CD Task Force was set up to be a cross section of the entire community using organization representatives, to ensure that Town will receive as much federal funds as possible. Rev. John R. Manley was selected by PAC, which is the representative organization of NDP area. He said that there should be no problem with adding another person to the Task Force, but this person may have difficulty in being an effective member since a number of meetings have already been held. The Task Force will help in setting priorities, but the original NDP area will be considered top priority. Mr. Kurt Jenne, Assistant Town Manager for Community Development and Services, said that the Task Force has held four public forums and one additional meeting and will be ready to report to the Board on the community needs at the January 13, 1975 meeting. The Task Force will help with the actual formulation of the community development plan. Alderman Smith asked which of the three persons suggested is the most knowledgeable about the information presented at the public forums. Ms. Powell said that Ms. Roberson has attended most Task Force meetings. Alderman Welsh moved, seconded by Alderman Smith, that Ms. Marie Roberson be placed on the Community Development Task Force by acclamation. Said motion was unanimously carried.

Appearance Commission--Nominations

Mayor Lee said that the Appearance Commission requests that Ms. Sherri Ontjes be reappointed

to the commission for a term expiring December 31, 1977, and recommends that Ms. Eunice Brock, 316 Burlage Circle, be appointed to fill the vacancy created by the resignation of Mr. Alexander Julian whose term expires in 1977. Alderman Marshall nominated Ms. Ontjes and Ms. Brock to Appearance Commission for terms as presented. Mayor Lee said that the nominations will be open until the January 13, 1975 meeting, at which time appointments will be made.

Laurel Hill Subdivision, Preliminary Sketch, Section 2, Phase 2--Renewal

Mr. Mike Jennings, Director of Planning, presented the project and showed it on the map. The request for preliminary sketch

approval consists of five lots on 5.7 acres of R-20 land, with all lots meeting or exceeding the minimum lot size, lot width and yard sizes. The area is surrounded by recorded sections of Laurel Hill Subdivision on the north, east and south sides, and by an undeveloped section of Farrington Hills Subdivision on the west side. Water for the project will be provided by the University Service Plants, and sewer service will be by an 8-inch sewer line connecting with the Morgan Creek outfall. The total open space requirement for Laurel Hill Subdivision is 2.5 acres; the open space provided in the lot at the corner of Parker Road and Arboretum Drive plus that provided in the Hunt Arboretum exceeds 25 acres. All the lots are outside the Morgan Creek flood plain. Access to the lots is by Bayberry Drive and Arboretum Drive. A temporary cul-de-sac will be provided at the western end of Bayberry Drive until it is extended into Farrington

151

Hills Subdivision. A 70-foot right-of-way is shown for Bayberry Drive which is classified as a collector street on the Thoroughfare Plan. Mr. Jennings said that the development review staff recommend that the renewal be granted with a variance from the requirements for curb and gutter and sidewalks in order to provide construction consistent with that performed in the surrounding sections of Laurel Hill Subdivision, and with five stipulations. The Planning Board concurs unanimously with the recommendations of the Planning Department. Alderman Cohen asked whether the surrounding areas are now served by sewer. Mr. Joseph Rose, Public Works Director, said yes. Alderman Smith asked who supervises the erosion and sediment control plans required in stipulation 5. Mr. Rose said that Town does not have direct supervision, but it can request State to make inspection if a problem is seen. Alderman Welsh asked about the status of dedication of Hunt Arboretum as open space. Mr. Jennings said that the Hunt Arboretum will be dedicated as open space to state; at the time that the final plat is submitted, this will have to be so indicated on the plat. Alderman Marshall said that Town should investigate what requirements will need to be met before the area can become a usable open space, since Dr. Ritchie Bell has indicated that the area could be open to public after paths have been developed and adequate supervision provided. Alderman Cohen moved, seconded by Alderman Welsh, that preliminary sketch for Laurel Hill Subdivision, Section 2, Phase 2, be renewed to January 6, 1976, with variances from the requirements for curb and gutter and sidewalks, and subject to the following stipulations:

1. That adequate water service be provided to University Service Plant standards and approved by the Service Plant, prior to approval of a Final Plat.
2. That the sanitary sewer plan, all necessary sewer easements, and installation of the Sewer System, be to the standards of and approved by the North Carolina Environmental Management Agency and the Town of Chapel Hill, prior to approval of a Final Plat, and start of construction of improvements.
3. That the storm drainage plan, erosion and sedimentation control facilities, and detailed plans of streets and other improvements, with all necessary easements; and the installation of these facilities and improvements, be to the standards of and approved by the North Carolina Department of Transportation and the Town of Chapel Hill, prior to approval of a Final Plat and start of construction of improvements.
4. That fire hydrants be located and installed as approved by the Town Manager.
5. That erosion and sediment control plans be submitted to and approved by the Regional Office, Raleigh, North Carolina of the Office of Environmental Management, North Carolina Department of Natural and Economic Resources prior to the approval of the Final Plat and start of construction of improvements.

Said motion was unanimously carried.

Recreation Commission--  
Vacancies

Mayor Lee announced the expiration of terms, effective December, 1974 of Ms. Barbara Booth, Ms. Marilyn Boulton, and Mr. Matt Moffitt and Mr. Richard Helwig. The Recreation Commission unanimously recommends the reappointments of Ms. Booth, Ms. Boulton and Mr. Moffitt. Mayor Lee said that nominations will be made at the January 13, 1975 meeting.

Foxcroft Apartment--  
Special Use Permit

Mayor Lee said that the Board must consider revoking the Special Use Permit for Foxcroft Apartments, as

acted on by Board at the December 16, 1974 meeting. Assistant Town Attorney Drake said that Town Attorney Denny has attended several meetings with the trustee in bankruptcy and his attorney. Mr. Dan Vogel has no further say in the operation of Foxcroft Apartments, and the management is totally under the supervision of court. The trustee is willing to work with Town in the matter, but there are a number of constraints to be faced. Mr. Drake said that it is Town Attorney's opinion that Board should postpone action until the situation can be worked out with the trustee. Alderman Gardner asked for a report from Town Attorney at the next Board meeting in view of some of the defects in the development of the project which may prove costly to Town. Mayor Lee asked if the Board need to take action to delay the revocation of the special use permit. Mr. Drake said yes. Alderman Welsh moved, seconded By Alderman Cohen, that Board delay action on the revocation of the Special Use Permit for Foxcroft Apartments until a later date after a report from Town Attorney. Said motion was unanimously carried.

Wastepaper Recycling Program

Alderman Rancer said that in view of the extremely deflated price

of wastepaper, Town should discontinue the wastepaper recycling program, since the price is not expected to rise in the near future, and since it costs too much for Town to continue using its staff and equipment on the program. It should also be realized that placing wastepaper in the landfill is not detrimental, since it packs down well and provides a solid binder for the landfill. Mayor Lee recommended that the matter be referred to Town Manager for investigation. Alderman Welsh requested a financial report on the program. Town Manager Kendzior said that this is the first year that the program is operating without amortizing costs of equipment. Alderman Cohen said that he agrees with Alderman Rancer about the benefit of wastepaper in landfill, and said that it has to be considered how much gas would be used in continuing the program as opposed to taking the wastepaper to the landfill. Alderman Marshall said that Town residents should be encouraged to use the wastepaper in compost for yards and gardens. Alderman Gardner asked how long the low prices for wastepaper can be expected to continue. Alderman Rancer said that he sees no change in the price for the next year and a half. Alderman Gardner suggested that paper storage be considered until the price goes up.

Grantsman

Alderman Rancer said that in view of the anticipated decrease in tax

revenues, Town must find other ways of financing projects. He suggested that Town either hire a grantsman immediately or have Town Manager contact Traingle J Council of Governments to get their advice in the matter. Mayor Lee said that Town Manager is preparing a report on a grantsman and a public relations person for January 13, 1975 meeting.

Budget Work Sessions

Alderman Smith said that, in view of the economic situation, Board

should begin work sessions early to give Board, Town Manager, and department heads an idea of what to expect the next fiscal year. Alderman Gardner said that the work sessions should also include the present budget to date. Mayor Lee said that Town Manager will brief the Board on the present budget towards end of January. Alderman Cohen said that it is difficult to predict the tax situation for next fiscal year until after General Assembly approves the budget for UNC, since the majority of Town residents are employed by the University.

Annexation Report

considered by the Board within 30-60 days.

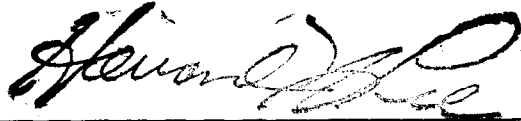
Mayor Lee reminded Town Manager that an annexation report needs to be

Executive Session

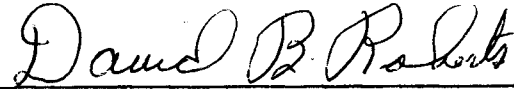
Recreation Director after the Board meeting.

Mayor Lee announced that there will be an executive session with the

There being no further business to come before the Board of Aldermen, the meeting adjourned at 8:35 p.m.



Mayor



David B. Robert, Town Clerk

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 13, 1975 AT 7:30 P.M.

The Board of Aldermen met for a regular meeting on January 13, 1975 at 7:30 p.m. in the Municipal Building. The roll was reported as follows:

Present:	Howard N. Lee, Mayor Gerald A. Cohen Thomas B. Gardner Shirley E. Marshall Sid S. 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, Town Clerk D. Roberts and Town Attorney E. Denny.

Alderman Smith moved, seconded by Alderman Marshall that minutes of the meeting of January 6, 1975 be approved as circulated. Said motion was unanimously carried.

<u>Minutes of December 16, 1974</u>	Alderman Welsh moved, seconded by Alderman Marshall, that the minutes of the meeting of December 16, 1974 incorporate the following correction: page 14, UMTA Capital Grant Amendment, 12 lines down the date "1953" be changed to "1972". Said motion was unanimously carried.
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<u>Public Employment Act</u>	Alderman Cohen petitioned the Board that discussion of public employment act be included on the agenda under 10c. Aldermen Welsh moved, seconded by Aldermen Gardner, that the petition be received and the item placed on the agenda as indicated. Said motion was unanimously carried.
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