

MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCIL
OF THE TOWN OF CHAPEL HILL, MUNICIPAL BUILDING,
MONDAY, APRIL 24, 1984, 7:30 P.M.

Mayor Joseph L. Nassif called the meeting to order. Councilmembers present were:

Marilyn Boulton
Winston Broadfoot
Jonathan Howes
Beverly Kawalec
David Pasquini
Nancy Preston
R. D. Smith
Bill Thorpe

Also present were Town Manager, David R. Taylor; Assistant Town Managers Sonna Loewenthal, and Ron Secrist; and Town Attorney, Grainger Barrett.

Certificate of Appointment

Mayor Nassif recognized the recent appointment of Ms. Mattie Arrington to the Parks and Recreation Commission. The Certificate of Appointment would be forwarded to Ms. Arrington by the Clerk's Office.

Public Hearing--Proposed Plan for Use of 1984 Community Development Grant Funds (\$350,000)

Ms. Sonna Loewenthal, Assistant Town Manager, stated that Chapel Hill was an Entitlement Community and was entitled to receive approximately \$350,000 per year for three years, if proposals for use of these funds met legal requirements of the grant. A public hearing on community needs had been held on March 12.

Staff proposed that housing programs be a top priority for use of these funds. This would include assistance for home ownership and rehabilitation for rental or sale to low and moderate income persons. In addition, it was proposed that 20 percent of these funds be used for public improvements (streets, sewers, public drainage, and playground improvements). Staff proposed that CD funds from year 2 and year 3 be allocated for capital improvements to benefit low and moderate income neighborhoods and eliminate blight. Study of rehabilitation of the Inter-Church Council housing developments (Elliott Woods and Chase Park) was also proposed.

Ms. Loewenthal stated that the recommendation was to refer the proposals to the Planning Board, Human Services Advisory Board, and the Chapel Hill Housing Authority for recommendations, with final Council consideration on May 29, 1984.

Ms. Lynn Gerber, speaking for the Inter-Church Council, submitted a 1984-85 budget, the 1983-84 audit statement, the 1983 HUD Management Review Reports, rehabilitation plans, financial plans, and management plans to the Mayor and Council. Ms. Gerber stated that \$3,000 was not needed to prepare rehabilitation plans for the housing projects (Elliott Woods and Chase Park), but requested that the Inter-Church Council be given more time to provide full and adequate plans. She stated that Phoenix Management of Raleigh, current managers of the housing projects, had offered to prepare these plans at no cost. Approximately 2-3 months would be needed to prepare the reports.

Ms. Gerber requested that \$6,000 be granted for landscaping (a top priority) and that any additional funds for siding not be granted until these plans were submitted to the Town.

Mr. Gordon Blackwell, President of Phoenix Management Services of Raleigh, gave qualifications of his firm as specialists in managing such properties.

Ms. Mary Hargraves, a citizen, requested that the Council reconsider her 1976 application and eligibility for a replacement house.

No other citizens requested to speak.

Ms. Loewenthal stated to Councilmember Pasquini that there was flexibility in use of these HUD funds and that the Council could make the final decision.

131
Ms. Gerber explained to Councilmember Broadfoot that increasing maintenance problems had resulted from insufficient funds due to reluctance to increase rents during years of inflation. Since Phoenix had begun management, however, the project was well-run and had gained favor with HUD. Ms. Nielsen, Treasurer of the Inter-Church Council Housing Corporation, stated that progress and the financial status of the housing projects, under the management of Phoenix, had been phenomenal.

Mr. Curtis Harper, a member of the Inter-Church Council Board stated that the Chapel Hill Housing Authority was not on HUD's list of approved management companies.

Ms. Gerber stated that the plans would show rehabilitation and financial needs, a schedule for rehabilitation and a management plan. She felt that to wait another year or longer for funds for landscaping would exacerbate structural problems and increase rehabilitation costs. Approximately \$6,000 would be sufficient to complete drainage and landscaping needs for both housing projects.

Ms. Nielsen responded to Councilmember Smith that vinyl siding had been recommended and that deterioration had been the result of use of inferior construction materials when built under earlier HUD guidelines. HUD performed yearly inspections.

Mayor Nassif stated that the Council must be certain that Community Development funds were spent correctly and that the Council needed to be assured that maintenance would continue in years ahead and that the project would continue to be operated correctly. Ms. Nielsen stated that rent was anticipated to provide a reserve for future needs.

COUNCILMEMBER BOULTON MOVED, SECONDED BY COUNCILMEMBER PRESTON, TO REFER THE MATTER TO THE MANAGER. THE MOTION CARRIED UNANIMOUSLY.

Resolution Authorizing the Mayor to Submit a Preliminary Commitment to the North Carolina Housing Finance Agency for Participation in the Home Improvement Loan Program

Ms. Sonna Loewenthal, Assistant Town Manager, stated that the North Carolina State Housing Finance Agency was a prime source of funding; a preliminary commitment to the agency was necessary to assure funds to subsidize Community Development funds for rehabilitation and for loans to low to moderate income people. A final commitment was expected in July 1984.

COUNCILMEMBER KAWALEC MOVED, SECONDED BY COUNCILMEMBER HOWES, ADOPTION OF THE FOLLOWING RESOLUTION:

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A PRELIMINARY COMMITMENT TO THE NORTH CAROLINA HOUSING FINANCE AGENCY FOR PARTICIPATION IN THE HOME IMPROVEMENT LOAN PROGRAM (84-R-72)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby approves and authorizes the Mayor to submit a preliminary commitment to the North Carolina Housing Finance Agency indicating the Town's interest in participating in the Home Improvement Loan Program, said preliminary commitment to be an expression of interest only and not legally binding on participation by the Town of Chapel Hill.

This the 24th day of April, 1984.

Councilmember Smith expressed appreciation to the staff for work on this program.

THE MOTION CARRIED UNANIMOUSLY.

Petitions

--Mr. David Mills, a resident of 504 Tinkerbelle Road who represented his neighborhood, referenced flooding problems in this area of Chapel Hill. He requested that the drainage system and ditches be enlarged.

COUNCILMEMBER KAWALEC MOVED, SECONDED BY COUNCILMEMBER PRESTON, TO REFER THE PETITION TO THE MANAGER FOR A REPORT TO THE COUNCIL. THE MOTION CARRIED UNANIMOUSLY.

--Ms. Adele Ellis, a citizen and chair of the Brookwood Unit Ownership Association, petitioned the Council to approve the floodway study by the U.S. Corps of Engineers and for a moratorium on development in the floodplain until the study was completed. A petition was submitted.

COUNCILMEMBER SMITH MOVED, SECONDED BY COUNCILMEMBER PRESTON, TO ACCEPT THE PETITION AND REFER THE PETITION TO THE MANAGER. THE MOTION CARRIED UNANIMOUSLY.

--Mr. Grainger Barrett, Town Attorney, petitioned the Council to delete Item #19 (re executive session to discuss litigation) from the Agenda.

--COUNCILMEMBER KAWALEC MOVED, SECONDED BY COUNCILMEMBER HOWES, TO REMOVE ITEM #19 FROM THE AGENDA.

--Councilmember Broadfoot petitioned the Council to follow its procedures on a motion to table, stating that a motion to table was not the same as a motion to defer.

Minutes (March 26 and April 9, 1984)

COUNCILMEMBER KAWALEC MOVED, SECONDED BY COUNCILMEMBER SMITH, ADOPTION OF THE MINUTES OF MARCH 26, 1984, AS CORRECTED. THE MOTION CARRIED UNANIMOUSLY.

COUNCILMEMBER SMITH MOVED, SECONDED BY COUNCILMEMBER THORPE, ADOPTION OF THE MINUTES OF APRIL 9, 1984, AS CORRECTED. THE MOTION CARRIED UNANIMOUSLY.

COUNCILMEMBER KAWALEC MOVED, SECONDED BY COUNCILMEMBER BOULTON, ADOPTION OF THE CORRECTION OF THE FEBRUARY 27, 1984, COUNCIL MINUTES. THE CORRECTION IS AS FOLLOWS:

CORRECTION OF MINUTES OF FEBRUARY 27, 1984, STIPULATION #7 OF RESOLUTION 84-R-24a, COLONY LAKE SPECIAL USE PERMIT:

- 7. That the private roadways have 27-foot wide cross-sections with curb and gutter. That, if the applicant can demonstrate, to the Manager's satisfaction, that a road design different from that stipulated would achieve the Town's objectives, that the Manager is authorized to submit such request to the Council. Such a request shall not constitute a modification of the Special Use Permit. Plans for these roadways for each phase shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit for each phase.

Presentation of Recommended Budget for 1984-85

Mr. Taylor highlighted the 1984-85 Recommended Budget: \$14.8 million; balanced; no tax increase; General Fund tax rate of 63½¢ and a transportation tax of 5¢ for a total of 68½¢; included the ½¢ local option sales tax enacted by Orange County; included a significant increase in State-Shared Revenues; allowed the long-term financial goal of establishing a Capital Improvements Reserve Fund to be accomplished; \$685,000 would be used in the Capital Improvements Program; services would be maintained at the current level; the implementation of a Performance-Based Pay System, a Longevity Pay Plan, and a Wellness Program for the police and fire employees; no change in bus passes, but a 10¢ fare box increase per ride during peak hours.

The Budget Message contained a response to the 1983 Management Assessment recommendations.

Mr. Taylor stated that it was estimated that there would be no tax increase for the next three years, assuming normal growth and controlled inflation.

Mayor Nassif encouraged the Council to speak with the Manager re any questions. Budget work sessions would be scheduled. Mayor Nassif expressed appreciation for the work of the Manager and staff on the budget.

Resolution Adopting an Action Plan to Protect Water Quality in Jordan Lake

Mayor Nassif stated that this plan was recommended by the State and would show support to the Triangle J Council of Governments (TJCOG), North Carolina

133

Department of Natural Resources and Community Development (NRCD) and the State in their efforts toward protecting the water quality of the Jordan Lake and Falls Reservoir.

Mr. Jennings, Planning Director, stated that the staff recommended compliance with the recommendations of NRCD and TJCOG. One change in terminology, however, was that "Limited Industrial Areas" would be changed to "Limited Commercial Areas." A report was due by May 1 to the State.

COUNCILMEMBER SMITH MOVED, SECONDED BY COUNCILMEMBER HOWES, ADOPTION OF RESOLUTION 84-R-73.

Mr. Jennings explained to Councilmember Broadfoot that zoning of subdivisions were land use controls and since this was done locally, it was logical for recommendations to come from the local government level. In addition, the designation of the water quality critical area had changed, and Chapel Hill was now no longer part of the water quality critical area.

COUNCILMEMBER PASQUINI MOVED, SECONDED BY COUNCILMEMBER BOULTON, TO AMEND THE MAIN MOTION BY CHANGING THE WORDS "...the Council hereby endorses...." to "...the Council hereby supports...."

THE MOTION TO AMEND FAILED 4 TO 5 WITH COUNCILMEMBERS BOULTON, PASQUINI, THORPE, AND PRESTON SUPPORTING, AND COUNCILMEMBERS BROADFOOT, KAWALEC, HOWES, SMITH, AND MAYOR NASSIF SUPPORTING.

THE MOTION TO ADOPT THE FOLLOWING RESOLUTION CARRIED UNANIMOUSLY:

A RESOLUTION ADOPTING AN ACTION PLAN TO PROTECT WATER QUALITY IN JORDAN LAKE (84-R-73)

WHEREAS, the North Carolina Department of Natural Resources and Community Development (NRCD) has requested that all local governments in the watershed of the Jordan Reservoir report to NRCD by May 1, 1984, on what measures local governments plan to implement to protect the water quality of Jordan Reservoir.

THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby endorses the recommendations contained in the document entitled "Falls/Jordan Lakes--Clean Water and New Development, Protection through Uniform Local Guidelines, March 28, 1984."

The Council supports the NRCD and Triangle J Council of Governments (TJCOG) recommendations, to consider:

1. Reasonable measures to require control of the first $\frac{1}{2}$ inch of stormwater runoff from all impervious surfaces for new development throughout the Town's planning jurisdiction.
2. Requiring that any new development within the Planning Area maintain a 50-foot wide vegetative buffer (measured from the edge of each stream bank) along any perennial stream within the property. Carefully sited utility lines and greenways would be allowed within the buffer.
3. A Limited Commercial Area Overlay Zoning District designed to achieve the objectives outlined in the TJCOG recommendations of March 28, 1984.

This the 24th day of April, 1984.

Report on Floodplains by the Manager

Mr. Taylor stated that the proposed resolution (84-R-74, Agenda #7b) would request the U.S. Army Corps of Engineers to perform a drainage study. In addition, additional time was requested for further study and report by July 1984.

Resolution Requesting the U.S. Army Corps of Engineers to Undertake a Preliminary Study of Drainage Problems in Chapel Hill

COUNCILMEMBER BOULTON MOVED, SECONDED BY COUNCILMEMBER HOWES, ADOPTION OF RESOLUTION 84-R-74.

Councilmember Thorpe stated that he would like to know a date whereby the study by the Corps would be completed.

Mr. Taylor stated that this and budget information would be forthcoming. The Town would conduct a study geared more toward zoning.

Councilmember Broadfoot expressed the concern that prohibiting development in the floodplain would verge on the taking of land from the owner and urged the Council to be prepared to deal with these issues, suggesting the purchase of land through eminent domain.

COUNCILMEMBER THORPE MOVED TO AMEND THE MAIN MOTION THAT A REPORT FROM THE CORPS OF ENGINEERS BE SUBMITTED WITHIN ONE YEAR. THE MOTION FAILED FOR LACK OF A SECOND.

Mayor Nassif suggested that the motion stated that the Corps be requested to complete the study within 6 months, if it was within their power. Mr. Taylor suggested that the wording be phrased to request that the Corps complete the studies as expeditiously as possible, and hopefully within 6 months.

THE MAKER AND SECONDER OF THE MOTION CONCURRED TO INCLUDE THIS IN THE PROPOSED RESOLUTION.

THE MOTION TO ADOPT THE FOLLOWING RESOLUTION CARRIED UNANIMOUSLY:

A RESOLUTION REQUESTING THE U.S. ARMY CORPS OF ENGINEERS TO UNDERTAKE A PRELIMINARY STUDY OF DRAINAGE PROBLEMS IN CHAPEL HILL (84-R-74)

WHEREAS, several residential areas in the Town of Chapel Hill experienced flooding in the spring of 1984 which has been more frequent and severe than in past years; and

WHEREAS, rain storms have been relatively frequent this spring but not noticeably more severe than in a typical spring; and

WHEREAS, the Council has heard evidence that such flooding problems may worsen in the future;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby requests the U.S. Army Corps of Engineers, Wilmington District, to undertake a reconnaissance study of drainage problems in and around Chapel Hill, it being the intent and desire of Council that such study would define areas and problems for further detailed analysis by the Corps, and would lead to the development of alternatives to alleviate these flooding problems, and to the consideration of funding and improvements through the Corps.

BE IT FURTHER RESOLVED that, because of the urgency of concerns regarding flooding expressed by numerous citizens, the Council respectfully requests the Corps of Engineers to undertake the reconnaissance study as expeditiously as is possible, given the Corps' workload, resources, and priorities, and within 6 months if practical.

This the 24th day of April, 1984.

Councilmember Boulton asked about the feasibility of a moratorium on development in the floodplain until a report was submitted. Mayor Nassif stated that it was understood that any proposals for development in this area would be deferred until Council action was taken.

Mr. Barrett responded to Councilmember Preston that many answers to the causes of the flooding problems were needed before considering limited development in the watershed. Councilmember Preston expressed concern that continued development would increase problems.

Councilmember Smith supported a moratorium on development in the floodplain, stating that the Council had the responsibility of protecting citizens regardless of developer's land rights.

COUNCILMEMBER PRESTON MOVED, SECONDED BY COUNCILMEMBER BROADFOOT, TO AMEND THE RESOLUTION TO CALL A MORATORIUM ON ALL DEVELOPMENT IN THE FLOODPLAIN AND TO DENY ANY DEVELOPMENT OF 10 ACRES OR MORE IN THE WATERSHED UNTIL THE COUNCIL REACHED A DECISION.

135

Councilmember Howes felt that the amendment was ill-advised, as developments contained stormwater management provisions. The studies would address the sources of the problems.

THE MOTION TO AMEND THE RESOLUTION FAILED 2 TO 7 WITH COUNCILMEMBERS BROADFOOT, AND PRESTON SUPPORTING, AND COUNCILMEMBERS THORPE, BOULTON, PASQUINI, KAWALEC, HOWES, SMITH, AND MAYOR NASSIF OPPOSING.

Resolution Approving a Modification of the Special Use Permit to Bolin Creek East Association

COUNCILMEMBER THORPE MOVED, SECONDED BY COUNCILMEMBER HOWES, ADOPTION OF RESOLUTION 84-R-35a.

COUNCILMEMBER BOULTON MOVED, SECONDED BY COUNCILMEMBER PASQUINI, TO AMEND THE MAIN MOTION TO DELETE THE DRIVE-UP WINDOW FROM THE BANK. Councilmember Boulton stated that if traffic conditions improved at the proposed intersection, a request for a Modification of the Special Use Permit could be made.

THE MOTION TO AMEND RESOLUTION 84-R-35a CARRIED 7 TO 2 WITH COUNCILMEMBERS BOULTON, PASQUINI, BROADFOOT, KAWALEC, SMITH, PRESTON, AND MAYOR NASSIF SUPPORTING, AND COUNCILMEMBERS THORPE, AND HOWES OPPOSING.

THE MOTION TO ADOPT THE FOLLOWING RESOLUTION, AS AMENDED, CARRIED 7 TO 2 WITH COUNCILMEMBERS THORPE, BOULTON, PASQUINI, KAWALEC, HOWES, PRESTON, AND MAYOR NASSIF SUPPORTING, AND COUNCILMEMBERS BROADFOOT AND SMITH OPPOSING (Councilmember Smith stated that his opposition was based on traffic concerns):

A RESOLUTION APPROVING A MODIFICATION OF THE SPECIAL USE PERMIT TO BOLIN CREEK EAST ASSOCIATES (84-R-35a)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds that the modification of a Planned Development-Neighborhood Shopping Center Special Use Permit approved by Resolution 83-R-84 to a Planned Development-Mixed Use Special Use Permit proposed by Bolin Creek East Associates for Chapel Hill Township Tax Map 82, Block C, Lots 1 and 1A and Tax Map 82, Block B, Lot 19 for addition of 30 multifamily units, 41,500 square feet of office space and a 2,500 square foot bank if developed in accordance with the plans submitted December 29, 1983, and the stipulations and conditions set forth below:

1. Would be located, designed, and proposed to be operated so as to maintain or promote the public health, safety and general welfare;
2. Would comply with all required regulations and standards of the Development Ordinance, including all applicable provisions of Articles 4, 5 and 6, and the applicable specific standards contained in Sections 8.7 and 8.8, and with all other applicable regulations;
3. Would be located, designed and proposes to be operated so as to maintain or enhance the value of contiguous property; and
4. Would conform with the general plans for the physical development of the Town as embodied in the Development Ordinance and in the Comprehensive Plan.

These findings are conditioned on the following stipulations:

1. That the 2,500 sq.ft. building to the north of the site is not approved for a drive-up facility.
2. That all unused curb cuts be removed and replaced with curb and gutter.
3. That the northern entrance/exit on Airport Road shown on the plans submitted December 29, 1983, be closed.
4. That a left turn lane be provided on Green Street at its intersection with Airport Road.

5. That the parking areas and driveways be paved to Town standards.
6. That the Manager approve a fire flow report which shows that the requirements of the Design Manual will be met prior to issuance of a Zoning Compliance Permit. The utility system shall be designed to provide the highest fire flow feasible, up to 3700 gallons per minute. An on-site flow test demonstrating the actual flow shall be conducted prior to issuance of a Certificate of Occupancy.
7. That a grading plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. This plan shall show existing vegetation to be retained and methods of protecting vegetation during construction. Protective measures shall be in place prior to beginning of grading.
8. That plans for water and sewer utilities be approved by the Town Manager and OWASA prior to issuance of a Zoning Compliance Permit.
9. That easement documents as approved by OWASA be recorded for utility easements prior to issuance of a Zoning Compliance Permit.
10. That a plat dedicating all easements and street right-of-way including any off-site easements or rights-of-way necessary to serve the development be approved by the Town Manager and recorded prior to issuance of a Zoning Compliance Permit.
11. That detailed plans for fire hydrant location and design be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
12. That plans showing the location and detailed design of dumpster pads and screening be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
13. That a storm drainage plan with hydrologic and detention calculations be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
14. That a lighting plan be approved by the Town Manager and Appearance Commission prior to issuance of a Zoning Compliance Permit.
15. That the detailed plans as required above may be submitted by phase, and that the phasing plan be approved by the Town Manager.
16. If any of the above conditions shall be held invalid or void, then this permit shall be void and of no effect.
17. The continued validity and effectiveness of this permit is expressly conditioned upon compliance with or fulfillment of these conditions, and upon compliance with applicable provisions of the Chapel Hill Development Ordinance and regulations thereunder.
18. That except as modified herein, all other special terms, conditions and stipulations heretofore made applicable to the special use permit be continued in effect.
19. That construction begin by April 30, 1985, and be completed by April 30, 1989.

BE IT FURTHER RESOLVED that the Council hereby approves a Modification of a Planned Development-Neighborhood Shopping Center Special Use Permit to a Planned Development-Mixed Use Special Use Permit in accordance with the plans as submitted and approved and the stipulations above.

This the 24th day of April, 1984.

Resolution Approving a Drive-Up Window Special Use Permit to McDonald's Corporation

131
Mr. Jennings, Planning Director, stated that the McDonald's Corporation had revised the site plan to save the trees and had revised the sign.

COUNCILMEMBER PRESTON MOVED, SECONDED BY COUNCILMEMBER BOULTON, ADOPTION OF RESOLUTION 84-R-75a.

COUNCILMEMBER BOULTON MOVED, SECONDED BY COUNCILMEMBER PRESTON, TO AMEND RESOLUTION 84-R-75a TO STIPULATE THAT THE SIGN SHALL BE A MONUMENT-TYPE SIGN OF NO MORE THAN 6 FEET IN HEIGHT, TO BE APPROVED BY THE COMMUNITY APPEARANCE COMMISSION.

THE MOTION TO AMEND THE MAIN MOTION CARRIED 8 TO 1 WITH COUNCILMEMBERS BOULTON, HOWES, KAWALEC, PASQUINI, PRESTON, SMITH, THORPE, AND MAYOR NASSIF SUPPORTING, AND COUNCILMEMBER BROADFOOT OPPOSING.

THE MOTION TO ADOPT THE FOLLOWING RESOLUTION, AS AMENDED, CARRIED 8 TO 1 WITH COUNCILMEMBERS BOULTON, BROADFOOT, HOWES, KAWALEC, PASQUINI, PRESTON, THORPE, AND MAYOR NASSIF SUPPORTING, AND COUNCILMEMBER SMITH OPPOSING:

A RESOLUTION APPROVING A DRIVE-UP WINDOW SPECIAL USE PERMIT TO McDONALD'S CORPORATION (84-R-75a)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby finds that the Drive-in Window Special Use Permit proposed by McDonald's Corporation for Tax Map 27, Block E, part of Lot 5, and comprising 62,817 square feet of gross land area, if developed in accordance with the plans submitted March 14, 1984, and the stipulations and conditions set forth below:

1. Would be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Would comply with all required regulations and standards of the Development Ordinance, including all applicable provisions of Articles 4, 5 and 6, and the applicable specific standards contained in Sections 8.7 and 8.8, and with all other applicable regulations;
3. Would be located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property; and
4. Would conform with the general plans for the physical development of the Town as embodied in the Development Ordinance and in the Comprehensive Plan.

These findings are conditioned on the following stipulations:

1. That additional right-of-way, measuring 25 feet from the centerline of the service road, be dedicated along the property's frontage with U.S. 15-501.
2. That the property be subdivided according to the requirements of Article 7 and that the final plat be recorded prior to issuance of a Zoning Compliance Permit.
3. That the detailed design of the trash corral and can wash drainage to the sanitary sewer system be approved by the Town Manager and OWASA prior to issuance of a Zoning Compliance Permit.
4. That baffling to OWASA standards be provided inside the grease trap.
5. That plans for water and sewer utilities be approved by the Town Manager and OWASA prior to issuance of a Zoning Compliance Permit.
6. That a storm drainage plan with hydrologic calculations be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
7. That the parking spaces at the entrance be set back from the street enough to provide a minimum of 15' of back-up space without encroaching on the public sidewalk. Plans shall be approved by the

Town Manager prior to issuance of a Zoning Compliance Permit.

8. That a minimum 75' taper be provided on the service road pavement widening on the west side of the property. Plans shall be approved by the Town Manager and the North Carolina Department of Transportation prior to issuance of a Zoning Compliance Permit.
9. That a 5' wide landscape buffer be provided between the parking area and the building or that an alternative buffer be approved by the Appearance Commission.
10. That the sidewalks adjoining parking spaces be 6' wide or that wheel stops be provided. Plans shall be subject to approval by the Town Manager prior to issuance of a Zoning Compliance Permit.
11. That the sign shall be a monument-type sign, and not a pole-type sign, of no more than 6 ft. in height, to be approved by the Community Appearance Commission.
12. That all landscape plants be located outside the right-of-way or that an encroachment agreement be obtained from NCDOT.
13. That the applicant obtain a Special Commercial Driveway Permit from NCDOT prior to issuance of a Zoning Compliance Permit, and that the applicant undertake any improvements to U.S. 15-501 and the service road associated with this Permit. Such improvements shall be desired to substantially eliminate conflicts caused by merging, turning movements and different speeds of vehicles travelling along U.S. 15-501 and its access road. Plans shall be approved by the Town Manager prior to issuance of a Zoning Compliance Permit. An appropriate performance guarantee for these improvements shall be approved by the Town Manager before issuance of a Zoning Compliance Permit.
14. If any of the above conditions shall be held invalid or void, then this Permit shall be void and of no effect.
15. The continued validity and effectiveness of this permit is expressly conditioned upon compliance with or fulfillment of these conditions, and upon compliance with applicable provisions of the Chapel Hill Development Ordinance and regulations thereunder.
16. That construction begin by April 30, 1985, and be completed by April 30, 1987.

BE IT FURTHER RESOLVED that the Council hereby approves a Drive-up Window Special Use Permit in accordance with the plans as submitted and approved and the stipulations above.

This the 24th day of April, 1984.

Councilmember Howes expressed appreciation for the effective results of joint cooperation in response to the Town's concerns.

Resolution Calling a Public Hearing to Consider Amendments to Article 18 of the Development Ordinance

COUNCILMEMBER SMITH MOVED, SECONDED BY COUNCILMEMBER PASQUINI, ADOPTION OF RESOLUTION 84-R-76.

COUNCILMEMBER BROADFOOT MOVED TO AMEND THE RESOLUTION BY ADDING: "BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council hereby directs the Planning Board, in its revision of the goals and objectives of the Comprehensive Plan, to limit the content of that document to land use objectives, including transportation, housing, and community facilities." He stated that he felt that the Comprehensive Plan contained too much unessential material. THE MOTION FAILED FOR LACK OF A SECOND.

THE MOTION TO ADOPT THE FOLLOWING RESOLUTION CARRIED 8 TO 1 WITH COUNCILMEMBERS BOULTON, BROADFOOT, KAWALEC, HOWES, PASQUINI, PRESTON, SMITH, AND MAYOR NASSIF SUPPORTING AND COUNCILMEMBER THORPE OPPOSING:

A RESOLUTION CALLING A PUBLIC HEARING TO CONSIDER AMENDMENTS TO ARTICLE 18 OF THE DEVELOPMENT ORDINANCE (84-R-76)

139
BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby calls a Public Hearing for 7:30 P.M., June 18, 1984, in the Meeting Room of the Chapel Hill Municipal Building, 306 North Columbia Street, Chapel Hill, N. C., to consider amending the Development Ordinance to define the following terms:

Bonus Level	Envelope	Floor Area Ratio
Density	Intensity	Open Space Ratio
Efficient Development	Land Use Intensity	Living Space Ratio
Efficiency Apartment	Site Plan Review	Recreational Space Ratio
Transportation Plan		

Also, delete the term "Major Street Plan."

This the 24th day of April, 1984.

Report on Chapel Hill Homeowners' Association Proposals, Responses

Mr. George Taylor, Chair of the Chapel Hill Homeowners' Association, was not able to be present to respond to Council's questions. Mr. Taylor submitted a report on these concerns.

COUNCILMEMBER BROADFOOT MOVED, SECONDED BY COUNCILMEMBER PRESTON, THAT THE COUNCIL CALL A PUBLIC HEARING TO AMEND THE DEVELOPMENT ORDINANCE SO THAT ALL PRESENTLY PERMITTED NON-RESIDENTIAL PRINCIPAL USES IN RESIDENTIAL ZONES SHALL BE ELIMINATED AND ALL SUCH USES SHALL BE SUBJECT TO A SPECIAL USE PERMIT.

Councilmember Howes did not feel this was needed as there had been no problems in the past. Councilmember Preston felt there had been problems and that because they were "permitted uses," the Council might not have been aware of them. The Council should review these to provide better regulation.

THE MOTION TO HOLD A PUBLIC HEARING WAS DEFEATED 4 TO 5 WITH COUNCILMEMBERS BOULTON, PASQUINI, BROADFOOT, AND PRESTON SUPPORTING, AND COUNCILMEMBERS THORPE, KAWALEC, HOWES, SMITH, AND MAYOR NASSIF OPPOSING.

Resolution Adopting a Unified Thoroughfare Plan for Chapel Hill and Carrboro////Resolution Adopting a Thoroughfare Plan for Chapel Hill and its Environs

Mayor Nassif stated that negotiations with Carrboro to agree on a Unified Thoroughfare Plan had been ongoing. By State law, all municipalities were to adopt a Thoroughfare Plan to be submitted to NCDOT.

Mayor Nassif stated that on April 9, 1984, the Council moved that 3 Councilmembers meet with Carrboro and the Chamber of Commerce. Mayor Nassif stated that, as he could not fulfill the Council's requirements, he talked with the Chamber of Commerce and requested Councilmembers Kawalec and Howes to accompany him to a meeting with Carrboro's Mayor Porto.

Mayor Nassif stated that the existing (July 1983) Memorandum of Understanding was formulated by the NCDOT which allowed each governmental body to have jurisdiction of streets within its boundaries. The issue with Carrboro was one of jurisdiction.

The meeting resulted in a concensus that Chapel Hill would prepare and approve a plan with Estes Drive Extension deleted. In addition, Chapel Hill would request the NCDOT to do a corridor study.

Mayor Porto had submitted a memorandum re jurisdiction, but all Councilmembers were not in agreement with this memorandum. Therefore, the Manager had, at the Mayor's request, prepared a resolution (84-R-77) that stipulated that this resolution was conditioned on approval by Carrboro, or Chapel Hill would fall back on proposed resolution 84-R-69 (which had been tabled at the April 9, 1983, Council meeting) to adopt a Thoroughfare Plan in the jurisdiction of Chapel Hill.

Carrboro would submit a similar resolution that would approve the Unified Thoroughfare Plan with the deletion of Estes Drive; however, if NCDOT did not agree to do the corridor study, Carrboro would void its resolution and submit a plan with Estes Drive Extension in it.

Mayor Nassif stated that the July 1983 Memorandum of Understanding had been confirmed and signed by the NCDOT and efforts were made to operate under this memorandum. He urged adoption of proposed resolution 84-R-77 (which would include the adoption of the back-up resolution 84-R-69 which would automatically go into effect if Carrboro were to deny its resolution).

COUNCILMEMBER PRESTON MOVED, SECONDED BY COUNCILMEMBER PASQUINI, ADOPTION OF RESOLUTION 84-R-77.

In response to concerns expressed by Councilmember Broadfoot, the remainder of the Council concurred with Mayor Nassif that it had been the sense of the Board on April 9, 1984, that Mayor Nassif meet non-publically to negotiate with Carrboro. Persons present at that meeting were Aldermen White and Boone, Mayors Porto and Nassif, Councilmembers Kawalec and Howes, and Mr. Womack, Mr. Watts Hill, Jr., Mr. Ron Poole, and Mr. Len VanNess.

Councilmember Broadfoot felt that the Council should be more clear in its directives.

THE MOTION TO ADOPT THE FOLLOWING RESOLUTION CARRIED UNANIMOUSLY:

A RESOLUTION ADOPTING A UNIFIED THOROUGHFARE PLAN FOR CHAPEL HILL AND CARRBORO (84-R-77)

WHEREAS, the Town of Chapel Hill and the North Carolina Department of Transportation are directed by North Carolina General Statute 136-66.2 to agree on a street system to serve present and anticipated volumes of vehicular traffic throughout the Town; and

WHEREAS, the proper and efficient movement of traffic within and through the Towns of Chapel Hill and Carrboro is a highly-desirable element of a comprehensive plan for orderly growth and development of the area; and

WHEREAS, after full study, the Town Council of the Town of Chapel Hill finds it to be in the best interests of the Town to adopt a plan and recommend its adoption to the North Carolina Board of Transportation; and

WHEREAS, the Mayors of the Towns, Department of Transportation staff, and representatives of the Chamber of Commerce have discussed the Thoroughfare Plan for the combined Chapel Hill-Carrboro area; and

WHEREAS, the North Carolina Department of Transportation is responsible for corridor studies and design of road improvements in the State highway system; and

WHEREAS, Section 1(7)(c) of the Memorandum of Understanding of July 1983, for cooperative transportation planning in the Durham urbanized area, to which the Department of Transportation and the Towns of Chapel Hill and Carrboro are parties, recognizes that transportation plan decisions are to be made by "the local governing board having jurisdiction and the North Carolina Department of Transportation";

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Thoroughfare Plan, as shown on the attached map dated April 24, 1984, and incorporated herein by reference, is hereby adopted pursuant to G.S. 136-66.2 to guide development of the street and highway system in the combined Chapel Hill-Carrboro area; and the North Carolina Board of Transportation is respectfully requested to approve said plan;

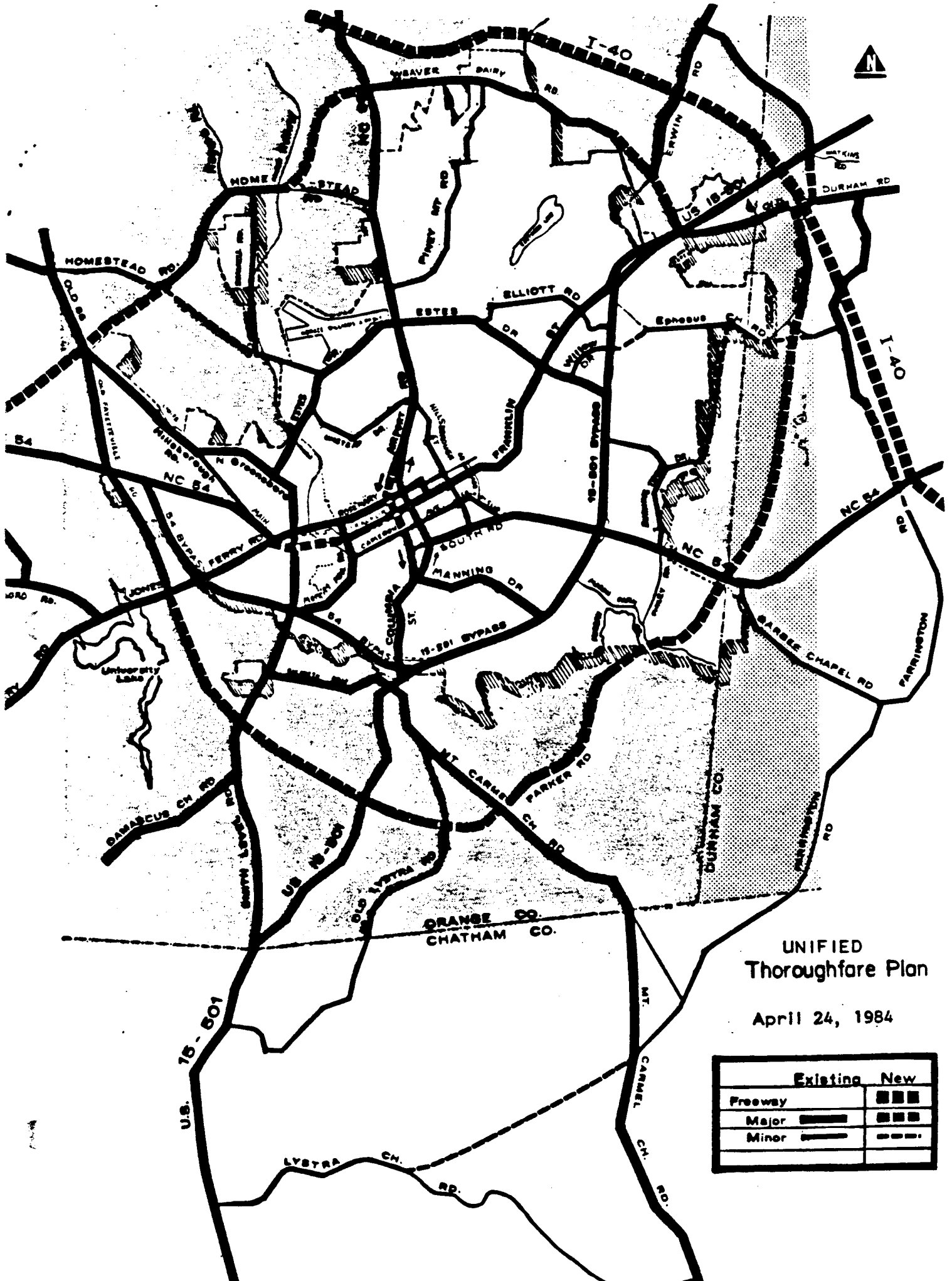
BE IT FURTHER RESOLVED that the Council requests the North Carolina Department of Transportation to immediately begin a corridor study and design work for road improvements to the U.S. 15-501 and N.C. 54 By-passes, and that it is the intent of this resolution that each of the Towns will work with the Department of Transportation in the Department's corridor study and design of said By-passes with respect to the portions in their respective jurisdiction, in accordance with the Memorandum of Understanding of July 1983;

BE IT FURTHER RESOLVED that the adoption of this resolution is conditioned upon the approval by the Board of Aldermen of the Town of Carrboro of a Thoroughfare Plan map which is identical in all material respects to the plan adopted herein and shall be effective only upon adoption by the Town of Carrboro of such plan on April 24, 1984; and that if the Town of Carrboro does

141

not take such action, then the Thoroughfare Plan set forth in Council resolution 84-R-69 shall be deemed to have been adopted by the Chapel Hill Town Council in lieu of the attached plan and shall be submitted to the North Carolina Board of Transportation as the proposed Thoroughfare Plan for Chapel Hill.

This the 24th day of April, 1984.



UNIFIED Thoroughfare Plan

April 24, 1984

	Existing	New
Freeway	Thick solid line	Thick dashed line
Major	Thin solid line	Thin dashed line
Minor	Dotted line	Dotted line

440
APR 21
1412

Resolution 84-R-69 is as follows:

A RESOLUTION ADOPTING A THOROUGHFARE PLAN FOR CHAPEL HILL AND ITS ENVIRONS (84-R-69)

WHEREAS, North Carolina General Statute 136-66.2 directs "each municipality" in cooperation with the North Carolina Department of Transportation, to develop a comprehensive thoroughfare plan, and authorizes the municipality and the North Carolina Board of Transportation to mutually adopt a thoroughfare plan; and

WHEREAS, a plan for the efficient movement of traffic within and through the Town of Chapel Hill in a manner consistent with the public health, safety and welfare is a highly desirable element of a comprehensive plan for orderly development of Chapel Hill and its environs; and

WHEREAS, a Thoroughfare Plan for Chapel Hill and Carrboro was adopted in 1968; and

WHEREAS, in the 1970s, the staffs of the North Carolina Department of Transportation and the Towns of Chapel Hill and Carrboro began analyzing the thoroughfare needs of the Chapel Hill-Carrboro area with the intent of recommending a new Thoroughfare Plan; and

WHEREAS, on October 24, 1983, following extensive discussions and citizen input, the Chapel Hill Town Council approved a new Thoroughfare Plan for the Chapel Hill-Carrboro area which included facilities desired by the Town of Carrboro within Carrboro, and

WHEREAS, said plan excluded an extension of Estes Drive (S.R. 1750) in Chapel Hill east of the U.S. 15-501 By-pass because Council determined that such extension would adversely affect existing neighborhoods in Chapel Hill, and that alternative improvements would be preferable for meeting transportation needs in this area of Chapel Hill; and

WHEREAS, the Board of Aldermen of the Town of Carrboro subsequently approved a Thoroughfare Plan which included an extension of Estes Drive east of the US 15-501 By-pass in Chapel Hill, but was otherwise identical to the plan approved by the Chapel Hill Town Council; and

WHEREAS, there have been numerous private discussions between representatives of the Towns of Chapel Hill and Carrboro in an attempt to reach agreement on this matter; and

WHEREAS, on March 12, 1984, the Chapel Hill Town Council adopted a resolution expressing Council's desire to act in a spirit of cooperation with the Town of Carrboro and agreeing to a procedure for possible future consideration of including an Estes Drive extension, or other additional facilities, in a joint Thoroughfare Plan; and

WHEREAS, the Town of Carrboro has taken no action in response to the Chapel Hill Town Council's resolution of March 12, 1983; and

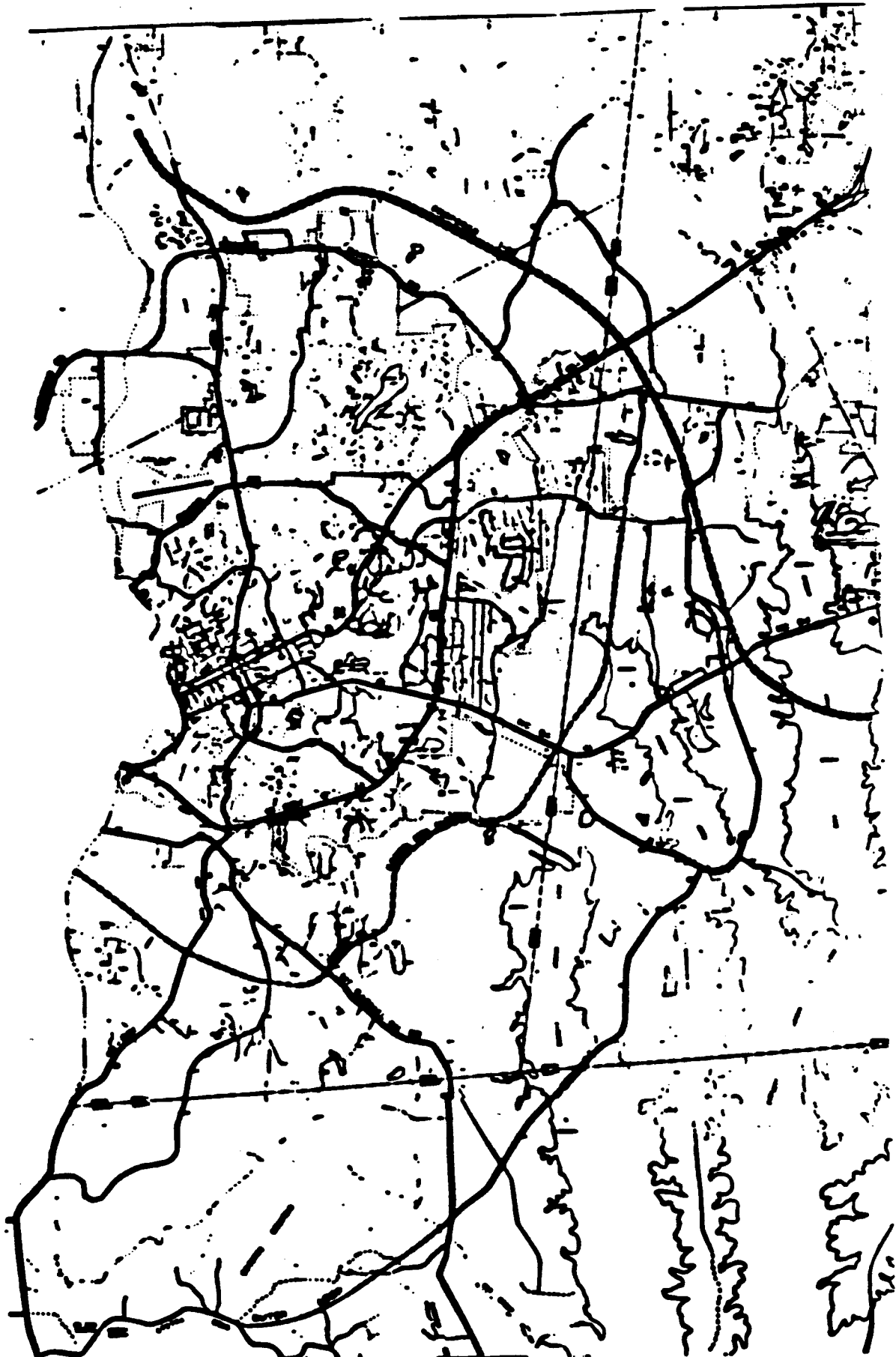
WHEREAS, Section 1(7)(c) of the Memorandum of Understanding of July, 1983, for cooperative transportation planning in the Durham urbanized area, to which the Towns of Chapel Hill and Carrboro are parties, recognizes that transportation plan decisions are to be made by "the local governing board having jurisdiction and the North Carolina Department of Transportation";

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby approves a Thoroughfare Plan for Chapel Hill and its environs, as shown on the attached map dated April 9, 1984, as a guide for developing the street and highway system in Chapel Hill and its environs, and respectfully requests the North Carolina Board of Transportation to approve said Thoroughfare Plan, and

BE IT FURTHER RESOLVED that the Mayor is authorized to submit this resolution to the North Carolina Board of Transportation.

This the 24th day of April, 1984.

143



CHAPEL HILL
 AND VICINITY
 NORTH CAROLINA
 (Scale 1:25,000)
 1984



THOROUGHFARE PLAN
 April 9, 1984

LINE	EXISTING	PROPOSED	POSSIBLE LOW-GARAGE
MAJOR THOROUGHFARE	—————	=====	—————
-PRIORITY	—————	-----	—————
-OTHER	—————	-----	—————
MINOR THOROUGHFARE	—————	-----	—————

Resolution Recommending Adoption of a Joint Planning Agreement

COUNCILMEMBER SMITH MOVED, SECONDED BY COUNCILMEMBER PRESTON, ADOPTION OF THE FOLLOWING RESOLUTION:

A RESOLUTION RECOMMENDING ADOPTION OF A JOINT PLANNING AGREEMENT (84-R-78)

WHEREAS, the Council of the Town of Chapel Hill approved in concept a Joint Planning Agreement on November 14, 1983; and

WHEREAS, the administrative staffs of Orange County, Chapel Hill and Carrboro have been working together since then to develop procedures to implement this agreement; and

WHEREAS, the Board of Commissioners of Orange County have called a public hearing to discuss the draft agreement first presented at their meeting of April 17;

NOW, THEREFORE, BE IT RESOLVED that the Council of the Town of Chapel Hill approves the draft agreement presented to the Board of Commissioners of Orange County on April 17, as amended by comments approved by Council on April 9; and that the Council encourages the Board of Commissioners to adopt, after the Public Hearing, the amended agreement as an amendment to the County's Zoning Ordinance, and that the Council approves, and authorizes the Manager to execute on behalf of the Town, such amended agreement.

This the 24th day of April, 1984.

THE MOTION CARRIED UNANIMOUSLY.

Resolution Supporting Travel Service Signing ("Logo" Signs) on Interstate 40

COUNCILMEMBER HOWES MOVED, SECONDED BY COUNCILMEMBER KAWALEC, THE FOLLOWING RESOLUTION:

A RESOLUTION SUPPORTING TRAVEL SERVICE SIGNING ("LOGO" SIGNS) ON INTERSTATE 40 (84-R-79)

WHEREAS, the existing and proposed Interstate 40 passes through some of the most scenic lands in the Research Triangle Area; and

WHEREAS, the N.C. Board of Transportation has approved the use of travel service signing ("logo" signs) which will minimize the need for billboards and other signs, and aid the traveling public in the absence of billboards and other signs; and

WHEREAS, the current priority for logo signing on Interstate 40 means that several years will pass before these signs will be installed;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Chapel Hill that the N.C. Board of Transportation be requested to give a higher priority to Travel Service Signing ("Logo" Signs) on Interstate 40.

This the 24th day of April, 1984.

THE MOTION CARRIED UNANIMOUSLY.

Discussion of Sunday A.M. Parking Problems on Franklin Street

Mayor Nassif stated that he had submitted a memorandum and letter re the problems of parking on Franklin Street on Sunday morning and suggested that this matter be referred to the Manager to consider how to better control the problem.

COUNCILMEMBER SMITH MOVED, SECONDED BY COUNCILMEMBER BOULTON, TO REFER THE MATTER TO THE MANAGER FOR A REPORT BACK TO THE COUNCIL.

Reports

Council Liaison Reports. There were no reports from Councilmembers Broadfoot (re Orange County Human Services Advisory Commission) and Howes (re TJCOG).

Councilmember Preston reported that JOCCA had reduced its budget by \$42,000, because of fund cuts, while maintaining their level of service. She responded to Councilmember Smith that one personnel position had been deleted because of these cuts. JOCCA was also trying to purchase an old hotel in Siler City, proposing to convert the upper floors for apartments for the elderly.

145
Quarterly Reports. Mr. Taylor stated that the reports had been submitted and he could respond to questions. Mr. Taylor stated to Councilmember Preston that foot patrols would be resumed at the completion of training for current recruits.

The Council scheduled a budget work session for May 7, 1984, 7:30 P.M. in the Meeting Room of the Municipal Building, and a tentative budget work session for May 10, 1984.

Consent Agenda

Councilmember Boulton requested that Item "c" (re resurfacing of streets) be removed from the Consent Agenda for discussion; Councilmember Pasquini requested that Item "d" (re removal of nine on-street parking spaces) be removed from the Consent Agenda for discussion.

COUNCILMEMBER BOULTON MOVED, SECONDED BY COUNCILMEMBER PASQUINI, ADOPTION OF THE FOLLOWING RESOLUTION:

A RESOLUTION APPROVING VARIOUS RESOLUTIONS AND AN ORDINANCE (84-R-80)

- a. Acceptance of status report on University Heights annexation (84-R-81).
- b. Acceptance of streets in University Heights upon annexation (84-R-82).
- e. Change in hours of eastbound bikelane on West Cameron Avenue (7 A.M. to 9:45 A.M.; now 10 A.M.)(84-O-31). Transportation Board also recommends adoption.

This the 24th day of April, 1984.

THE MOTION CARRIED UNANIMOUSLY.

Resolutions and an Ordinance Adopted on the Consent Agenda

The following resolutions and an ordinance were adopted on the Consent Agenda:

A RESOLUTION ACCEPTING A STATUS REPORT ON ANNEXING THE UNIVERSITY HEIGHTS AREA (84-R-81)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby accepts the Town Manager's report dated April 24, 1984, regarding annexation of the University Heights area at midnight, June 30, 1984.

This the 24th day of April, 1984.

A RESOLUTION REQUESTING DELETION FROM THE STATE-MAINTAINED SYSTEM OF CERTAIN ROADS AND STREETS LYING WITHIN THE AREA TO BE ANNEXED BY THE TOWN OF CHAPEL HILL, NORTH CAROLINA, AND FORMERLY MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS (84-R-82)

WHEREAS, the Department of Transportation, Division of Highways, has maintained certain roads and streets lying within the area to be annexed by the Town of Chapel Hill, pursuant to Town ordinance 83-O-36, known generally as University Heights; and

WHEREAS, the Town of Chapel Hill will assume responsibility for the roads and streets lying within the newly annexed area, with the exception of those roads and streets designated as System Roads or Streets; and

146
2/1/84

WHEREAS, the Town of Chapel Hill and the Department of Transportation, Division of Highways have reviewed and designated on a map the roads and streets to be deleted from the System, the total mileage being 0.77 mile Rural System as shown on attached map and Form SR-5, both being part of this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Chapel Hill:

That the Town hereby agrees to provide all necessary maintenance on the 0.77 mile of roads in question, as set forth on attached map and attached Form SR-5, Secondary Road Abandonment Investigation Report, incorporated herein by reference;

And the Town understands and agrees that the Department of Transportation, Division of Highways, effective July 1, 1984, will discontinue all State maintenance on said roads and streets as of that date.

This the 24th day of April, 1984.

AN ORDINANCE TO ADJUST THE TIMES IN WHICH PARKING IS NOT ALLOWED IN THE CAMERON STREET BIKELANE (84-0-31)

BE IT ORDAINED by the Council of the Town of Chapel Hill:

SECTION I

That Section 21-27.3 of the Town Code is amended by deleting the time "10:00 A.M." in the phrase "7:00 A.M. - 10 A.M." and inserting in lieu thereof the time "9:45 A.M.," so that said phrase as amended shall read "7:00 A.M. - 9:45 A.M."

SECTION II

That Section 21-42(c) is amended by deleting the time "10 A.M." in the phrase "7:00 A.M. to 10:00 A.M." and inserting in lieu thereof the time "9:45 A.M." so that said phrase as amended shall read "7:00 A.M. to 9:45 A.M.""

SECTION III

This ordinance shall be effective on August 13, 1984.

SECTION IV

All ordinances and portions of ordinances in conflict herewith are hereby repealed.

This the 24th day of April, 1984.

Resolution Awarding a Contract for Re-Surfacing of Streets

Mr. Taylor explained to Councilmember Boulton that the list of streets to be re-surfaced in the proposed resolution were in priority order. Since the bids were more than the amount to be allocated, the proposed resolution would award a contract and reduce the amount of proposed re-surfacing to keep the cost of the work within the budgeted amount. Streets originally proposed for re-surfacing, but cut from the original list, would be top priority for the following year.

COUNCILMEMBER BOULTON MOVED, SECONDED BY COUNCILMEMBER KAWALEC, ADOPTION OF RESOLUTION 84-R-83:

147
 A RESOLUTION AWARDING A CONTRACT FOR RESURFACING OF STREETS
 (84-R-83)

WHEREAS, the Town of Chapel Hill has solicited formal bids on March 28, 1984, and the following bids have been received:

Item	Lee Paving Co.		B&B Paving Co.		C. C. Mangum		Nello Teer		REA Const. Co.	
	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Base Bid										
Street Resurfacing										
a. 4600 tons asphalt	\$31.49	\$144,854	\$39.25	\$180,550	\$37.50	\$172,500	\$45.30	\$208,380	\$37.80	\$173,860
b. 50 tons - patching	\$65.00	\$ 3,250	\$100.00	\$ 5,000	\$50.00	\$ 2,500	\$60.00	\$ 3,000	\$105.00	\$ 5,250
TOTAL		\$148,104		\$185,000		\$175,000		\$211,380		\$179,130
Alternate 1										
Utility Adjustment										
a. 75 manholes	\$100.00	\$ 7,500	\$125.00	\$ 9,375	\$125.00	\$ 9,375	\$125.00	\$ 9,375	\$185.00	\$ 13,875
b. 88 valve boxes	\$100.00	\$ 8,800	\$100.00	\$ 8,800	\$125.00	\$ 11,000	\$ 80.00	\$ 7,040	\$155.00	\$ 13,640
TOTAL		\$ 16,300		\$ 18,175		\$ 20,375		\$ 16,415		\$ 27,515

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Town accepts the base bid of Lee Paving Company in the amount of \$148,104, and awards a contract to Lee in the amount of \$135,000, pursuant to the Town's bid option to decrease the contract amount up to 25 percent without increasing the unit price thereunder, and rejects all Alternate 1 bids.

BE IT FURTHER RESOLVED that the Manager be authorized to reduce the amount of street resurfacing work to keep the cost of said work within the budgeted amount.

This the 24th day of April, 1984.

THE MOTION CARRIED UNANIMOUSLY.

Ordinance Amending Chapter 21 of the Town Code of Ordinances

Councilmember Pasquini stated that parking in this area was critical and eliminating spaces would not improve the safety, and would only serve to aggravate the parking situation. He felt that reducing the speed limit would be more effective in addressing safety concerns. He would oppose the resolution.

COUNCILMEMBER SMITH MOVED, SECONDED BY COUNCILMEMBER HOWES, ADOPTION OF THE FOLLOWING RESOLUTION:

AN ORDINANCE AMENDING CHAPTER 21 OF THE CODE OF ORDINANCES
 (84-0-30)

BE IT ORDAINED by the Council of the Town of Chapel Hill:

SECTION I

That Section 21-27 of the Town Code of Ordinances, "No Parking As to Particular Streets," is amended by inserting the following therein, in appropriate alphabetical order:

<u>Street</u>	<u>Side</u>	<u>From</u>	<u>To</u>
Pittsboro Street	West	A point 125 ft. north of the centerline of McCauley Street	A point 370 ft. north of the centerline of McCauley Street
Pittsboro Street	West	A point 170 ft. south of the centerline of McCauley Street	A point 635 ft. south of the centerline of McCauley Street

SECTION II

This ordinance shall be effective beginning on Monday, May 14, 1984.

SECTION III

All ordinances and portions of ordinances in conflict herewith are hereby repealed.

This the 24th day of April, 1984.

THE MOTION CARRIED 8 TO 1 WITH COUNCILMEMBERS BOULTON, BROADFOOT, HOWES, KAWALEC, PRESTON, SMITH, THORPE, AND MAYOR NASSIF SUPPORTING, AND COUNCILMEMBER PASQUINI OPPOSING.

Notification of Expiration of Terms on Town Advisory Boards

The Deputy Town Clerk notified the Council of 22 terms on Town Advisory Boards that would expire on June 30, 1984.

COUNCILMEMBER HOWES MOVED, SECONDED BY COUNCILMEMBER PASQUINI, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED UNANIMOUSLY.

The meeting was adjourned at 10:53 P.M.

Joseph L. Nassif, Mayor

Robin G. Rankin, Deputy Town Clerk