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MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCIL
OF THE TOWN OF CHAPEL HILL, MUNICIPAL BUILDING,
MONDAY, APRIL 22, 1985, 7:30 P.M.

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

Jonathan Howes
Beverly Kawalec
David Pasquini
Nancy Preston
Bill Thorpe

Council Members Marilyn Myers Boulton, David Godschalk and R. D. Smith were absent, excused. Also present were Town Manager David R. Taylor, Assistant Town Managers Sonna Loewenthal and Ron Secrist and Acting Town Attorney Michael Patrick.

Public Hearing on Community Development Application

Roger Waldon, Planning Director, made a brief presentation on a proposed plan to spend approximately \$345,000 of federal Community Development (CD) funds for 1985. He stated that the proposed objectives and activities for the funds were: 1) rehabilitate housing by providing low-interest loans to homeowners; 2) encourage low and moderate income homeownership opportunities; and 3) provide capital improvements.

Margot Williamson, representing residents of University Heights, requested CD funds to pay the cost of tapping onto the city water line. (For complete text, see Clerk's files).

Curtis Harper, representing the Inter-Church Housing Corporation (IN-CHU-CO), stated that IN-CHU-CO was grateful for the inclusion of their group in the proposed CD funds but wished that the amount could be larger than the \$25,000 proposed. He said the need to replace the appliances had been determined by HUD, who had also provided funds for such replacement, and therefore was not part of the CD request. He also said the group had used professional siding companies for their estimates of siding repair needs and costs. He concluded by asking Council to review their request in the hope that additional funds could be appropriated for their needs.

Dee Gamble, secretary for IN-CHU-CO, spoke in support of IN-CHU-CO's request and for additional funds.

Roscoe Reeve, speaking as a member of the IN-CHU-CO Board of Directors, spoke in support of IN-CHU-CO's request for further funds. He pointed out that he had seen a newspaper announcement which stated that \$75,000 of CD funds was proposed for IN-CHU-CO, not the \$25,000 listed in the Manager's memorandum.

Burnell Powell, speaking as a member of IN-CHU-CO Board of Directors, spoke in support of a working partnership between the Town of Chapel Hill and IN-CHU-CO, and for further funds for IN-CHU-CO's needs.

Roosevelt Wilkerson, representing the South Orange Black Caucus, spoke in support of the IN-CHU-CO proposal and for additional funds.

Council Member Preston asked why the IN-CHU-CO appropriation was limited to \$25,000 when \$75,000 had been indicated earlier. Manager Taylor replied that an on-site inspection had led him to believe IN-CHU-CO did not need \$75,000 for complete residing and other improvements. He said he did not feel there was a need to reside all the buildings on every side. Rather, it appeared that only some of the units needed to be totally resided, while others only needed to be partially resided. Therefore, it was the staff's belief that further investigation into the specific needs was necessary before granting more funds.

Council Member Howes asked how IN-CHU-CO felt about residing only certain buildings and certain sides at this time. Mr. Harper replied that it was his understanding that all the siding needed replacing and not in a piecemeal fashion.

Mayor Nassif said that he appreciated the work done and services provided by IN-CHU-CO. He said that a partnership between the public and private sectors regarding public housing was a necessity, but that the partnership should be more than just one group asking for funds of the other. He said the partnership should insure that public housing was available and maintained in good condition.

COUNCIL MEMBER KAWALEC MOVED, SECONDED BY COUNCIL MEMBER PRESTON, TO REFER TO THE MANAGER. THE MOTION PASSED UNANIMOUSLY, (6-0).

Petitions

Mrs. Rebecca Clark, speaking as a citizen, spoke on the Old Chapel Hill Cemetery. She stated that as residents, they were paying taxes for cemetery upkeep. She asked why the upkeep of the Old Cemetery was not the same throughout and like that for the new cemetery on Chapel Hill Blvd. She asked the Council to have repairs made on headstones, to have garbage and trash removed regularly and to fill in sinkholes. She gave a slide presentation to demonstrate the problems in the Old Cemetery.

Ed Caldwell, speaking as a citizen, spoke in support of Mrs. Clark's petition and against any discrepancy in the upkeep of sections of the two cemeteries.

Ken McIntyre, speaking as a citizen, spoke in support of Mrs. Clark's petition. He felt cemeteries were memorial parks and should be taken care of.

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER KAWALEC, TO REFER TO THE MANAGER.

Mayor Nassif said that crews were maintaining both cemeteries, but that vandalism did occur.

THE MOTION PASSED UNANIMOUSLY, (6-0).

Ms. LeAnn Nease, an attorney with Jordan, Brown, Price, and Wall, representing Flagler System Inc. and Kenan Co., Inc., petitioned Council to consider permanently closing a platted but unpaved and unnamed street. The street is now considered an extension of Hamilton Road across from the Glen Lennox Shopping Center, and consists of gravel for approximately $1\frac{1}{2}$ car lengths and then a grass strip to the back of the property. Flagler System, Inc. and Kenan Co. were considering developing the property owned by Flagler and would like to consider routing its traffic through the existing signal and use some of the space where the unnamed street was located to improve the appearance and spacing of the project. For these reasons and particularly for the reasons of traffic safety and to avoid an extra outlet onto Highway 54, Ms. Nease said they requested Council to consider closing the street.

COUNCIL MEMBER KAWALEC MOVED, SECONDED BY COUNCIL MEMBER PRESTON, TO REFER TO THE MANAGER. THE MOTION PASSED UNANIMOUSLY, (6-0).

Minutes

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER THORPE, TO ADOPT THE MINUTES OF APRIL 1, 1985, AS CIRCULATED. THE MOTION PASSED UNANIMOUSLY, (6-0).

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER PASQUINI, TO ADOPT THE MINUTES OF APRIL 9, 1985, AS CORRECTED. THE MOTION PASSED UNANIMOUSLY, (6-0).

Manager's Recommended Budget for 1985-86

Manager Taylor made a presentation in which he recommended a balanced budget for 1985-86 without an increase in the tax rate.

The budget was balanced by reducing preliminary expenditures by about \$190,000, using the unrestricted portion of the $\frac{1}{2}$ cent sales tax revenue for General Fund operations, and increasing preliminary revenue estimates for property tax and state-shared revenues by about \$130,000. The expected \$296,000 in General Revenue Sharing Funds for FY 1985-86 would be used to fund the capital improvements program.

Manager Taylor stated that the proposed expenditure level for the General Fund for 1985-86 was \$12,142,808. These expenditures fall into four major categories: personal services, operating costs, capital outlay, and capital reserve. The major proposed increase in expenditures for 1985-86 is in the area of personal services.

Manager Taylor said the possible elimination of federal operating assistance for 1986-87 would be a primary issue for the Transportation fund next year. Without federal assistance, changes in service levels and fares may be required in 1986-87 as well as an adjustment in the Transportation tax rate.

He concluded that the Town remained in good financial health and would be able to provide the same level of services without increasing the current tax rate and with minor adjustments in service fees and charges. Mr. Taylor further stated that it was projected that the General Fund tax rate could remain at its present level for the next three years (see list of assumptions on page 126 of the Manager's Recommended Budget 1985-86).

Council Member Preston complimented the Manager and Finance Director, Jim Baker, in presenting a balanced budget without increasing taxes or cutting services.

Council Member Kawalec asked what was the total fund balance. Manager Taylor replied that the fund balance, as of June 30, 1984, was approximately \$1,400,000. Eight hundred thousand dollars was appropriated for Parking Lot #5 and \$600,000 is expected to be created in this proposed budget.

Mayor Nassif expressed concern about the 7-8% increase in personal services. He felt the increase should not exceed the rate of inflation which was 4%. He also asked what percentage of the funds appropriated for personal services was not expended. Manager Taylor replied that the staff would research this and get back to Council.

Mayor Nassif stated he felt there needed to be a formal plan which would evaluate each position as vacancies occurred to determine whether or not the position was essential for Town operations. He went on to say that he was generally pleased with the budget but that the staff needed to find out how to avoid this level of increases each year. He said he would recommend to Council that they follow up on the recommendation of the 1983 Management Audit and hire a consultant to study the Police Department and public safety system.

Council Member Thorpe questioned what the standard was for receiving longevity pay. Manager Taylor replied that an employee had to be working with the Town, on a certain date, for at least 5 years and have received an At or Above Expected Level performance rating for the immediate previous rating period. Council Member Thorpe said that longevity should not be based on performance level, rather solely on the years of service. Council Member Thorpe then asked that a part-time clerical position be investigated to be used by Council Members. He also asked for the exact figure set aside in the budget for elections. Manager Taylor replied that the staff would prepare a memorandum on this.

Council set up the following dates for budget worksessions:

Monday, April 29, at 7:30	
Wednesday, May 8, at 7:30	in the Meeting Room
Tuesday, May 21, at 7:30	

The May 28th regular meeting will recess until June 3rd for consideration of Budget adoption.

Resolution to Call a Public Hearing to Consider a Change in the Number of Council Members

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER KAWALEC, TO DEFER THE ITEM. THE MOTION PASSED, (5-1), WITH COUNCIL MEMBER PASQUINI VOTING AGAINST.

Resolution Calling for a Public Hearing on May 13 for the Paving of Marcus Road

Manager Taylor made a brief presentation in which he recommended that Council adopt resolution A to begin the process for paving Marcus Road.

Council Member Thorpe asked if this project would cause any delay in the paving project for Emily Road, Farrington Drive and Partin Street. Manager Taylor replied that it would not cause a delay.

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER PRESTON, TO ADOPT RESOLUTION 85-R-78a. THE MOTION PASSED UNANIMOUSLY, (6-0).

The resolution, as adopted, reads as follows:

A RESOLUTION OF INTENT TO UNDERTAKE THE PAVING OF MARCUS ROAD (85-R-78a)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council intends to undertake a project for the paving and other improvements to Marcus Road during fiscal year 1985-86.

1. The Town has received a petition for the paving of Marcus Road including curb and gutter, and the petitions have been determined to be valid under G.S. 160A-217(a); and
2. Marcus Road is comprised of approximately 800 linear feet of gravel road located off Farrington Road; and
3. The Town would pave the unpaved portions of Marcus Road to Town standards and assess owners of property abutting the presently unpaved sections of Marcus Road at an equal rate per foot of frontage; and
4. The assessment amount will be 50% of the actual, total project cost upon completion (not including the cost of improvements made at street intersections), which costs shall include construction, legal services, any interest charges, right-of-way acquisition, and publication expenses; and
5. Owners of assessed property shall have the option of paying the assessment in one cash payment within 30 days after confirmation of the final assessment roll, or in not more than 10 annual installments, the first of which will be due and payable 60 days after the assessment roll confirmation with interest, at an annual rate of 6%; and
6. The Town herewith calls a public hearing at 7:30 p.m. on May 13, 1985 in the Municipal Building, to consider adoption of a resolution to undertake the above-described project, 306 North Columbia Street.

This is the 22nd day of April, 1985.

Quarterly Reports

Council Member Preston said she had nothing to report from JOCCA.

Council Member Howes said that the State of the Region Conference for Triangle J Council of Governments would meet on April 30, 1985, and it would focus on roads.

Manager Taylor stated that the memorandum detailing Quarterly Reports was included in Council's packet and that he would answer any questions from Council.

Spare Bus Transmission Bid

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER THORPE, TO ADOPT RESOLUTION 85-R-79 TO REJECT THE BID OF TRANSIT SERVICE CO. FOR ONE COMPLETE TRANSMISSION ASSEMBLY. THE MOTION PASSED UNANIMOUSLY, (6-0).

The resolution, as adopted, reads as follows:

A RESOLUTION REJECTING A BID FOR ONE (1) COMPLETE TRANSMISSION ASSEMBLY FOR GMC 11-04 TRANSIT COACHES, MODEL T-70604 (85-R-79)

WHEREAS, the Town of Chapel Hill has solicited formal bids by legal notice in The Chapel Hill Newspaper on December 15, 1984 in accordance with G.S. 143-129 for the purchase of one complete transmission assembly for GMC 11-04 transit coaches, Model T-70604; and

WHEREAS, the following bid was received and opened on January 8, 1985; and

<u>Bidder</u>	<u>Price</u>
Transit Service Company, Inc.	\$19,362

WHEREAS, a bid submitted by Johnson and Towers, Inc. lacked a bid bond and therefore cannot be considered;

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council rejects the bid submitted by Transit Service Company, Inc. on January 8, 1984, in the amount of \$19,362, in response to the Town's request for bid published December 16, 1984 and opened January 8, 1985, in accordance with G.S. 143-129.

This is the 22nd day of April, 1985.

COUNCIL MEMBER PASQUINI MOVED, SECONDED BY COUNCIL MEMBER KAWALEC, TO ADJOURN. THE MOTION PASSED UNANIMOUSLY, (6-0).

The meeting adjourned at 9:35 p.m.

Mayor Joseph L. Nassif

Nancy J. Wells, Information Services

