

MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCIL  
OF THE TOWN OF CHAPEL HILL, MUNICIPAL BUILDING,  
MONDAY, MARCH 24, 1986, 7:30 P.M.

Mayor Pro-tem Bill Thorpe called the meeting to order. Council Members present were:

Julie Andresen  
David Godschalk  
Jonathan Howes  
R. D. Smith  
Arthur Werner

Council Members David Pasquini, Nancy Preston, and Mayor Wallace were absent, excused. Also present were Town Manager David R. Taylor, Assistant Town Managers Sonna Loewenthal and Ron Secrist, and Town Attorney Ralph Karpinos.

Certificate of Appointment

Mayor Pro-Tem Thorpe welcomed and introduced Clinton Jones the new appointee to the Transportation Board. He presented Mr. Jones with a Certificate of Appointment.

Public Forum on Interim Budget Report

Manager Taylor said the purpose of this forum was to receive citizen's comments and suggestions on the Interim Budget Report as well as direction and guidance from the Council.

There were no comments from citizens.

Council Member Andresen expressed a need for additional employees in the Planning and Police Departments.

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

Petitions

Eileen Kugler, representing the Baha'i Community, presented the Council with a copy of the 'Promise of World Peace,' a statement that addresses various aspects of world peace. (For copy of text, see Clerk's files.)

Audrey Layden, representing the Inter-Faith Council for Social Services, petitioned the Council to release the funds (\$15,000) granted to them by the Town in 1984 which was to be allocated over three years when the Shelter Program for the homeless began operating out of a permanent facility. She said problems had hampered the IFC's ability to obtain a permanent facility for the Shelter as quickly as had originally hoped. Ms. Layden stated that the addition of the Shelter Program to the IFC budget had created a situation where the IFC would not be able to meet human needs through its traditional programs without additional financial assistance. She said this was why IFC found it necessary to ask for the immediate use of the \$15,000 granted in 1984. (For copy of text, see Clerk's files.)

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER GODSCHALK TO REFER TO THE MANAGER AND HUMAN SERVICES ADVISORY BOARD.

Council Member Smith spoke in support of the petition.

Council Member Andresen asked for clarification of the requested use of the funds. Mrs. Layden said the funds would be used for immediate operating costs.

THE MOTION PASSED UNANIMOUSLY, (6-0).

Watts Hill, Jr., speaking as a resident, petitioned the Council for clarification of Ordinance 86-2-24/O-1B, a development ordinance text amendment regarding density caps. He asked if the intent of the Council in adopting this ordinance was for the ordinance to address duplex developments as well as multi-family developments. He said that in the discussion on the ordinance both at the public hearing and at its adoption there had not been anything said regarding its applicability to duplex developments.

Council Member Howes suggested referring the matter to the Manager and staff for their review and advice.

Council Member Godschalk said he felt the ordinance had been clear in establishing the maximum number of dwelling units per acre and therefore included duplex developments, but he questioned whether or not this had been clearly understood by all members of the Council.

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

Milton Julian, representing the Downtown Chapel Hill Association, petitioned the Council to review parking fines for on-street parking in the Downtown area. He commented that parking in the Town's parking lots for an entire day cost \$6.00 while parking on the street all day and feeding the parking meter cost \$2.00-3.00, including the fine for overparking. Mr. Julian said that other cities charged \$5.00 for each over-parking infraction. He urged the Council to consider using this type of fine for on-street over-parking to allow for additional revenues and increased short term parking. (For copy of text, see Clerk's files.)

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

Louis Dworsky, petitioned the Council to review the areas under consideration for an affordable housing project. He spoke against using the Colony Woods West area for this purpose. He said it did not make sense to have such a project adjacent to a neighborhood of higher priced homes. Mr. Dworsky also commented that the Town already had a public housing facility in the area.

Council Member Smith stated that the proposal was for an affordable housing project, not public housing. He said the homes would be sold, and that he expected each homeowner to take as much pride in his home as an owner of a \$100,000 home.

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER WERNER TO RECEIVE THE PETITION. THE MOTION PASSED UNANIMOUSLY, (6-0).

Mayor Pro-tem Thorpe introduced a memorandum from the March meeting of the Transportation Advisory Committee for the Durham, Chapel Hill and Carrboro Urban Area which said the Committee had moved to begin the engineering work this summer for the 15-501 improvements but that there were currently no plans to begin the actual improvements because NCDOT had not approved funding for the project. Mr. Thorpe urged the Council to continue their efforts to get this project started and completed. (For copy of memorandum, see Clerk's file.)

#### Minutes

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER HOWES TO ADOPT THE MINUTES OF FEBRUARY 24, 1986 AS CORRECTED. THE MOTION PASSED UNANIMOUSLY, (6-0).

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER WERNER TO ADOPT THE MINUTES OF MARCH 3, 1986 AS CIRCULATED. THE MOTION PASSED UNANIMOUSLY, (6-0).

#### Litter Clean-Up

Josh Gurlitz, representing the Community Appearance Commission, spoke in support of a resolution for the Council to endorse a litter clean-up project by volunteer citizens during the week of April 20-26, 1986. He said the proposal was to enlist volunteers during the Apple Chill festival to help in the clean-up. He thanked Marjorie Ward and Dr. Francis DiGiano for their efforts in organizing the clean-up campaign.

Council Member Andresen commended Mr. Gurlitz and the others for their work and efforts to help clean-up the litter along Chapel Hill streets.

Council Member Smith asked for clarification on how the clean-up project would work. Mr. Gurlitz said volunteers, solicited during Apple Chill, would work with the organizers to clean-up areas along Chapel Hill streets. He said the trash would be collected and deposited at certain "dump sites" and collected by the Public Works Department on Saturday, April 26. Council Member Smith asked who would provide the receptacles for the trash. Bruce Heflin, Public Works Director, said the Public Works Department would provide portable dumpsters and large trash bags. Dr. DiGiano spoke in support of the resolution saying he felt it would be beneficial to the Town.

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN TO ADOPT RESOLUTION 86-3-24/R-0.1. THE MOTION PASSED UNANIMOUSLY, (6-0).

The resolution, as adopted, reads as follows:

**A RESOLUTION ENDORSING A LITTER CLEAN-UP PROJECT BY VOLUNTEER CITIZENS IN THE WEEK OF APRIL 20 - 26, 1986 (86-3-24/R-0.1)**

WHEREAS, the North Carolina Department of Transportation will conduct its annual spring clean-up of litter along State roads in the week of April 20 - 26, 1986; and

WHEREAS, an informal group of public - spirited Chapel Hill citizens including Ms. Marjorie Ward and Dr. Francis DiGiano are planning a volunteer project, "Glitter Day," to pick up litter along public roads in Chapel Hill on April 26 and;

WHEREAS, the volunteer work of citizens enhances the quality of life of Chapel Hill; and

WHEREAS, the Town Council wishes to commend the citizens organizing and participating in this clean-up project, which is especially timely when Chapel Hill's natural beauty abounds with the new greenery and flowers of spring; and

WHEREAS, the citizen group will undertake this project with the cooperation and assistance of the Town's Public Works Department;

NOW THEREFORE BE IT RESOLVED that the Town Council of Chapel Hill hereby endorses the volunteer citizens' litter clean-up project planned for the week of April 20 - 26, encourages all citizens to participate, and expresses its sincere appreciation on behalf of the Town.

This the 24th day of March, 1986.

#### Home Improvement and Rental Rehabilitation Loan Program

Al Mebane, representing the Human Services Advisory Board, said the Board was concerned about the continued lack of progress in implementation of the Rental Rehabilitation and Home Improvement programs presently under contract with the Chapel Hill Housing Authority. He commented that these programs were difficult and complicated to manage and administer and that the Board felt these programs would be better served under the administration of the Town staff. Mr. Mebane said there was no opposition to this move from the Chapel Hill Housing Authority, the current administrators of the programs, as stated in a letter to the Council from the Chair of the Housing Authority Board of Directors.

Council Member Andresen asked why these programs were so hard for the Housing Authority to manage. Mr. Mebane said although he could not speak for the Housing Authority he thought the increase of fifty-two housing units under the Housing Authority's control had and would continue to increase the Authority's work load.

Council Member Smith asked the Manager if the Town had enough staff to administer these programs. Manager Taylor said that he did not know and would like the Council to refer this matter to the staff for review.

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

#### Report on Affordable Housing Ownership

Manager Taylor stated that the affordable housing issue was a concern of the Council and the community, and that the staff in an effort to address this concern had proposed two short-term solutions to the larger needs for affordable housing. He suggested implementing a demonstration program on a small scale using Town-owned land and available local resources, as well as proposing changes in the Development Ordinance that would encourage developers to provide moderate-cost housing. Manager Taylor said the demonstration project would be a public/private partnership with a local developer. He asked for comments from the Council and that the Council refer the proposal to various boards and the affordable housing task force.

Council Member Andresen said the report was excellent. She suggested further staff review of the joint effort proposal. Council Member Andresen expressed support for changing development standards to encourage low cost housing rather than having the Town subsidize such housing. She asked what would be required to administer such a program. Manager Taylor replied that he was not sure at this stage, but when the proposal was ironed out as to specifics, he would be able to present the Council with the information on whether or not the proposal was a feasible project and precisely what would be needed to administer such a program.

Council Member Werner commended the staff for their efforts thus far, and asked if any public hearings would be needed for any of the proposed implementation steps. He said he felt there should be broad citizen awareness of such a project. He encouraged the Manager to include large density bonuses for developers who agreed to provide moderate-cost housing. Mr. Werner also asked where would the funds for the project be found. Manager Taylor replied that funds for this type of project had been ear-marked in the Community Development funding for the past two years but had not as yet been used.

Council Member Smith congratulated the Manager and staff for the proposal. He questioned whether or not incentives to developers should be used in the initial demonstration project. He was concerned that developers may take advantage of the density bonuses and fail to provide moderate-cost housing. Manager Taylor replied that the staff was investigating all possibilities for the demonstration project, but he said he felt for the affordable housing project to be successful it should include incentives for developers.

Mayor Pro-tem Thorpe commented that the affordable housing task force was not Council appointed. Manager Taylor agreed but said that the task force could provide valuable input into the proposal.

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER HOWES TO ACCEPT THE REPORT. THE MOTION PASSED UNANIMOUSLY, (6-0).

#### Development Review Process - Rusten Report

Manager Taylor said the report was in response to perceived problems in the Development Review process. He introduced Allan Rusten, the management consultant who performed the study.

Mr. Allan Rusten, representing Rusten Associates, gave a presentation on the management study he conducted on the development review process. He said the study was concerned with the working relationship of the Town and citizens and did not include an assessment of Town policies of growth. Mr. Rusten said the study reviewed the working relations of the Town staff and the development community and found there was room for improvement, especially with regard to

the accessibility of Town staff. He commented that the heavy work load and unequal distribution of work among the Planning staff were possible reasons for the lack of access. Mr. Rusten said the key findings dealt with the development ordinance and the small number of employees who acutally understood it. He said this resulted in questions being posed to the Development Coordinator for explanation, thus interrupting and increasing his work. Mr. Rusten recommended distributing the work load and knowledge through training sessions, changes in office procedures, implementing more written communications, and additional staff (Planner II & Secretary II). Mr. Rusten concluded by introducing Mr. Peter Larson, the Planning Consultant for the study.

Mr. Larson commented that the study showed the Development Ordinance to be confusing and difficult to understand. He said it needed a complete overhaul and suggested rewriting the Development Ordinance in conjunction with the update of the comprehensive plan. In addition, Mr. Larson said the Development Ordinance needed a user's guide for additional ease of understanding, further clarification of the language, updates to the Design and Engineering Manuals, and reduction of redundancies in each. He also said that there was a need to reduce the work load of the Planning Board, and suggested changes in the procedures of the Boards/Commissions to allow for the applicants to make their presentations first. The latter was suggested because he said it might eliminate the adversarial atmosphere of the meetings. Mr. Larson also suggested increasing the number of members of the Board of Adjustment so as to ensure a working quorum was present at each meeting. He concluded by saying he was pleased to see that some of the suggestions made by the consultants were already being implemented.

Council Member Smith asked if the recommendation of additional staff was based on past growth, current, or expected? Mr. Rusten replied that the recommendation for additional staffing in the Planning Department was based on the unsatisfactory physical arrangement of the offices on the second floor (secretary to greet and direct the public), the tremendous writing responsibilities, and the current work load of the Development Coordinator.

Council Member Howes thanked Mr. Rusten for the report, commenting that he thought it was a thorough, concise report. He asked about the problems with the Development Ordinance and possible solutions. Mr. Larson replied that he felt the Development Ordinance needed to be rewritten in conjunction with the Comprehensive Plan. Council Member Howes asked about the consultant's comments on matters which ultimately come to the Council for resolution. Mr. Larson said there may be areas where the Council need not spend a lot of time in discussion, especially if the staff review was favorable. He urged the Council to rely on its staff.

Council Member Andresen said the report was perceptive. She commented that many of the issues discussed in the consultant study related to the policy issues of the Town. She was concerned that changes might be made by the Manager and staff which might affect the policy issues. She asked the Manager to prepare a summary of changes and how they would affect the Council. Manager Taylor said a complete review of all recommendations would be presented to the Council.

Council Member Godschalk asked for clarification of what changes the consultants felt were necessary to the Development Ordinance. Mr. Larson replied that changes in the language was of primary importance, but that he recommended completely rewriting the Development Ordinance, moving some information from the Development Ordinance into the Design Manual, and eliminating duplication of information amongst the Development Ordinance and Design and Engineering Manuals. Mr. Larson said he did not feel any provisions or standards of the Development Ordinance were particularly onerous for a Town like Chapel Hill.

Council Member Godschalk asked about the suggestions regarding the Resource Conservation District ordinance. Mr. Larson stated that the language within the ordinance needed to be clarified to prevent

duplication of efforts, especially in the variance procedures.

Council Member Werner said he found the report to be very well written and easy to read. He questioned the purpose of the study because he suspected that the Town's administrative staff along with the Planning Director could have prepared the recommendations. He also said that those who had met with the Design Council last Saturday essentially heard all of the comments of the development community which were reiterated in the report. Council Member Werner suggested that the Town could have spent the money used to hire the consultants on hiring a Planner II. He also commented that he disagreed with the recommendation to have the applicant precede the staff presentation. He said he viewed the staff as the Council's staff presenting the material to the Council first. Mr. Werner felt if the developer's presentations were first, there might be more of a sales pitch approach.

Council Member Smith commented that he thought there was a dichotomy in that the consultants felt the Planning staff was overworked, but also recommended that the Development Ordinance should be rewritten, a very time-consuming task. He asked if it would be possible to hire consultants to rewrite the Development Ordinance in conjunction with the staff efforts to rewrite the Comprehensive Plan. Manager Taylor replied that it was possible to hire consultants to rewrite the Development Ordinance, but he felt it was imperative to have active staff involvement in this project or the same type of situation would exist, whereby very few individuals would be able to understand the Development Ordinance.

Mayor Pro-tem Thorpe commended the consultants on the style of the report. He said the numerous changes in the Development Ordinance over the last five years were the result of changes in the Town's philosophy about growth and its Goals and Objectives.

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

#### State Funds for OWASA

Sonna Loewenthal, Assistant Town Manager for Environment and Development, gave a presentation on the proposal to transfer Chapel Hill's allocation of State water and sewer funds to OWASA to help fund the Cameron Avenue finished water main, extension of sewer mains through the North Forest Hills neighborhood, the enlargement of the Finley Golf Course Road sewer outfall, and sewer mains necessary to serve areas to be annexed by the Town. Mrs. Loewenthal said the State had allocated \$645,158 to Chapel Hill for water and sewer facilities for 1985-1987. She stated the staff felt the funds should be used for system improvements, not for extension of lines to individual lots.

Council Member Godschalk commented that the extension of sewer lines into areas to be annexed was an important project because it would affect future development. He asked for further clarification of the areas under consideration.

Council Member Andresen expressed concern about the disturbance of creek beds when extending the sewer mains.

Council Member Smith expressed concern about extending water and sewer lines to areas already annexed prior to extending these lines to areas to be annexed. He mentioned the Piney Mountain Road/Partin Street area as an example.

Council Member Howes agreed with Council Member Smith that water and sewer lines should be extended into the Piney Mountain Road area.

Everette Billingsley, speaking as the Executive Director of OWASA, commented that the State funds were generally tied in with OWASA's

capital improvement program and that to use these funds to extend water lines to the Piney Mountain Road/Partin Street area would require further work on the proposal and a rearranging of funds.

Manager Taylor stated that the staff proposed using the funds for extension of trunk lines, not distribution lines which were the type of lines required for extension of water and sewer lines into the Piney Mountain Road/Partin Street area under discussion. He also said that OWASA would assess the property owners for the OWASA funds used to extend these lines (about one-half of the normal assessment).

Council Member Smith stated that the property owners would probably be willing to pay that assessment since it would be half of what they had been previously told they would have to pay.

COUNCIL MEMBER GODSCHALK MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN TO ADOPT RESOLUTION 86-3-24/R-1D.

COUNCIL MEMBER SMITH MOVED TO AMEND THE MOTION TO INCLUDE THE EXTENSION OF WATER LINES TO THE PINEY MOUNTAIN ROAD/PARTIN STREET AREA.

Council Member Godschalk said he could not vote in favor of amending the motion to include extending the water lines to the Piney Mountain Road/Partin Street area if all the residents did not agree to the assessment which they would incur.

Council Member Werner asked, if the water lines were extended, would the assessment would be made regardless of whether or not the residents wanted the water line extended? Mr. Billingsley replied yes.

Council Member Howes agreed that there needed to be complete consent from the residents with regard to the extension of the water lines and assessment before he could vote in favor of the amendment.

Council Member Smith asked a spokesman from the neighborhood to address the Council.

Mr. Lee House, representing the residents of Piney Mountain Road/Partin Street area, asked the Council to include the extension of water and sewer lines to his neighborhood as part of the proposal for use of State funds for local water and sewer facilities. He said he could not speak for all the residents with regard to the assessment, but it was his understanding that the residents would not be assessed until they tapped onto the system.

Manager Taylor said that OWASA's regulations called for the assessments to be made when the extensions were made. He reiterated that use of the State funds were generally geared toward extension of the water and sewer trunk lines and that the Piney Mountain Road/Partin Street area already had the trunk lines for water, and partial trunk lines for sewer.

THE AMENDMENT FAILED FOR LACK OF A SECOND.

Mayor Pro-tem Thorpe commented that the cost of extending the lines into the Piney Mountain Road/Partin Street area would not get any cheaper.

Council Member Howes suggested that the Town could use other funds to help extend the water and sewer distribution lines to the Piney Mountain Road/Partin Street area.

THE MOTION PASSED, (5-1), WITH COUNCIL MEMBER SMITH VOTING AGAINST.

The resolution, as adopted, reads as follows:

A RESOLUTION TRANSFERRING CERTAIN STATE FUNDS TO THE ORANGE WATER AND SEWER AUTHORITY FOR USE WITHIN THE TOWN OF CHAPEL HILL (86-3-24/R-1d)

WHEREAS, the 1985 Session of the General Assembly appropriated funds for use by local governments in water and sewer projects; and

WHEREAS, the Orange Water and Sewer Authority has been providing water and sewer services to the residents of the Town of Chapel Hill since 1977; and

WHEREAS, OWASA has indicated its desire to use these funds and to match them with the Authority's funds;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Town shall transfer its 1986-87 allocation under Senate Bill #2, Chapter 480 of the 1985 Sessions Laws, to the Orange Water and Sewer Authority for its use in:

- . the finished water main project to be implemented in 1986 and
- . the extension of sewer mains from Lake Ellen northwest along Booker Creek west of N.C. 86 and from Lake Ellen southwest along a draw as close to Glenn Heights as funding allows, and
- . the extension of sewer mains into areas to be annexed by the Town of Chapel Hill in 1986, and
- . the enlargement of the Finley Golf Course Road outfall.

BE IT FURTHER RESOLVED that the Council makes this allocation with the understanding that the total costs of the sewer main extensions to North Forest Hills, toward Glenn Heights, and into areas to be annexed and the enlargement of the Finley Golf Course Road outfall shall equal at least \$704,804.

This the 24th day of March, 1986.

#### Response to Spring Lane Petition

Karen Murphy, representing the residents of Spring Lane, urged the Council to adopt resolutions A and C authorizing maintenance of Spring Lane.

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER SMITH TO ADOPT RESOLUTION 86-3-24/R-2A. THE MOTION PASSED UNANIMOUSLY, (6-0).

The resolution, as adopted, reads as follows:

#### A RESOLUTION REGARDING MAINTENANCE OF A 247 FOOT SECTION OF A PUBLIC ALLEY (SPRING LANE) (86-3-24/R-2a)

WHEREAS, the Town of Chapel Hill has maintained Spring Lane from Rosemary Street to a Town Street light, located on a utility pole 247 feet north of Rosemary Street; and

WHEREAS, Town maintenance of this portion of Spring Lane was discontinued in 1980; and

WHEREAS, the Council of the Town of Chapel Hill finds it appropriate to resume maintenance of this portion of Spring lane;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the section of Spring Lane from Rosemary Street to a Town-maintained street light 247 feet north of Rosemary Street be placed back on the list of public streets maintained by the Town.

This the 24th day of March, 1986.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER HOWES TO ADOPT RESOLUTION 86-3-24/R-2C. THE MOTION PASSED UNANIMOUSLY, (6-0).



The resolution, as adopted, reads as follows:

**A RESOLUTION REGARDING MAINTENANCE AND IMPROVEMENT OF SPRING LANE  
(86-3-24/R-2c)**

WHEREAS, a section of Spring Lane north of a light pole does not meet minimum Town standards; and

WHEREAS, this section of Spring Lane has not been maintained by the Town since at least 1953 and is currently in need of repair; and

WHEREAS, this section of Spring Lane has been used by the public on a continuing basis and was used to provide access to Town-owned facilities, prior to 1950; and

WHEREAS, the Town's research indicates the Town may have maintained this alley at the time it was used to provide access to the Town facilities at the northern end of said alley; and

WHEREAS, neighboring property development prevents construction of a street to Town standards; and

WHEREAS, the Orange County tax maps show this portion of Spring Lane as not privately-owned;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the assumption of public repair and maintenance responsibilities for Spring Lane from a point approximately 247 feet north of Rosemary Street to a point approximately 398 feet north of Rosemary Street, subject to the following:

- 1) Receipt by the Town of easements of right-of-way, including any construction easements deemed necessary by the Town, for the portion of Spring Lane, said easements to be prepared by the adjacent owners and approved by the Town.
- 2) Written acceptance by the adjacent owners of Town repair and maintenance of said alley as a public alley approximately 10 feet wide, and a waiver of any claim for additional improvements to said alley at public expense.

This the 24th day of March, 1986.

Requests for Library and Parks and Recreation Funds From Orange County

Manager Taylor stated that this was the annual request for funding from Orange County for Library and Parks and Recreation services.

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER HOWES TO ADOPT RESOLUTION 86-3-24/R-3. THE MOTION PASSED UNANIMOUSLY, (6-0).

Mayor Pro-tem Thorpe recommended that the Council Members consider accompanying the Mayor and Manager to make the request as it was very important to the Town.

The resolution, as adopted, reads as follows:

**A RESOLUTION OF SUPPORT FOR AND REQUESTING CONTINUATION OF FUNDING BY ORANGE COUNTY FOR MUNICIPAL LIBRARY AND PARKS AND RECREATION SERVICES (86-3-24/R-3)**

WHEREAS, the Orange County Board of Commissioners has appropriated funds for several years to support municipal Library and Parks and Recreation services in southern Orange County in a spirit of cooperation between the County and the Town of Chapel Hill; and

WHEREAS, the Town's Library and Parks and Recreation services are available to residents of Orange County who do not live in Chapel Hill on the same basis as for Town residents; and

WHEREAS, the Town Council of Chapel Hill believes the policy of municipal support funding by the Orange County Board of Commissioners is commendable;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby expresses its appreciation for its policy of financial support of Chapel Hill Library and Parks and Recreation services; and

BE IT FURTHER RESOLVED that the Town Council of the Town of Chapel Hill requests County funding in 1986-87 in the amount of 20% (\$131,040) of the budget of the Town's Library and 24% (\$252,741) of the Chapel Hill Parks and Recreation Department budget, these percentages representing the percentage of non-Chapel Hill, Orange County residents using Town Library and Parks and Recreation services; and

BE IT FURTHER RESOLVED that the Mayor and Town Manager of the Town of Chapel Hill are authorized to transmit and formally present the request of the Town of Chapel Hill for municipal support funding to the Orange County Board of Commissioners at the appropriate County budget hearing.

This the 24th day of March, 1986.

#### Joint Public Hearing - Rescheduling

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER SMITH TO ADOPT RESOLUTION 86-3-24/R-4. THE MOTION PASSED UNANIMOUSLY, (6-0).

The resolution, as adopted, reads as follows:

#### A RESOLUTION CALLING A JOINT PUBLIC HEARING (86-3-24/R-4 )

BE IT RESOLVED by the Council of the Town of Chapel Hill that a Joint Public Hearing be scheduled with the Orange County Board of Commissioners for Thursday, April 3, 1986, at 7:30 p.m. in the Cultural Arts Building of Chapel Hill High School. The purpose of this hearing will be to consider development proposals.

This the 24th day of March, 1986.

#### Teen Center Lease

Council Member Smith suggested granting the Teen Center, Inc. a two year lease with the option to renew instead of the one year lease with an option. Manager Taylor replied that if the Council changed the term of the lease, the Council would not be able to act on it that night because the Town would have to readvertise the proposal stating the new terms.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER SMITH TO ADOPT RESOLUTION 86-3-24/R-5. THE MOTION PASSED UNANIMOUSLY, (6-0).

The resolution, as adopted, reads as follows:

#### A RESOLUTION AUTHORIZING THE MANAGER TO ENTER INTO A LEASE FOR A PORTION OF THE POST OFFICE/COURT BUILDING FOR A TEEN CENTER (86-3-24/R- 5)

WHEREAS, the Council of the Town of Chapel Hill is supportive of wholesome recreation and social activities for local teenagers; and

WHEREAS, the Council has determined that the three rooms in the basement of the Post Office/Court Building as indicated by the shaded areas on the attached floor plan will not be needed by the Town for the term of the lease as proposed; and

WHEREAS, pursuant to General Statute 160A-272, a notice of intent to enter into a lease agreement with Teen Center, Inc. was published on March 9, 1986;

THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Town Manager is hereby authorized to enter into, and to sign on behalf of the Town, a lease with Teen Center, Inc. for approximately 2,400 square feet in the basement of the Post Office/Court Building at 179 E. Franklin Street for the operation of a Teen Center, said lease being substantially in the form as presented by the Manager on February 24, 1986, and as described in the Manager's report of February 24, 1986 on this matter for a period of one year, and an option for an additional year.

This the 24th day of March, 1986.

#### Consent Agenda

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER HOWES TO ADOPT RESOLUTION 86-3-24/R-6. THE MOTION PASSED UNANIMOUSLY, (6-0).

The resolutions, as adopted, read as follows:

#### A RESOLUTION APPROVING VARIOUS RESOLUTIONS (86-3-24/R-6)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby adopts the resolutions submitted by the Manager in regard to the following:

- a. Closing portions of E. Franklin and Henderson Streets for Apple Chill (Sunday, April 20). (R-7)
- b. Closing portions of Raleigh Street for the UNC Springfest '86 activities on Saturday, April 12. (R-8)
- c. A resolution directing publication of a notice of intent to lease a parking area to Foushee Realty (\$300/month; present lease for the lot is expiring). (R-9)
- d. A resolution directing advertising of delinquent assessment liens. (R-10)

This the 24th day of March, 1986.

#### A RESOLUTION TEMPORARILY CLOSING PORTIONS OF FRANKLIN STREET AND HENDERSON STREET (APPLE CHILL, 1986) (86-3-24/R-7)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby directs the closing of Franklin Street between Columbia Street and the western entrance of the Morehead Planetarium parking lot, and of Henderson Street between Rosemary and Franklin Streets on Sunday, April 20, 1986 from 11:00 a.m. to 8:00 p.m., to allow the holding of the Apple Chill Street Fair and clean-up of the streets following the fair.

This the 24th day of March, 1986.

#### A RESOLUTION AUTHORIZING CLOSING OF A PORTION OF RALEIGH STREET ON APRIL 12, 1986 (86-3-24/R-8)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby authorizes the closing of the portion of Raleigh Street between South Road and Lenoir Drive from 11 am to 7 pm on Saturday, April 12, 1986, subject to the following conditions:

- Representatives of Henderson Residence College and Springfest '86 Committee shall comply with reasonable directives by the Town's Police and Fire Departments, and by the University administration and security officers, to assure safety of persons and property in the vicinity of the street closing.

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- Barricades must be placed at each end of the closed area with UNC officers stationed to enable access for emergency vehicles if necessary.
  - The portion of Raleigh Street right-of-way in the vicinity of the Springfest activities must be cleared of litter and debris by 7 p.m. Saturday, April 12, 1986.

This the 24th day of March, 1986.

A RESOLUTION DIRECTING PUBLICATION OF A NOTICE OF INTENT TO LEASE LAND KNOWN AS LOT 6, TAX MAP 85, BLOCK K (86-3-24/R-9 )

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council directs the Town Manager to publish a notice of the Council's intent to enter into a lease with Foushee Realty, Incorporated for the land known as Lot 6, Tax Map 85, Block K, for its use as a parking lot, said lease being substantially in the form presented by the Town Manager in his report on this matter on March 24, 1986, a copy of which shall be kept with the records of this meeting.

This the 24th day of March, 1986.

A RESOLUTION SELECTING THE DATE FOR THE ADVERTISEMENT OF DELINQUENT ASSESSMENT LIENS (86-3-24/R-10)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council directs the Town Manager to advertise the Town of Chapel Hill delinquent assessment liens in the month of May, 1986, in accord with G.S. 105-369.

This the 24th day of March, 1986.

Community Planning Task Force

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER SMITH TO ADOPT RESOLUTION 86-3-24/R-11. THE MOTION PASSED UNANIMOUSLY, (6-0).

The resolution, as adopted, reads as follows:

A RESOLUTION AMENDING THE SIZE OF THE COMMUNITY PLANNING TASK FORCE (86-3-24/R-11)

WHEREAS the Council of the Town of Chapel Hill on February 24, 1986 established a Community Planning Task Force to consist of 12 members appointed by the Mayor and Council; and that these 12 members should all be residents of the Town of Chapel Hill or its extraterritorial jurisdiction, and

WHEREAS the charge of the Task Force is to:

1. Work with the Planning Board to understand the draft interim Land Use Plan prepared by the Board and the assumptions and reasoning behind it.
2. Organize meetings and informal gatherings to both present the draft interim plan and the reasoning and assumptions behind it to listen to the reactions of the people.
3. Prepare a report to the Planning Board and Council concerning the citizen participation process and recommendations regarding the draft interim Land Use Plan and how it should be revised. This report shall be presented at or before a Public Hearing on July 7.

AND, WHEREAS the Council feels there is a need for more than 12 members on the Task Force,

NOW, THEREFORE, BE IT RESOLVED that the Council of the Town of Chapel Hill increases the number of members on the Community Planning Task Force from 12 to 14.

This the 24th day of March, 1986.

Council Member Andresen nominated Jon Condoret and Roosevelt Wilkerson, Jr. to the two new seats on the Community Planning Task Force.

COUNCIL MEMBER SMITH MOVED, SECONDED BY COUNCIL MEMBER WERNER TO APPOINT JON CONDORET AND ROOSEVELT WILKERSON, JR. TO THE COMMUNITY PLANNING TASK FORCE BY ACCLIMATION. THE MOTION PASSED UNANIMOUSLY, (6-0).

Council Member Andresen said there needed to be an orientation meeting for the Community Planning Task Force.

Mayor Pro-tem Thorpe commented that members of the Council should meet with the Task Force to present them with their charge and purpose.

Manager Taylor said the staff would arrange a meeting for the Council to meet the Task Force and commented that the Planning Board had already set up an orientation meeting for April 8.

Notification of Board Vacancies

The Council received the information.

Nominations to Historic District Commission

Council Member Howes nominated Michael Chisick and David Timothy Woodley to the one vacancy on the Historic District Commission.

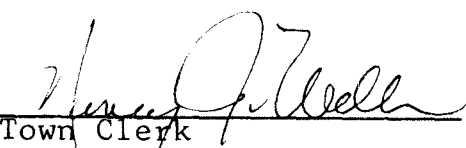
Executive Session

No Executive Session was held.

COUNCIL MEMBER HOWES MOVED, SECONDED BY COUNCIL MEMBER GODSCHALK TO ADJOURN THE MEETING. THE MOTION PASSED UNANIMOUSLY, (6-0).

The meeting adjourned at 10:30 p.m.

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Mayor James C. Wallace

  
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Town Clerk