

151

MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCIL OF
THE TOWN OF CHAPEL HILL, MUNICIPAL BUILDING,
TUESDAY, DECEMBER 13, 1988, 7:30 P.M.

Mayor Howes called the meeting to order.

Council Members in attendance were:

Julie Andresen	James C. Wallace
Joseph Herzenberg	Arthur Werner
David Pasquini	Roosevelt Wilkerson, Jr.
Nancy Preston	

Also present were David R. Taylor, Town Manager, Sonna Loewenthal and Ronald Secrist, Assistant Town Managers, Ralph Karpinos, Town Attorney, Roger Waldon, Planning Director, and George Small, Engineering Director.

Mayor Howes announced that Council Member David Godschalk would be excused from this evening's meeting, due to a prior commitment.

Petitions

Dr. E.B. Palmore said that the present is a season of peace and goodwill. He read a petition to the Council, requesting the Town's cooperation in organizing a nuclear test ban, with mutually verifiable suspension of all such testing. Dr. Palmore stated that other cities have passed similar resolutions requesting a nuclear test ban.

Council Member Preston asked Dr. Palmore how the \$10 million figure (Chapel Hill's estimated cost of nuclear weapons) he cited had been derived. Dr. Palmore stated that this figure was based on the population, socio-economic status, and tax burden of the citizens of Chapel Hill.

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN, TO REFER DR. PALMORE'S PETITION TO THE TOWN MANAGER. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

Ms. Jacqueline Hanson requested that the Council ask the staff to investigate a recent civil incident.

COUNCIL MEMBER HERZENBERG MOVED, SECONDED BY COUNCIL MEMBER PRESTON, TO REFER MS. HANSON'S MATTER TO THE TOWN MANAGER FOR EXPLORATION. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

Council Member Pasquini noted that the Orange Water and Sewer Authority (OWASA) is considering a new water and sewer policy.

He suggested that the Council discuss this policy at a future session.

Mayor Howes announced that the Orange County Assembly of Governments will hold its first meeting on Saturday, February 18th between 9:00 A.M. and 12:00 noon.

Minutes

Council Member Preston noted one correction to the minutes of November 21st.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER PRESTON, TO ADOPT THE MINUTES OF NOVEMBER 21ST AS AMENDED. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

Council Members Herzenberg and Preston noted modifications to the minutes of November 28th.

COUNCIL MEMBER HERZENBERG MOVED, SECONDED BY COUNCIL MEMBER PRESTON, TO ADOPT THE MINUTES OF NOVEMBER 28TH AS AMENDED. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

Mayor Howes asked Town Manager Taylor to investigate the possibility of including the Council Agenda in appropriate editions of The Chapel Hill Herald, as is currently done by The Chapel Hill Newspaper.

Bolin Creek Center

Roger Waldon, Planning Director, noted that the Council had most recently considered this item at its November 21st meeting. He reviewed the applicants' request to split the existing Special Use Permit into four Special Use Permits, to reapprove the Council's previous approval, and approve a new site plan for the portion of the site located east of Airport Road. Mr. Waldon showed the Council an area map, outlining the current and proposed uses of the four sites. He added that physical changes are being proposed for the site east of Airport Road.

Mr. Waldon stated that Town staff has concerns about the floor area ratios and the number of Special Use Permits to be approved. He stated that seven alternatives were provided for the Council's consideration. Mr. Waldon reviewed each of the alternatives, noting that Alternative C would involve combining parcels C and D into one site.

Mr. Waldon noted that Planning Board recommended Alternative A to the Council. He added that the Town Manager recommends Alternative B, permitting physical changes to the site and approving the issuance of one Special Use Permit.

Council Member Andresen asked what the reasons were for the Manager's recommendation. Mr. Waldon responded that the proposed physical changes to the site were desirable, resulting in increased parking and decreased floor area, while leaving the original Special Use Permit in place.

Mayor Howes asked why the staff did not propose splitting the Special Use Permit. Mr. Waldon said that a Master Plan for the site already exists. He added that a possible consequence of splitting the existing permit would be the severing of land on which little development had been originally approved by the Council.

Council Member Herzenberg sought clarification of a statement in the Manager's recommendation, "We do not believe that public policy interests are served by breaking up the Special Use Permit". Mr. Waldon responded that staff was concerned about precedent setting, desiring to maintain the integrity of the Special Use Permit process.

Council Member Wallace inquired whether the original Special Use Permit and Certificate of Occupancy were revokable. Council Member Wallace said that he didn't see a violation of the Special Use Permit process in the case of Bolin Creek Center. He added that he favored the petitioners' request. Mr. Waldon stated that the Bolin Creek Center Special Use Permit and Certificate of Occupancy have had a complicated history.

Council Member Wallace noted that he favored adoption of Alternative A.

Council Member Werner noted that the applicant has only expressed satisfaction with Alternative A.

Mayor Howes said that the staff had worked hard to provide alternatives to the Council for addressing this very complex situation.

Council Member Wallace noted that during his tenure as a member of the Planning Board, the Board of Aldermen often times ignored Planning Board recommendations to the Aldermen (Council). Council Member Wallace expressed confidence in Planning Board recommendations to the Council.

COUNCIL MEMBER PASQUINI MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN, TO ADOPT RESOLUTION B, THE MANAGER'S RECOMMENDATION. THE MOTION WAS ADOPTED 6-2, WITH COUNCIL MEMBERS WALLACE AND HERZENBERG DISSENTING.

A RESOLUTION APPROVING AN APPLICATION FOR A MODIFICATION OF SPECIAL USE PERMIT FOR BOLIN CREEK CENTER (88-12-13/R-1b)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the Bolin Creek Center Special Use Permit Modification on property identified as Chapel Hill Township Tax Map 82, Blocks B and C, Lots 19, 1 and 1A (identified on the Bolin Creek Center Plan for Modification of Special Use Permit dated November 7, 1988) if developed according to site grading and utility plan dated March 10, 1988 (revised September 7, 1988 and November 7, 1988) and the conditions listed below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Development Ordinance, including all applicable provisions of Articles 12, 13, and 14, and the applicable specific standards contained in Sections 18.7 and 18.8, and with all other applicable regulations;
3. Be located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or be a public necessity; and
4. 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:

1. That the site, currently consisting of four parcels, continues to be covered and encumbered by one Special Use Permit.
2. That construction begin by December 13, 1989 (one year from the date of approval) and be completed by December 13, 1991 (three years from the date of approval).
3. That a landscape plan and landscape maintenance plan, which includes type 'B' buffer along the northern property line and type 'D' buffer along the northern 100 feet of frontage on Airport Road, be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
4. That the location of tree protection fences be shown on the final grading plan and that tree protection fences be installed to protect significant existing trees and their root systems, before issuance of a Zoning Compliance Permit.

5. That in accordance with Section 18.7.1, the Council hereby makes modification of permitted floor area limitations and setback requirements of Article 13 of the Development Ordinance in order to approve plans for these parcels dated November 7, 1988.
6. That a left turn lane be provided on Green Street at its intersection with Airport Road.
7. That the parking areas and driveways be paved to Town standards.
8. 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.
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 rights-of-way including any off-site easements of 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 building elevations, lighting plan and landscape plan with landscape maintenance be approved by the Appearance Commission prior to issuance of a Zoning Compliance Permit.
13. That a parking easement for at least 45 parking spaces be reserved within the Danziger property (Site B) for use by the Kron Medical Building, and be recorded prior to recordation of these Special Use Permits.
14. That the 2,500 square foot building on Site B is not approved for a drive-up facility.
15. That all unused curb cuts be removed and replaced with curb and gutter.
16. That the northern entrance/exit on Airport Road shown on the plans submitted December 29, 1983 be closed.
17. That the applicant take appropriate measures to prevent the deposit of wet or dry silt on adjacent paved roadways.

18. That final street plans, grading plans, utility plans, stormwater management plans (with hydrologic calculations), and buffer planting and maintenance plans be approved by the Town Manager before issuance of a Zoning Compliance Permit or application for final plat approval, and that such plans conform to plans approved by this application and demonstrate compliance with all applicable conditions and the design standards of the Development Ordinance and the Design Manual.
19. That final utility plans be approved by the Town Manager, OWASA, Duke Power, Southern Bell, Public Service Gas Co., and Carolina Cable before issuance of a Zoning Compliance Permit.
20. That a soil erosion and sedimentation control plan be approved by the Orange County Erosion Control officer before issuance of a Zoning Compliance Permit.
21. That this approval shall be void unless the owners of property encumbered by the existing Special Use Permit indicate to the Town of Chapel Hill, in writing, that these terms and conditions are acceptable, and record newly-created Special Use Permits within sixty (60) days of this approval.
22. That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
23. That if any of the above conditions is held invalid, approval shall be void.

BE IT FURTHER RESOLVED that the Council approves the Special Use Permit Modification for the Bolin Creek Center.

This the 13th day of December, 1988.

Smith-Breeden SUP

Town Manager Taylor recommended adoption of resolution 2A.

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER WERNER, TO ADOPT RESOLUTION 2A. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

A RESOLUTION APPROVING AN APPLICATION FOR A MODIFICATION TO A SPECIAL USE PERMIT FOR SMITH-BREEDEN OFFICE BUILDING (88-12-13/R-2a)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Modification to the Smith-Breeden Office Building (Office

Building for Lot 12, Eastowne) proposed by Smith Breeden Associates, on property identified as Chapel Hill Township Map 26A, Lot 12, if developed according to the site grading and utility plan dated June 3, 1987 (July 27, 1988 revision) and the conditions listed below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Development Ordinance, including all applicable provisions of Article 12, 13, and 14, and the applicable specific standards contained in Section 18.7 and 18.7.2, and with all other applicable regulations;
3. Be located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or be a public necessity; and
4. 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:

1. That construction be completed by December 13, 1990 (two years from the date of the Council approval).
2. That an encroachment agreement be secured and recorded for brick pavers within the right-of-way prior to the issuance of a Zoning compliance Permit.
3. That final street plans, grading plans, utility plans, stormwater management plans (with hydrologic calculations), be approved by the Town Manager before issuance of Zoning Compliance Permit or application for final plat approval, and that such plans conform to plans approved by this application and demonstrate compliance with all applicable conditions and the design standards of the Development and the Design Manual.
4. That sight triangle easements be provided on the final plat.

108

5. That final utility plans be approved by the Town Manager, OWASA, Duke Power, Southern Bell, Public Service Gas Co., and Carolina Cable before issuance of a Zoning Compliance Permit.
6. That a soil erosion and sedimentation control plan be approved by the Orange County Erosion Control Officer before issuance of a Zoning Compliance Permit.
7. That tree protection fences (to protect significant existing trees and their root systems) be shown on the final grading plan, and that said fences be installed prior to any grading activities taking place.
8. That a detailed landscape plan, including buffer planting, and landscape maintenance schedule be approved by the Appearance Commission prior to the issuance of a Zoning Compliance Permit. A "B" type buffer is required surrounding the site.
9. That detailed building elevations and lighting plan be approved by the Appearance Commission prior to issuance of the Zoning compliance Permit.
10. That a fire flow report prepared by a registered professional engineer, showing that flows meet the minimum requirements of the Design Manual, be approved prior to issuance of a Zoning Compliance Permit.
11. That a bus shelter with bench be provided on Providence Road, south of the entry driveway.
12. That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
13. That if any of the above conditions is held invalid, this approval shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves the application or the Smith-Breeden Associates Modification to the Special Use Permit in accordance with the plans and conditions listed above.

This the 13th day of December, 1988.

Site Plan Review Process

Town Manager Taylor said that the proposed Development Ordinance text amendment before the Council was suggested by Joe Hakan on behalf of the Downtown Commission. Mr. Taylor said that

developments requesting less intensive uses would be approved administratively under the terms of the ordinance before the Council.

Council Member Andresen inquired how long it would take for a Planning Board review contrasted with administrative approval. Mr. Waldon responded that an average of two months had been experienced for Planning Board consideration versus two weeks for staff review (administrative approval). He added that these timeframes would vary depending upon the complexity of individual developer proposals.

Council Member Andresen expressed concern that an administrative approval process would not include notification of neighboring properties within 500 feet of sites, as does the present Planning Board review process. Council Member Werner said that he did not share Council Member Andresen's concern since the effected proposals involved shifts to less intensive land uses. Council Member Werner added that the Planning Board currently has a crowded agenda, with little time for long-range planning. Council Member Werner cited the proposed change as one way of providing the Planning Board with time to consider broader matters.

COUNCIL MEMBER WILKERSON MOVED, SECONDED BY COUNCIL MEMBER WERNER, TO ADOPT ORDINANCE 1. THE MOTION WAS APPROVED (7-1), WITH COUNCIL MEMBER ANDRESEN DISSENTING.

AN ORDINANCE AMENDING THE CHAPEL HILL DEVELOPMENT ORDINANCE (88-12-13/0-1)

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed amendment to the Chapel Hill Development Ordinance to add exemptions for required site plan review, and finds that the amendment is appropriate due to changed or changing conditions in a particular area or in the jurisdiction generally and achieves the purposes of the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED that the Chapel Hill Development Ordinance shall be amended as follows:

SECTION I

AMEND Subsection 19.2(f) to read as follows:

- f) Any of the following changes in use:
 - 1) to another use in the same use group;
 - 2) from use group C to use group B and/or use group A; or
 - 3) from use group B to use group A; provided such change does not involve development other than that exempted above.

SECTION II

That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

This the 13th day of December, 1988.

Public Housing Grievance Procedures

Mr. Edwin Caldwell, Jr., Chairman of the Housing Advisory Board (HAB), noted that a great deal of time and energy had been devoted to the preparation of the revised public housing grievance procedure. Mr. Caldwell noted the HAB is an advisory board which also has judicial responsibilities. Mr. Caldwell said that efforts have been made to build up the trust of public housing tenants while composing the revised grievance procedure. He added that the grievance procedure was strengthened by the efforts of an ad hoc committee of the HAB. Mr. Caldwell stated that several drafts of the proposed grievance procedure were reviewed by Town Attorney Karpinos.

Council Member Werner asked for a summary of significant revisions. Mr. Caldwell noted that the main focus of the revisions was to simplify language for better comprehension by tenants. Mr. Caldwell added that specific deadlines for action are also identified in the revised grievance procedure.

Council Member Herzenberg suggested that a one sentence description of "escrow" be added to the revised procedure. Town Attorney Karpinos stated that such a definition might best be handled in a staff cover memo attached to the procedure. Mr. Caldwell noted that the United States Department of Housing and Urban Development (H.U.D.) had provided general guidelines for grievance procedures. He added that many public housing residents understand the meaning of terms such as "escrow".

Council Member Herzenberg noted that the last sentence on page 1 of the proposed grievance procedure, addressing the applicability of guidelines, was confusing. Council Member Preston inquired whether the use of a double negative phrase in this sentence was intentional. Town Attorney Karpinos stated that the intent of this language was to deny grievances only in serious or limited situations involving threats to public health and safety. He added that if a situation were deemed serious, a tenant could not postpone eviction and other related processes by filing a grievance. Mayor Howes suggested that the sentence be reworded to be easier to understand.

Council Member Herzenberg expressed concern about Section IV on Page 2 (Presentation of Complaint), noting that if the tenant

does not complain within ten days of an action or event, the right to complain would be lost.

Town Attorney Karpinos stated that if a tenant did not receive a response to their initial complaint, they should make another complaint.

Mr. Caldwell said that tenants are being educated in how the HAB handles grievances. He noted that instances which are not resolved by the Town Housing and Community Development Department are handled by the HAB as grievance hearings.

Council Member Herzenberg proposed adding a sixth point, "Possible Continuing Problems", under Section III, Applicability. Council Member Wilkerson noted that there are two separate grievance procedures in place: one which addresses maintenance problems and another for handling lease-related conflicts. Council Member Wilkerson noted that the grievance procedures had received the attention of the Housing Authority Commissioners prior to the creation of the Town of Chapel Hill Housing and Community Development Department.

Mr. Caldwell suggested a joint session be held between the Council and HAB to acquaint the Council with the grievance process as well as to identify the Council's mission/role of the HAB. Council Member Andresen asked whether the HAB was seeking a clarification of the Council's charge to the HAB. Mr. Caldwell responded yes.

Council Member Preston asked that double negatives within the proposed grievance procedure be worked out into a more understandable form.

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER PRESTON, TO REFER THE GRIEVANCE PROCEDURE TO THE MANAGER FOR FURTHER CLARIFICATIONS. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

Hotel/Motel Tax Grants Report

Mr. Richard Baddour, representing the Parks and Recreation Commission, stated that he would address any questions the Council had concerning the proposed hotel/motel tax grant guidelines.

Council Member Andresen inquired whether the Parks and Recreation Commission was applying a stricter interpretation of the Hotel/Motel tax ordinance as it pertained to visitor information service and cultural events, noting that "and/or" had been employed in the past. Mr. Baddour responded that a stricter interpretation was being recommended to the Council.

Council Member Pasquini inquired as to whether or not a procedure is in place for identifying agencies which go before more than one board, seeking funds such as hotel/motel tax grants. Mr. Baddour responded that Town staff has a procedure to identify agencies appearing before multiple Town boards and commissions.

Council Member Werner noted that the shift from "and/or" to "and" in handling project proposals was not consistent with previous Council direction. He asked whether any priority listing was intended in the proposed guidelines and procedures. Mr. Baddour responded that no priorities were intended in the listings.

Council Member Herzenberg stated that very small grants could be used as seed money for new agencies or as a means of leveraging larger grants.

Council Member Preston stated that she wanted an explanation of why applications from government agencies are proposed to be reviewed on the same basis as applications from non-governmental organizations.

Council Member Werner requested that the Town Manager provide background on the philosophy of providing small grants to many organizations versus larger grants to fewer agencies.

COUNCIL MEMBER PASQUINI MOVED, SECONDED BY COUNCIL MEMBER WERNER, TO REFER TO THE TOWN MANAGER. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

Design Task Force Guidelines

Roger Waldon, Planning Director, said that on July 11th the Design Task Force made its initial presentation to the Council on draft design guidelines. Following this presentation, the guidelines were referred to the Council's advisory boards. Mr. Waldon noted that the Council most recently considered the draft design guidelines and staff comments at its November 14th meeting.

Mr. Waldon stated that at the direction of the Council, the Town Manager had drafted a policy paper on points of disagreement relating to the draft design guidelines. Mr. Waldon noted that consensus had been achieved on nine of the eleven key policy points.

Council Member Andresen requested a summary of areas of agreement.

Mr. Waldon said that consensus had been achieved on buildable areas, noting that no building would be permitted on slopes greater than 25%; moderate slopes will be 75% preserved. Mr. Waldon stated that recreation area requirements for larger

developments had been increased, adding that enhanced sidewalk design should be encouraged in recreation areas.

Mr. Waldon noted that another area of agreement, the encouragement of landscape medians, would involve greater costs. Council Member Werner asked the impact of landscape medians on street widths. Mr. Waldon responded that the impact would vary by situation. He noted that the rights-of-way on major roads would not be increased as a rule. As an example, Mr. Waldon stated that the five lane configuration of Airport Road would permit installation of a raised median.

Mr. Waldon said that the proposed design guidelines offer greater flexibility for paving materials. He noted that some experimental materials were excluded from this flexibility due to maintenance and replacement costs.

Alan Rimer, Chairman of the Planning Board and the Design Task Force, noted that at an earlier Council meeting concerning the proposed design guidelines, Council Member Werner had asked about the cost of guideline implementation. Mr. Rimer said that he and Dave Roesler, Planner III, had estimated that the Town currently has less than ten acres of medians to maintain. Mr. Rimer added that twenty acres of median landscaping would require the full-time efforts of one employee.

Mr. Waldon continued that stubouts are best not addressed in the proposed Design Guidelines. Mr. Rimer noted that stubouts are a political item requiring Council policymaking. Mr. Rimer added that sidewalks are an integral part of the community. He stated that the development of sidewalks should be encouraged to make walking a more attractive alternative. Mr. Rimer added that the ability to wind sidewalks, as proposed in the guidelines, would offer flexibility in saving trees.

Mr. Waldon stated that changes to the Design Manual would follow guideline adoption and further review of the Design Manual. He added that the new review process will feature earlier involvement by boards and commissions.

Mr. Waldon next addressed the two areas of disagreement: street width and curb and gutter. Mr. Waldon said that the Design Task Force recommends that roads in residential areas be permitted to be narrower than present streets without curb and guttering. Mr. Waldon added that Town staff recommends not changing policy on street width or curb and guttering. He added that the staff feels that the Town is fortunate to have streets possessing charm and character, but said that this is no reason to design new roads in this fashion.

Mr. Waldon noted that during periods of inclement weather, particularly ice and snow, many residents are concerned about safety on the Town's narrower streets.

Mr. Waldon said that Town staff thinks curb and gutter installation is appropriate in most circumstances, to manage stormwater and parking, and to ease cleaning, surfacing and resurfacing of streets.

Mr. Rimer stated that the Town staff's position on street width and curb and guttering had evolved to centrism. Mr. Rimer said that the Design Task Force has not had sufficient time to fully address the staff's argument for curb and gutter.

Mr. Rimer proposed two compromises, depending upon the Council action on the proposed design guidelines. He stated if the Council adopted Resolution A, as recommended by the Design Task Force, the staff should prepare a minority report. Mr. Rimer stated if the Council adopted Resolution B, the Design Task Force should come back with proposed revised wording.

Mayor Howes synthesized the differences between the Design Task Force and Town staff as solely a difference in curb and guttering and width on certain neighborhood streets. Mr. Rimer responded that this was correct.

Council Member Wilkerson stated that he was leaning toward Resolution B on the basis of safety concerns expressing by neighborhood residents.

Council Member Andresen noted that Mr. Rimer and the Design Task Force had identified "K" values as an issue meriting consideration. She added that she was pleased with the degree of flexibility proposed by the Design Task Force.

Council Member Werner said that he saw no need for the Council to make a policy decision on street widths and curb and guttering, suggesting that this be handled on a case by case basis.

Town Manager Taylor commended the Design Task Force and staff for their efforts in developing the proposed Design Guidelines. Mr. Taylor recommended that the Council adopt Resolution B, placing the burden of proof for deviations from design standards on the developer.

Council Member Pasquini asked whether there had been adequate opportunity for public input in the development of the proposed design guidelines.

Mr. Rimer, noting the review by various board and commissions, stated that many opportunities for citizen input had been offered.

Council Member Pasquini expressed a desire for a vehicle for additional citizen input.

Hersh Slater, Chairman of the Parks and Recreation Commission, stated his belief that several paragraphs in the Recreation Area portion of the guidelines would more appropriately be included in the Development Ordinance.

Mayor Howes asked what the procedure would be following Council action this evening. Town Manager Taylor said that final wording would be developed for the Design Manual and Guidelines, with follow-up notification of interest groups.

Council Member Andresen noted that she would vote for Resolution A as a matter of emphasis.

COUNCIL MEMBER WILKERSON, MOVED, SECONDED BY COUNCIL MEMBER PASQUINI, TO ADOPT RESOLUTION 5B. THE MOTION WAS ADOPTED (6-2), WITH COUNCIL MEMBERS ANDRESEN AND HERZENBERG DISSENTING.

RESOLUTION OFFERING POLICY GUIDANCE TO DESIGN TASK FORCE (88-12-13/R-5b)

WHEREAS, the Town Council has appointed a Design Task Force, charged with the responsibility of preparing a set of Design Guidelines for Chapel Hill; and

WHEREAS, the Task Force has asked the Council for policy guidance on several key issues involved in design of new development in Chapel Hill;

NOW, THEREFORE, BE IT RESOLVED by the Council that it offers the following direction to the Task Force as it completes a final revision of a draft set of Design Guidelines:

- 1. Buildable Areas: Offer guidelines, but be flexible.
- 2a. Increase Recreation Requirements: Do not increase.
- 2b. Credit Sidewalks as Recreation Areas: Do not credit.
- 3a. Landscaped Medians: We should encourage.
- 3b. Varied Paving Materials: Allow limited flexibility.
- 4a. Narrow Streets in Residential Areas: Do not encourage.

- 4b. Allow More New Streets Without Curb and Gutter: Do not encourage.
- 4c. Require More Sidewalks: Encourage.
- 4d. Require Connection of Stub-outs: Should not be addressed in Guidelines.
- 5a. Changes to Design Manual: Make changes, following adoption of Guidelines.
- 5b. Changes to Review Process: Make limited changes, following adoption of Guidelines.

BE IT FURTHER RESOLVED that the Council asks the Design Task Force to incorporate this guidance, along with comments it has received from the Council, Town advisory boards, and the general public, into a final revision of the draft Design Guidelines. The Council asks the Task Force to return this revision to the Council at the earliest possible date.

This the 13th day of December, 1988.

Preliminary CIP

Sonna Loewenthal, Assistant Town Manager, gave an overview of the Capital Improvement Program and related processes. Ms. Loewenthal said that the CIP provides a five year perspective of the Town's capital needs plus identification of needs beyond this time horizon. She stated that the largest single Town need is transportation items, adding that Urban Mass Transportation Administration (UMTA) funding may be available for a large portion of these costs.

Ms. Loewenthal said that the distribution of needs in the Preliminary CIP is similar to last year's distribution. She added that the Capital Reserve Fund earmarks \$500,000 per year to meet small, near-term capital needs. Ms. Loewenthal stated that the Landfill fund is used to fund solid waste management improvements.

Ms. Loewenthal noted that general obligation bonds require a vote of the citizenry. She added that revenue bonds are being contemplated for the Rosemary Square Project.

Ms. Loewenthal provided a status report on 1986 Bond Funds. These monies had been used, among other items specifically designated, to acquire a burn building for the Fire Department, and land for the sites of a new fire station at Southern Community Park and the future Town library facility.

Ms. Loewenthal also stated that approximately \$2 million each had been allocated for the Town Hall construction project and street improvements.

Council Member Andresen asked why \$300,000 was identified for widening Sage Road. Ms. Loewenthal explained that the monies were allocated to address an existing traffic bottleneck problem at Sage Road and Highway 15-501.

Ms. Loewenthal noted that the Town Manager proposes a bond referendum for \$2 million to address affordable housing needs. She stated that the decreased availability of federal funds for housing necessitate greater involvement by local government. Ms. Loewenthal added that the proposed bond referendum identifies the need for \$8 million for transportation needs, including street improvements and sidewalks, and \$9 million for park and open space acquisition and improvements.

Ms. Loewenthal said that the bond referendum is suggested for consideration in November, 1990, but could be moved up to 1989, should the Council so desire. Ms. Loewenthal said that the Town's capital needs will total approximately \$80 million over the next five years and approximately \$130 million over a ten year timeframe.

Ms. Loewenthal stated that a public forum will be held on the CIP on January 4, 1989. Mayor Howes added that the CIP will be discussed at the Council retreat on January 14. Ms. Loewenthal said that a second public forum on the CIP will be held on January 23, with board and commission recommendations presented to the Council on February 13th. Staff will present a recommended CIP to the Council in late March.

Council Member Andresen asked about the Town's efforts in coordination of traffic signalization. Ms. Loewenthal stated that funds were available to improve the Rosemary and Henderson Street signal. Ms. Loewenthal added that the Town was awaiting State capital funds before initiating system-wide improvements.

Council Member Werner stated he was concerned about the need for sidewalks. He suggested that more monies be allocated to sidewalk installation. Council Member Andresen concurred with Council Member Werner's remarks.

Council Member Preston said that she was especially concerned about the need for affordable housing in the community. She stated that the Town should assist in efforts to maintain housing affordability.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN, TO REFER TO THE TOWN MANAGER FOR FUTURE COUNCIL CONSIDERATION. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

Rosemary Square

Jim Adams, President and Chairman of the Rosemary Group, noted that he was accompanied by Gordon Bell, Whit Morrow and Walter Daniels, Board Members of the Rosemary Group.

Mr. Adams stated the Rosemary Square prospectus had received final approval by the Securities and Exchange Commission. Mr. Adams added that the approximate cost of printing the prospectus was \$53,000.00. The next quarterly developer presentation to the Council is scheduled for March 6, 1989.

Sidewalk Projects

George Small, Engineering Director, said that the Town staff had completed its annual prioritization of sidewalk projects. Mr. Small stated that many projects had been called to the staff's attention by citizens.

Mr. Small stated that work is scheduled to begin in the Spring of 1989 on the top priority sidewalk project, Franklin/Hillsborough Street, from East of Henderson Street, to a point near North Street. Mr. Small cited the need for sidewalks on Airport Road, north of Estes Drive, adding that the North Carolina Department of Transportation (NCDOT) will be performing shoulder widening north of the sidewalk project.

The third high priority sidewalk project noted by Mr. Small was Churchill Drive, between Longleaf Drive and Ephesus Church Road. Mr. Small also identified Mallette Street between Franklin and Cameron, an area of heavy pedestrian activity, and the infill of sidewalk along Rosemary Street, as high priority sidewalk projects.

Council Member Andresen noted that she was pleased with the use of alternative materials for sidewalks. She asked if any grade changes were anticipated for sidewalk installation. Mr. Small responded that every effort is made not to change grades.

Council Member Preston asked if it would be possible to extend the Franklin/Hillsborough Street project beyond North Street, for a tie-in to the Townhouse Apartments. Mr. Small responded that the project terminus would tie-in to the existing sidewalk at Townhouse Apartments. Council Member Preston noted that the project map depicted the sidewalk project terminating short of the Townhouse Apartments. Mr. Small assured Council Member Preston a tie-in would be made to the existing sidewalk.

Council Member Werner stated particular concern about the large number of students crossing 15-501 by the Foxcroft Apartments. He noted the dangerous situation existing in this area. Mr. Small stated that staff had deduced no good answers to date concerning this situation. He added that staff had met with the NCDOT to discuss a variety of options. Mayor Howes proposed the possibility of relocating the bus stop. Mr. Small responded that the staff would examine this alternative.

Darcy Berger, a resident of the Timberlyne Neighborhood, noted that Kingston Drive poses problems for pedestrian traffic. Ms. Berger asked why Kingston Drive was not identified as a priority since pedestrians have no alternative to walking in the roadway area. Mr. Small responded that since Kingston Drive is a non-curb and guttered street, it would take approximately two years of Town-wide sidewalk funding to complete this single project (Kingston Drive).

Ms. Berger expressed concern that money was being placed before safety concerns.

Town Manager Taylor suggested that an innovation solution could be employed to address Ms. Berger's concern. Mr. Taylor proposed that Mr. Small meet with the Timberlyne Neighborhood residents to discuss the Kingston Drive sidewalk solution. Mr. Taylor noted that concession may be needed from property owners if alternatives such as meandering sidewalks are employed. Ms. Berger stated that neighborhood residents and herself were amenable to meeting with Town staff to discuss solutions. She stated that neighborhood residents would like to be kept in mind should sidewalk project monies become available. Mayor Howes stated that Mr. Small would meet with residents in the Timberlyne Neighborhood to address their sidewalk concerns.

COUNCIL MEMBER WILKERSON MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN, TO ADOPT RESOLUTION 6. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

A RESOLUTION DESIGNATING THE USE OF SIDEWALK IMPROVEMENT FUNDS, AND AUTHORIZING THE TOWN MANAGER TO PROCEED WITH PROJECT DEVELOPMENT AND CONSTRUCTION (88-12-13/R-6)

WHEREAS, the projects listed in the Town's 1982 Sidewalk Plan have been reviewed; and

WHEREAS, other sidewalk projects requested subsequent to the development of the 1982 Sidewalk Plan have been reviewed; and

WHEREAS, five sidewalk projects have been designated as "top priorities" as follows:

120

- . E. Franklin Street/Hillsborough Street from Henderson Street to North Street.
- . Airport Road from Estes Drive north to existing sidewalk.
- . Churchill Drive from Longleaf to Ephesus Church Road.
- . Mallette Street from W. Franklin Street to Cameron.
- . W. Rosemary Street from S. Columbia Street west to existing sidewalk.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Manager is authorized to use designated sidewalk improvement funds for the design and construction of the sidewalk projects listed above, and in the order listed, to the extent made possible by said funds.

This the 13th day of December, 1988.

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER HERZENBERG, TO ADOPT ORDINANCE 2. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

AN ORDINANCE TO AMEND "THE ORDINANCE CONCERNING APPROPRIATIONS AND THE RAISING OF REVENUE FOR THE FISCAL YEAR BEGINNING JULY 1, 1988" (88-12-13/O-2)

BE IT ORDAINED by the Council of the Town of Chapel Hill that the Budget Ordinance entitled "An Ordinance Concerning Appropriations and the Raising of Revenue for the Fiscal Year Beginning July 1, 1988", as duly adopted on May 25, 1988, be and the same is hereby amended as follows:

Article I

	<u>Current Budget</u>	<u>Increase</u>	<u>Decrease</u>	<u>Revised Budget</u>
<u>APPROPRIATIONS</u>				
Capital Improvement Fund	\$1,333,577	\$32,000		\$1,365,577
<u>REVENUES</u>				
Capital Improvement Fund	\$1,333,577	\$32,000		\$1,365,577

Greenwood/Stagecoach Road Parking

George Small, Engineering Director, said that his office had received many phone calls from homeowners on Greenwood Road, concerning a variety of parking-related problems, including "storage" (multi-day parking). Mr. Small said that the neighborhood residents want the Town to do something about the parking problems. Mr. Small noted that a uniform parking restriction between 9AM and 4PM has been proposed to address problems relating to commuter parking.

Mr. William Cherry, of 907 Greenwood Road, said that he was speaking in favor of the ordinance effecting parking on Greenwood and Stagecoach Roads. Mr. Cherry said that he and his neighbors enjoy the open space opposite their residences. He said that parking on Greenwood Road impacts many aspects of the lives of area residents. Mr. Cherry added that fire hydrants in the neighborhood are frequently blocked. He suggested that the Council pass an ordinance mandating restrictions between 9AM and 4PM for the entire area, instead of between 10PM and 6AM, as proposed for the area across from Mr. Cherry's residence. Mr. Cherry concluded his remarks by stating that the Town, to the best of his knowledge, has not swept Greenwood Street since June.

Mayor Howes noted that Mr. Cherry's request essentially amounted to a request for "No Parking Anytime". Town Manager Taylor noted that the Council could strike the reference to 10PM to 6AM from the proposed ordinance, should they so desire.

Council Member Werner said he was uncomfortable not permitting students to park next to the property owned by the University. He added that if the Council passes the ordinance, the commuter parking problem will move further out, effecting a different group of residents.

Town Manager Taylor said that the problem before the Council was a serious one. He stated that there was an urgent need to move ahead on the construction of park and ride lots. Mayor Howes stated the the Park and Ride lot on Highway 54 is on the drawing board.

Council Member Werner suggested discussing parking at a future Council meeting.

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER PRESTON, TO APPROVED ORDINANCE 3 AS AMENDED, STRIKING PROPOSED LANGUAGE "10:00PM TO 6:00AM". THE MOTION WAS ADOPTED (7-1), WITH COUNCIL MEMBER WERNER DISSENTING.

AN ORDINANCE AMENDING CHAPTER 21 OF THE CODE OF ORDINANCES (88-12-13/0-3)

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

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>
Stagecoach Rd.	South	Entire Length	
Greenwood Rd.	West	The center of Raleigh Rd.	A point 100 feet north.
Greenwood Rd.	West	The center of Stagecoach Rd.	A point 100 feet north.
Greenwood Rd.	West	The center of Stagecoach Rd.	A point 100 feet south.

SECTION II

That Section 21-27.1 of the Town Code of Ordinances "No parking during certain hours" is amended by inserting the following therein in appropriate alphabetical order:

"(c) 9:00 a.m. to 4:00 p.m., Monday-Friday"

<u>Street</u>	<u>Side</u>	<u>From</u>	<u>To</u>
Stagecoach Rd.	North	Entire Length	
Greenwood Rd.	West	A point 430 feet south of the center of Stagecoach Rd.	A point 100 feet south of the center of Stagecoach Rd.
Greenwood Rd.	West	A point 100 feet north of the center of Stagecoach Rd.	Sandy Creek Trail
Greenwood Rd.	West	A point 100 feet north of the center of Raleigh Rd.	A point 430 feet south of the center of Stagecoach Rd.

SECTION III

These ordinances shall be effective on Monday, January 9, 1989.

SECTION IV

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

This the 13th day of December, 1988.

Monthly Reports--Tandler/Rosemary Square

Town Manager Taylor stated that public improvements were in place for the Tandler Housing Project. He added that 9 of 14 homes on Legion Road are under construction.

Mr. Taylor noted that there was no information to add to what the developers had said concerning Rosemary Square earlier in the meeting. Mr. Taylor stated that the Council had been furnished all documents from the Town pertaining to Rosemary Square.

Bond Funding of Stateside/Dixie Paving

Town Manager Taylor stated that residents in the area would be assessed on a per lot basis. He added that Town staff would like to complete this project by the end of summer, 1989.

Flicka Bateman, 106 Stateside Drive, requested that the Council adopt Resolution 7.

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER PASQUINI, TO ADOPT RESOLUTION 7. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

A RESOLUTION RECEIVING THE PETITION AND AUTHORIZING USE OF 1986 ROAD IMPROVEMENTS BOND MONIES FOR A COMBINED STREET IMPROVEMENT PETITION ON STATESIDE DRIVE AND DIXIE DRIVE (88-12-13/R-7)

WHEREAS, a valid petition has been submitted for road improvements on Stateside Drive and Dixie Drive; and

WHEREAS, funds are available from the 1986 G.O. bond referendum approved by the residents of Chapel Hill;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council receives the petition and authorizes use of 1986 bond funds for design and construction of improvements on Stateside Drive and Dixie Drive.

This the 13th day of December, 1988.

Umstead Drive Right-of-Way

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER HERZZENBERG, TO ADOPT RESOLUTION 8. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

A RESOLUTION AUTHORIZING THE MANAGER TO PURCHASE CERTAIN PARCELS OF LAND FOR THE UMSTEAD DRIVE REALIGNMENT PROJECT (88-12-13/R-8)

WHEREAS, improvement of the Umstead Road project is a high priority of the Town of Chapel Hill as evidenced by the appropriation for this project; and

WHEREAS, the acquisition of rights-of-way and easements is necessary before undertaking the construction of the project; and

WHEREAS, the Town has negotiated fully and fairly with affected property owners and desires to complete acquisition; and

WHEREAS, the Manager recommends that the Town purchase the necessary right-of-way and easement for \$3,500; and

WHEREAS, the Council finds that voluntary purchase of the necessary property for this amount is in the best interest of the Town;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Manager to take the necessary steps to complete the following acquisition by purchase:

<u>Tract #</u>	<u>Owner</u>	<u>Interest to be Acquired</u>	<u>Area (Sq.Ft.)</u>	<u>Purchase Price</u>
1	James Paliouras (Tax Map 7.82.C.3)	Right-of-Way	830	Total } \$3,500
		Drainage Easement	1,510	

This the 13th day of December, 1988.

Consent Agenda

COUNCIL MEMBER HERZENBERG MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN, TO ADOPT RESOLUTION 9, THE CONSENT AGENDA ITEMS, AS PRESENTED. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

A RESOLUTION ADOPTING VARIOUS ORDINANCES AND RESOLUTIONS (88-12-13/R-9)

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

- a. Bids for trolley buses. (R-10)
- b. Calling hearings on preliminary assessment rolls for mat and seat improvements to various streets. (R-11.1 - .9)
- c. A resolution identifying areas as under consideration for future annexation. (R-12)
- d. Bids for radio communications equipment. (R-13)

This the 13th day of December, 1988.

Trolley Bids

A RESOLUTION AUTHORIZING THE MANAGER TO NEGOTIATE AND BASED ON SUCCESSFUL NEGOTIATIONS TO AWARD THE CONTRACT FOR TWO TROLLEY BUSES TO CHANCE COACH, INC. (88-12-13/R-10)

WHEREAS, the Town Council of the Town of Chapel Hill has solicited formal bids by legal notice on November 2, 1988 in accordance with G.S. 143-129 for the purchase of two trolley buses for a Downtown Shuttle; and

WHEREAS, the following bid was received and opened on December 2, 1988:

Contractor	Bid Amount
Chance Coach, Inc.	\$341,189.00

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Manager negotiate with Chance Coach, Inc. and if negotiations are successful that the bid for the two trolley buses be awarded to Chance Coach.

This the 13th day of December, 1988.

Assessment Roll Hearings

A RESOLUTION CALLING A PUBLIC HEARING ON THE PRELIMINARY ASSESSMENT ROLL FOR MAT AND SEAL IMPROVEMENTS ON LEDGE LANE (88-12-13/R-11.1)

WHEREAS, total project costs have been compiled for improvements on Ledge Lane; and

WHEREAS, a preliminary assessment roll has been established for this project and is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council herewith calls a public hearing at 7:30 p.m. on January 12, 1989 in the Municipal Building, 306 North Columbia Street, to hear comments on the preliminary assessment roll for improvements on Ledge Lane.

This the 13th day of December, 1988.

A RESOLUTION CALLING A PUBLIC HEARING ON THE PRELIMINARY ASSESSMENT ROLL FOR MAT AND SEAL IMPROVEMENTS ON BUTTONS ROAD (88-12-13/R-11.2)

WHEREAS, total project costs have been compiled for improvements on Buttons Road; and

WHEREAS, a preliminary assessment roll has been established for this project and is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council herewith calls a public hearing at 7:30 p.m. on January 12, 1989 in the Municipal Building, 306 North Columbia Street, to hear comments on the preliminary assessment roll for improvements on Buttons Road.

This the 13th day of December, 1988.

A RESOLUTION CALLING A PUBLIC HEARING ON THE PRELIMINARY ASSESSMENT ROLL FOR MAT AND SEAL IMPROVEMENTS ON FERN LANE (88-12-13/R-11.3)

WHEREAS, total project costs have been compiled for improvements on Fern Lane; and

WHEREAS, a preliminary assessment roll has been established for this project and is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council herewith calls a public hearing at 7:30 p.m. on January 12, 1989 in the Municipal Building, 306 North Columbia Street, to hear comments on the preliminary assessment roll for improvements on Fern Lane.

This the 13th day of December, 1988.

A RESOLUTION CALLING A PUBLIC HEARING ON THE PRELIMINARY ASSESSMENT ROLL FOR MAT AND SEAL IMPROVEMENTS ON IRIS LANE (88-12-13/R-11.4)

WHEREAS, total project costs have been compiled for improvements on Iris Lane; and

WHEREAS, a preliminary assessment roll has been established for this project and is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council herewith calls a public hearing at 7:30 p.m. on January 12, 1989 in the Municipal Building, 306 North Columbia Street, to hear comments on the preliminary assessment roll for improvements on Iris Lane.

This the 13th day of December, 1988.

A RESOLUTION CALLING A PUBLIC HEARING ON THE PRELIMINARY ASSESSMENT ROLL FOR MAT AND SEAL IMPROVEMENTS ON BARTRAM DRIVE (88-12-13/R-11.5)

WHEREAS, total project costs have been compiled for improvements on Bartram Drive; and

WHEREAS, a preliminary assessment roll has been established for this project and is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council herewith calls a public hearing at 7:30 p.m. on January 12, 1989 in the Municipal Building, 306 North Columbia Street, to hear comments on the preliminary assessment roll for improvements on Bartram Drive.

This the 13th day of December, 1988.

A RESOLUTION CALLING A PUBLIC HEARING ON THE PRELIMINARY ASSESSMENT ROLL FOR MAT AND SEAL IMPROVEMENTS ON SPRING DELL LANE (88-12-13/R-11.6)

WHEREAS, total project costs have been compiled for improvements on Spring Dell Lane; and

WHEREAS, a preliminary assessment roll has been established for this project and is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council herewith calls a public hearing at 7:30 p.m. on January 12, 1989 in the Municipal Building, 306 North Columbia Street, to hear comments on the preliminary assessment roll for improvements on Spring Dell Lane.

This the 13th day of December, 1988.

A RESOLUTION CALLING A PUBLIC HEARING ON THE PRELIMINARY ASSESSMENT ROLL FOR MAT AND SEAL IMPROVEMENTS ON HOOT OWL LANE (88-12-13/R-11.7)

WHEREAS, total project costs have been compiled for improvements on Hoot Owl Lane; and

WHEREAS, a preliminary assessment roll has been established for this project and is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council herewith calls a public hearing at 7:30 p.m. on January 12, 1989 in the Municipal Building, 306 North Columbia Street, to hear comments on the preliminary assessment roll for improvements on Hoot Owl Lane.

This the 13th day of December, 1988.

A RESOLUTION CALLING A PUBLIC HEARING ON THE PRELIMINARY ASSESSMENT ROLL FOR MAT AND SEAL IMPROVEMENTS ON CAMERON COURT (88-12-13/R-11.8)

WHEREAS, total project costs have been compiled for improvements on Cameron Court; and

WHEREAS, a preliminary assessment roll has been established for this project and is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council herewith calls a public hearing at 7:30 p.m. on January 12, 1989 in the Municipal Building, 306 North Columbia Street, to hear comments on the preliminary assessment roll for improvements on Cameron Court.

This the 13th day of December, 1988.

A RESOLUTION CALLING A PUBLIC HEARING ON THE PRELIMINARY ASSESSMENT ROLL FOR MAT AND SEAL IMPROVEMENTS ON SHADYLAWN EXTENSION (88-12-13/R-11.9)

WHEREAS, total project costs have been compiled for improvements on Shadylawn Extension; and

WHEREAS, a preliminary assessment roll has been established for this project and is on file with the Town Clerk;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council herewith calls a public hearing at 7:30 p.m. on January 12, 1989 in the Municipal Building, 306 North Columbia Street, to hear comments on the preliminary assessment roll for improvements on Shadylawn Extension.

This the 13th day of December.

Future Annexation Areas

A RESOLUTION IDENTIFYING THE AREAS DESCRIBED WITHIN AS BEING UNDER CONSIDERATION FOR ANNEXATION (88-12-13/R-12)

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

SECTION I

That pursuant to G.S. 160A-49(i), the following described areas are identified as being under consideration for annexation by the Town of Chapel Hill, under the provisions of Part 3, Article 4A of Chapter 160A of the General Statutes of North Carolina:

Unincorporated area between Chapel Hill's existing corporate limits and the Town's Urban Services Area as identified on the 1986 Land Use Plan adopted by the Council on July 14, 1986.

The above areas are shaded on attached Map 1, which shall be incorporated into this resolution by reference, in accordance with N. C. General Statute 160A-49(i).

SECTION II

That a copy of this resolution shall be filed with the Town Clerk.

This the 13th day of December, 1988.

130

Radio Bids

A RESOLUTION ACCEPTING BIDS AND AWARDING A CONTRACT FOR RADIO COMMUNICATIONS EQUIPMENT (88-12-13/R-13)

WHEREAS, the Town of Chapel Hill has solicited formal bids by legal notice in The Chapel Hill Newspaper on November 2, 1988, in accordance with G.S. 143-129 for radio communications equipment; and

WHEREAS, the following bids were received and opened on November 10, 1988:

<u>Item</u>	<u>Piedmont Communications</u> <u>Durham, N.C.</u>	<u>Radio Systems, Inc.</u> <u>Raleigh, N.C.</u>
I. Fire Department		
A. One (1) UHF Portable Radio	\$ 637.35	No Bid
B. One (1) Extra Battery	56.75	No Bid
C. One (1) Desk Charger	50.05	No Bid
II. Inspections		
A. Five (5) Trunk Mount Radios	3,792.70	\$ 3,845.00
installation (5)	225.00	425.00
III. Police Department		
A. Six (6) UHF Portable Radio		
with:	3,650.40	4,134.00
1. 1600 MAH Battery	N/C	N/C
2. (6) Extra Battery	444.06	474.00
3. (6) Desk Top Charger	464.52	474.00
4. (6) Speaker Microphones	276.84	294.00
5. (6) Belt Clips	70.38	72.00
B. Four (4) Under Dash Mount Radios	3,498.00	3,980.00
C. Two (2) UHF Trunk Mount Radios	2,046.00	2,330.00
D. Four (4) 5dB gain antenna	131.56	240.00
E. Four (4) Remote Speakers	115.76	119.80
Installation (6)	270.00	480.00
IV. Public Works Department		
A. One (1) VHF Portable Radio	490.50	No Bid
B. One (1) Desk Charger	Included	No Bid
C. Seven (7) Dash Mount Radios	3,099.25	4,123.00
Installation (7)	<u>315.00</u>	<u>490.00</u>
Total Bid	\$19,553.12	\$21,480.80

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Town accepts the bid and awards a contract to Piedmont Communications in the amount of \$19,553.12.

This the 13th day of December, 1988.

Board Appointments

COUNCIL MEMBER WERNERE MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN, TO REAPPOINT COUNCIL MEMBER PRESTON TO THE JOCCA BOARD AS CHAPEL HILL TOWN REPRESENTATIVE. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

A RESOLUTION APPOINTING A MEMBER OF THE COUNCIL TO SERVE ON THE JOINT ORANGE-CHATHAM COMMUNITY ACTION BOARD (88-12-13/R-14)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council appoints Council Member Nancy Preston to serve as the Town representative on the Joint Orange-Chatham Community Action Board.

This the 13th day of December, 1988.

The Council deffered consideration of appointments to the Orange County EMS Council to the January 9, 1989 meeting.

Executive Session

COUNCIL MEMBER PRESTON MOVED, SECONDED BY COUNCIL MEMBER PASQUINI, TO ADJOURN TO EXECUTIVE SESSION. THE MOTION WAS ADOPTED UNANIMOUSLY (8-0).

The meeting adjourned ato Executive Session at 10:47 p.m..

A MOTION WAS DULY MADE AND SECONDED TO ADJOURN THE EXECUTIVE SESSION.