

MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCIL  
OF THE TOWN OF CHAPEL HILL, MUNICIPAL BUILDING  
MONDAY, FEBRUARY 13, 1989, 7:30 P.M.

Mayor Howes called the meeting to order.

Council Members present were:

Julie Andresen                    James C. Wallace  
David Godschalk                Arthur Werner  
Joe Herzenberg

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

Mayor Howes announced that three of the council members were absent excused from this evening's meeting. Council Member Preston was enjoying the birth of her first grandchild, Council Member Pasquini was on his honeymoon and Council Member Wilkerson was on active military duty.

Mayor Howes welcomed students from his "Politics, Planning and Public Policy" class as well as students from a Photojournalism 80 class.

Public Hearing--Stateside/Dixie Assessments

George Small, Engineering Director, said that approximately 2900 feet of gravel was in place along Dixie and Stateside Drives. He stated that the fifty percent of improvement costs will be assessed to individual property owners. Mr. Small said that design work and bidding will occur in the spring, with actual project start-up to follow in early summer.

Flicka Bateman, 106 Stateside Drive, urged the Council to adopt the petition for paving of Stateside and Dixie Drives. Ms. Bateman said that 63% of the impacted residents had signed the petition.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN, TO REFER TO THE TOWN MANAGER FOR A FUTURE REPORT AND RECOMMENDATIONS. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

Public Forum on Potential Legislative Requests

Greg Feller, Assistant to the Town Manager, said that four items were offered for the Council's consideration: expansion in scope of the Tree Ordinance, Inclusionary Zoning, an adequate Public

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Facilities Ordinance, and Council disclosure of real property interests in Chapel Hill. Mr. Feller said that the deadline for consideration of local bills by the State Legislature is March 16.

#### Expanded Scope of Tree Ordinance

David Maner, representing Duke Power, said that there are many merits to a tree ordinance, adding that it was difficult to judge the proposed legislation without benefit of proposed language.

Council Member Andresen asked Mr. Maner whether he opposed application of tree provisions within the extraterritorial jurisdiction (ETJ). Mr. Maner said not necessarily.

Council Member Godschalk asked whether Mr. Maner was concerned about the uncertain contents of the ordinance. Mr. Maner responded in the affirmative.

Margaret Taylor, President, Alliance of Neighborhoods, noted her great interest in the proposed tree ordinance proposition, proposed adequate public facilities ordinance and inclusionary zoning proposal.

Craig Morrison, President, Durham-Orange Home Builders Association, said his organization would need to see a draft of the proposed legislation prior to adopting a position.

Claire Cooperstein, Local Issues Chair, Sierra Club, Triangle Sector, noted that her organization has over nine hundred members in the Chapel Hill area. She stated that the Executive Committee of the Sierra Club endorses enabling legislation for trees. Ms. Cooperstein urged the Council to move rapidly in requesting enabling legislation.

Council Member Herzenberg stated that the Tree Protection Task Force had voted in favor (10-6) of requesting enabling legislation by the General Assembly.

Council Member Wallace said the enabling legislation should be passed prior to Council consideration of an expanded ordinance.

#### Inclusionary Zoning

Pete Thorn, a local builder, told the Council that he could enthusiastically support inclusionary zoning if the model outlined in agenda materials were used as the basis for legislation. Mr. Thorn said that some subdivisions should not be required to meet affordable housing/inclusionary zoning guidelines.

Council Member Werner asked Mr. Thorn what type of program he would endorse. Mr. Thorn said he would support a program wherein inclusionary zoning was encouraged but not required.

Council Member Godschalk asked whether the proposed legislation would be based on this type of program. Town Attorney Karpinos said that proposed legislation would be based on the Council's wishes. Mr. Karpinos stated that his research indicated that developer participation has only been required in cases of intervention by courts.

Council Member Godschalk noted that Fairfax County, Virginia, and Montgomery County, Maryland have inclusionary zoning programs in place. Mr. Karpinos said that these programs might be enabled through general (State) authority.

Mayor Howes stated his support of enabling legislation for inclusionary zoning, noting the importance of establishing the parameters of such a program.

#### Adequate Public Facilities Ordinance

No comments were offered by citizens or the Council.

#### Disclosure of Real Property Interests

Council Member Herzenberg stated that Orange County has similar legislation in place. He added that this procedure had worked well to date. Town Attorney noted that the Orange County program was self-executing.

Council Member Godschalk said that there had been some confusion in the community that an ethics, rather than property disclosure, ordinance was being contemplated.

Town Manager Taylor stated that he would report to the Council on the four issues at the February 27th Council meeting, with Council consideration of legislation to occur on March 6th.

Council Member Wallace noted that these dates coincided with the dates on which Council will consider the issuance of open space bonds.

COUNCIL MEMBER HERZENBERG MOVED, SECONDED BY COUNCIL MEMBER ANDRESEN, TO REFER TO THE MANAGER. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

Mayor Howes acknowledged the presence of former Council Member Joe Straley at this evening's Council meeting.

#### Petitions

300 Block North Boundary Street/Campbell Lane

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER WALLACE, TO RECEIVE AND REFER TO THE MANAGER. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

200 Block North Boundary Street

Sally Sather, a resident and representative of the 200 block of North Boundary Street, expressed the desire of residents to prohibit parking in this block between 9:00 a.m. and 4:00 p.m. Monday through Friday. She noted that the area is used as a long-term storage parking facility. Ms. Sather requested that Council support the petition she had earlier presented to them.

Council Member Werner asked whether the Town had an ordinance prohibiting storage of vehicles on residential streets. Town Attorney Karpinos said he would investigate this question.

COUNCIL MEMBER ANDRESEN MVOED, SECONDED BY COUNCIL MEMBER HERZENBERG, TO REFER TO THE MANAGER. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

Downtown Service District

Joe Hakan, President, Chapel Hill-Carrboro Downtown Commission, said that he was formally requesting the Council's consideration in forming a municipal service district. Mr. Hakan stated that many of the problems being experienced in the downtown Chapel Hill and Carrboro areas indicate the need for greater involvement by the Downtown Commission. He added that community leaders from the towns and university are the energy behind the Downtown Commission's efforts. Mr. Hakan said that many small parking lots strategically located throughout the downtown areas will lessen current parking problems.

Mr. Hakan urged the Council to form a municipal service district. He stated that a three year pilot program should be adopted. If the program were found to be ineffective after this period, the district could be dissolved. Mr. Hakan stated that the service district concept had taken approximately twenty months to formulate.

Debbie Dibbert, Co-Director, Chapel Hill-Carrboro Downtown Commission, gave council members a collection of letters endorsing the service district concept. She stated that the estimated assessment rate would be \$0.07 per \$100. of assessed valuation, with the estimated average cost per merchant being \$10-\$15 per month. Ms. Dibbert stated that the Downtown Commission plans to converse about the proposed service district with all merchants in downtown Chapel Hill and Carrboro. Ms. Dibbert concluded her

remarks by noting that the Chapel Hill-Carrboro Downtown Commission Board of Directors support the service district concept. Ms. Dibbert requested that the idea be referred to the Town Manager for his analysis.

Mayor Howes asked whether Saturday trolley service was included in the proposed downtown service district. Mr. Hakan responded that Saturday service had not been included as yet. Mayor Howes stated that a nominal fee for trolley ridership might be tolerable. Ms. Dibbert said that there would be problems with imposing any type of fee.

Council Member Andresen said that she fully supports the goals of the Chapel Hill-Carrboro Downtown Commission. She noted that since public funds are involved, it will be necessary for the Chapel Hill-Carrboro Downtown Commission to appear before the Council annually to receive funds.

Council Member Godschalk noted that the estimated annual assessment for University Square would be \$12,000. Council Member Godschalk asked whether the Downtown Commission had spoken to representatives of University Square. Mr. Hakan responded that he would be speaking to Harold White, representing University Square.

Council Member Godschalk noted that Council Member Andresen serves on the Downtown Commission Board of Directors. He asked whether it would be a conflict of interest for her to vote on the proposed service district. Council Member Andresen sought an interpretation of her voting status on this matter. Town Attorney Karpinos said he would advise Council Member Andresen in this matter.

Council Member Werner asked whether a performance agreement would be employed to monitor the service district. Mr. Taylor responded yes. Council Member Werner asked whether the Council would have the right to approve the use of monies. Mr. Taylor said yes.

Council Member Herzenberg urged Mr. Hakan and Ms. Dibbert to contact small business people for their input.

Council Member Andresen stated that there had been some misunderstanding about which businesses will be assessed.

Mayor Howes asked whether existing enabling legislation was clear. Town Attorney Karpinos responded that specific language exists to create service districts. He added that Chapel Hill and Carrboro may require creation of two separate districts.

Mr. Hakan said that the Chapel Hill-Carrboro Downtown Commission will appear before the Carrboro Board of Aldermen on February 14th.

Mayor Howes asked what would happen if only one of the two governments acted on the Commission's request. Mr. Hakan stated that the support of both communities would be needed to have a successful program.

Mr. Hakan introduced Margie Haber, Co-Director, Chapel Hill-Carrboro Downtown Commission. Ms. Haber stated that an "Arts Downtown" program will be held on May 20th.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER GODSCHALK, TO REFER TO THE TOWN MANAGER. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

Council Member Werner commended the collaborative efforts of the Downtown Commission and the Town in re-opening the Cat's Cradle in the old Southern Bell building. He especially noted the efforts of John Davis, Inspections Director, Debbie Dibbert, Co-director, Chapel Hill-Carrboro Downtown Commission, and OWASA.

Council Member Andresen asked if the Town could do anything to improve the access to the U.S. Post Office on Estes Drive and requested a status report on this situation. Town Manager Taylor said he would report back to the Council.

### Minutes

COUNCIL MEMBER GODSCHALK MOVED, SECONDED BY COUNCIL MEMBER HERZENBERG, TO APPROVE THE MINUTES OF JANUARY 23RD AS PRESENTED. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

COUNCIL MEMBER GODSCHALK MOVED, SECONDED BY COUNCIL MEMBER WERNER TO APPROVE THE MINUTES OF JANUARY 30TH AS PRESENTED. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

### Glenwood Service Station Special Use Application

Roger Waldon, Planning Director, noted that a public hearing was held on January 12th, requesting demolition and rebuilding of a convenience store and service station. He noted that the applicant is requesting modification of setbacks. Mr. Waldon showed a map showing proposed entrance and exit patterns from the site. Mr. Waldon noted concerns about a proposed driveway being too close to Hamilton Road. Mr. Waldon said that the vast majority of cars will exit the site at the rear.

Mr. Waldon said that inclusion of a canopy would be a good idea from an aesthetic standpoint. He noted that the Council would

make the final determination on modification of setbacks for the canopy. Mr. Waldon stated that a left-turn signal at Hamilton Road was not warranted at this time. Mr. Waldon reviewed the key points of resolutions A-F. He noted that the Town Manager and Planning Board recommend adoption of resolution A.

Council Member Werner noted that due to a traffic island on N.C. 54, it is physically impossible to make a left turn from the site. Mr. Waldon responded that this was correct.

Council Member Godschalk asked if the aggregate impacts on signalization had been considered. Mr. Waldon responded that staff had consulted with the applicant about signalization. Council Member Godschalk said that the area was possibly building up to the need for a left-turn signal. He asked what the triggering agent for a signal would be. Mr. Waldon said that the service station was an existing facility. Consequently, the new facility would generate few additional trips.

Council Member Andresen asked whether there were established directions for the rear entrances from the site. Mr. Waldon responded that directions had been established. Council Member Andresen commended the vastly improved site design since Council last considered this request.

Council Member Herzenberg asked how the Appearance Commission could assure the height of trees. Mr. Waldon said that the Appearance Commission would be apprised of the applicant's assurances made at earlier meetings.

Council Member Godschalk expressed concern about permitting a canopy in the setback. Council Member Werner noted that staff, not the applicant, had suggested this modification. Council Member Godschalk said the exception would set a bad precedent.

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER WERNER, TO ADOPT RESOLUTION 1A. THE MOTION WAS ADOPTED (5-1), WITH COUNCIL MEMBER GODSCHALK DISSENTING.

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT FOR GLENWOOD SERVICE CENTER (EXXON) (65-B-1) (89-2-13/R-1a)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the convenience store/service station proposed by Kenan Oil Co., on property identified as Chapel Hill Township Tax Map 65, Block B, Lots 1 and 1A, if developed according to the site plan dated September 13, 1988 (revised November 2, 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 Article 12, 13 and 14, and the applicable specific standards contained in Section 18.7, 18.7.1 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 general plans for the physical development of the Town as embodied in the Development Ordinance and in the Comprehensive Plan.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that it permits modification to the regulations of Subsection 18.7.15.4 and Section 13.11.3 of the Development Ordinance to the extent needed to build this according to the plans submitted based upon a finding that public purposes are satisfied by this application to an equivalent or greater degree.

These findings are conditioned on the following:

1. That construction begin by February 13, 1990 and be completed by February 13, 1991.
2. 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 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 Design Manual.
3. That sight triangle easements be provided on the final plat.
4. That a work zone traffic control plan be approved by the Town Manager prior to issuance of the Zoning Compliance Permit.
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 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.
7. That detailed building elevations, sign plan, and lighting plan be approved by the Appearance Commission prior to issuance of the Zoning Compliance Permit.
8. That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
9. 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 of the Glenwood Service Station (Exxon) for a Special Use Permit in accordance with the Plans and conditions listed above.

This the 13th day of February, 1989.

Church of Reconciliation Special Use Permit Modification

Mr. Waldon said that the Council held a public hearing on January 12th to consider modifications of the existing Special Use Permit. Mr. Waldon noted that the modification seeks an additional 11,500 square feet of floor area and eighteen parking spaces.

Mr. Waldon added that a one-way circulation pattern is proposed with signage as appropriate. He noted that the vegetation most likely to be affected by site improvements was not particularly significant and that the short existing rock wall had no footing and would be undermined by any activity in its vicinity.

Mr. Waldon said that the Planning Board and Town Manager recommended adoption of resolution 2a.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER HERZENBERG, TO ADOPT RESOLUTION 2A. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

A RESOLUTION APPROVING AN APPLICATION FOR A MODIFICATION OF SPECIAL USE PERMIT FOR PRESBYTERIAN CHURCH OF RECONCILIATION (44-D-2) (89-2-13/R-2a)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the church-day care center proposed by the Presbyterian Church of Reconciliation on property identified as Chapel Hill Township Tax Map 44, Block D, Lot 2, if developed according to

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plans dated March 8, 1988 (revised October 26, 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.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that it permits a modification of the regulations of Subsection 13.11.2 of the Development Ordinance to the extent needed to build this according to the plan submitted, based upon a finding that public purposes are satisfied by this application to an equivalent or greater degree.

These findings are conditioned on the following:

1. That construction be completed by February 13, 1991 (two years from the date of the Council approval).
2. That the following improvements be made to Elliott Road:
  - a. That one-half of a 70-foot right-of-way be dedicated along the site's frontage prior to issuance of a Zoning Compliance Permit.
  - b. That rough grading for one-half of a 33-foot cross-section with sidewalk be performed along the site's frontage. Upon completion of the rough grading, the graded areas are to be seeded and mulched.
  - c. That all construction plans be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
3. That the Town Manager approve a work zone traffic control plan for work along/near the public rights-of-way prior to issuance of a Zoning Compliance Permit.

4. That a vehicular access easement agreement, with the Inter-Church Council Housing Corp., for use of the Elliott Woods driveway be recorded prior to the issuance of a Zoning Compliance Permit.
5. That a landscape buffer easement and statement of maintenance responsibility, with the Inter-Church Council Housing Corp., be recorded prior to issuance of a Zoning Compliance Permit.
6. That building elevations, lighting plan, landscape plan with landscape maintenance plan, and alternate buffers along Elliott Road and the eastern corner of the site be approved by the Appearance Commission prior to issuance of a Zoning Compliance Permit.
7. That the location of tree protection fences be shown on the final grading plans and that tree protection fences be installed to protect significant existing trees and their root systems, before issuance of a Zoning Compliance Permit.
8. That the applicant take appropriate measures to prevent the deposit of wet or dry silt on adjacent paved roadways.
9. 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 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 design standards of the Development Ordinance and the Design Manual.
10. 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.
11. That a soil erosion and sedimentation control plan be approved by the Orange County Erosion Control Officer before issuance of a Zoning Compliance Permit.
12. That directional signage be provided in the parking areas.
13. That except as modified herein, all other terms, conditions and stipulations heretofore made applicable to the Special Use Permit be continued in effect.

14. That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
15. That if any of the above conditions is held invalid, approval shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves a modification the Special Use Permit Modification for the Church of Reconciliation (approved by the Chapel Hill Board of Aldermen on November 13, 1978) in accordance with the plans and conditions listed above.

This the 13th day of February, 1989.

Preliminary CIP Comments by Boards and Commissions

Cassandra Sloop, Chairperson, Appearance Commission, spoke in favor of creating an Orange County chapter of the Keep America Beautiful Program. She noted that she was in the process of determining a budget for this effort. Ms. Sloop estimated the start-up cost to be \$50,000. She requested that Council support this endeavor.

Jane Joyner, Chairperson, Library Board of Trustees, thanked Ron Secrist and Kathy Thompson for their efforts in the 1986 Library Bond Referendum. She urged the Council to begin consideration of the Phase II library building program within the context of the 1989-1994 CIP. She noted that the Town could not afford to have two library facilities. She noted that the existing facility could be used as a senior citizen center, reading room or museum.

Roger Waldon, Planning Director, spoke on behalf of Alan Rimer, Chairperson, Planning Board, who was unable to attend the meeting. Mr. Rimer requested that the Council move up UMTA (Urban Mass Transportation Administration) projects while funding is available. He also urged the inclusion of inflation factors in future CIP's and the priorities of the Comprehensive Plan in the CIP. He also suggested having prior year expenditures analyzed in the current CIP.

COUNCIL MEMBER GODSCHALK MOVED, SECONDED BY COUNCIL MEMBER HERZENBERG, TO REFER COMMENTS TO THE TOWN MANAGER. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

Human Services Needs Report

Al Mebane, Chairperson, Human Services Advisory Board, noted that this would be his last appearance before the Council in this capacity. He stated that the HSAB suggested five areas for the focus of attention, as follows: Insufficient child care

resources, financial counseling, Transportation for the handicapped, needs of the elderly, and services for youth. He noted that this was not an all-inclusive list of needs. Mr. Mebane added that a new mechanism for operation of the Human Services Advisory Board was proposed in the needs report.

Council Member Andresen requested additional information on the revised allocation process. Mr. Mebane said that the HSAB has long been a source for small amounts of money. He advocated making larger and fewer allocations of available monies. Mayor Howes stated that the Human Services Advisory Board was not proposing to create a foundation, only act like one. Mr. Mebane said that this was correct.

Council Member Werner said that he appreciated the innovative idea of operating the Human Services Advisory Board like a foundation.

Council Member Herzenberg thanked the HSAB for a very commendable report. He urged Mr. Mebane to inform agencies of possible changes in the board's fund allocation policies.

Mr. Mebane said that agencies would be informed of any changes in allocation policies. Mr. Mebane recognized Ms. Mary Jane Burns, a member of the Human Services Advisory Board, present in the audience.

Mayor Howes thanked Mr. Mebane for the report and all of his past fine efforts. Mr. Mebane thanked the Mayor and Council for their past assistance.

Peter Kramer, Program Chair, Family Financial Services, said that his program was formed in 1984. He noted that Family Financial Services provides free counseling services. Mr. Kramer added that services are provided to both the unemployed and the working poor.

COUNCIL MEMBER WERNER MOVED, SECONDED BY COUNCIL MEMBER GODSCHALK, TO REFER COMMENTS TO THE MANAGER. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

#### I-40 Landscaping Funding Request

Bruce Heflin, Public Works Director, noted that Ms. Cassandra Sloop had presented a petition for beautification of I-40 interchanges to the Council at their January 9th meeting. He said that Town and Botanical Gardens staffs will work with the North Carolina Department of Transportation (NCDOT) to identify low-maintenance acceptable to both parties.

Council Member Andresen asked whether staff was consulting with the Botanical Gardens. Mr. Heflin said that this was correct. He noted that the State has made \$200,000 of matching funds available on a first-come, first-served basis for landscaping of I-40 interchanges.

Council Member Werner asked whether funding was on a one-time or continuing basis. Mr. Heflin responded that funding would only be needed once. Council Member Werner asked where money would be derived for future plantings. Mr. Heflin said that NCDOT would use lower maintenance plantings or scale back the scope in the near future.

Council Member Werner asked whether there was reason to be confident of maintenance five to six years in the future. Mr. Heflin said NCDOT made a commitment to maintain plantings, the only gray area being low versus high maintenance plantings.

Council Member Godschalk asked if matching funds might be unavailable. Mr. Heflin reiterated that funding is available on a first-come, first-served basis.

Council Member Godschalk asked why the costs of planting had not decreased with the donation of plant materials from the Botanical Gardens. Adam Kuby, Urban Forestry Officer, responded that only a few plants were being donated by the North Carolina Botanical Gardens.

Council Member Wallace said that swift action was needed to receive matching funds.

Council Member Andresen stated her support for the funding request.

Council Member Herzenberg suggested that future items of this type should be referred to the Parks and Recreation Commission. Town Manager Taylor responded that Town advisory boards handle their own areas of expertise. Since entranceways are involved in this request, the Appearance Commission was the appropriate body to handle this matter.

Ms. Sloop said that \$500 in private contributions had been received to date. She added that NCDOT matching funds are relatively untouched at this time.

Council Member Godschalk said that the hotel/motel tax should be examined for uses of this type in the future.

Mayor Howes said he had some reservations about appropriating monies for this type of use.

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER WALLACE, TO ADOPT RESOLUTION 3. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

A RESOLUTION ALLOCATING \$25,000 FROM THE 1986 PARKS AND OPEN SPACE BOND TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO HELP FINANCE THE LANDSCAPING OF I-40 INTERCHANGES AT U.S. 15-501 AND N.C. 86 THROUGH DOT'S MATCHING FUNDS PROGRAM (89-2-13/R-3)

WHEREAS, the North Carolina Department of Transportation has made available \$200,000 for a matching funds program for highway landscaping in the fiscal year 1988-89; and

WHEREAS, the preliminary plans provide an estimate of \$75,000 for the landscaping of 2 quadrants of the I-40 interchange at U.S. 15-501 and 4 quadrants of the I-40 interchange at N.C. 86; and

WHEREAS, adjustments will be made to the preliminary plans following recommendations from the Town staff, the Chapel Hill Appearance Commission and the North Carolina Botanical Garden;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that \$25,000 be allocated from the 1986 Parks and Open Space bond to help finance the landscaping of I-40 interchanges and that the Town Manager is authorized to have those funds delivered to the North Carolina Department of Transportation for the purpose of matching the Department's funding for such improvements.

This the 13th day of February, 1989.

#### Chatham-Orange Cooperative Planning

Council Member Andresen noted that the Chatham-Orange Cooperative Planning Work Group was still hard at work. She stated that agreement had been reached on two areas: courtesy review and alternative wastewater systems.

Council Member Andresen said that the courtesy review process would allow other jurisdictions to comment on all projects in the planning area.

Mayor Howes stated that the transportation subcommittee would meet for the first time during the week of February 13th.

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER GODSCHALK, TO ADOPT RESOLUTION 4. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

A RESOLUTION ESTABLISHING AN ORANGE-CHATHAM-CHAPEL HILL-CARRBORO COURTESY REVIEW SYSTEM (89-2-13/R-4)

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WHEREAS, the Counties of Orange and Chatham and the Towns of Carrboro and Chapel Hill find it in their mutual interests to establish a development review system that would:

- a. allow these four local governments to keep each other informed about development applications that might have impacts in neighboring jurisdictions; and
- b. afford these governments the opportunity to offer comments and reactions to each other regarding such applications; and

WHEREAS representatives of these four governments have met to discuss the design of such a system, and have recommended establishment of a "Courtesy Review System" as described on the attached sheet;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Chapel Hill that the Council hereby directs its administrative officers to implement an Orange/Chatham/Chapel Hill/Carrboro Courtesy Review System as described on the attached sheet.

BE IT FURTHER RESOLVED that the effective date for implementation of this system shall be March 1, 1989.

This the 13th day of February, 1989.

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER WALLACE, TO ADOPT RESOLUTION 5. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

A RESOLUTION DIRECTING DEVELOPMENT OF ALTERNATIVE WASTEWATER TREATMENT FACILITY POLICIES (89-2-13/R-5)

WHEREAS, the use of Alternative Wastewater Treatment Facilities is increasing in Orange and Chatham Counties; and

WHEREAS, the Counties of Orange and Chatham and the Towns of Carrboro and Chapel Hill find it in their mutual interests to develop common and coordinated policies regarding permitting, developing, monitoring, and maintaining such facilities; and

WHEREAS, representatives of these four governments have met to discuss these issues, and have recommended cooperative work along the lines outlined on the attached sheet;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Chapel Hill that the Council hereby directs its administrative officers to work with neighboring jurisdictions and appropriate state agencies to develop policies and procedures as outlined on the attached sheet.



This the 13th day of February, 1989.

Board and Commission Appointment Schedule

Town Manager Taylor stated that a proposed Board and Commission Appointment Process schedule was being offered for Council consideration in accordance with revised policies adopted at the January 23rd Council meeting.

Council Member Herzenberg requested that efforts be made to recruit within the Cameron-McCauley neighborhood for vacancies on the Historic District Commission.

COUNCIL MEMBER HERZENBERG MOVED, SECONDED BY COUNCIL MEMBER WERNER, TO ADOPT RESOLUTION 6, NOTING COUNCIL MEMBER HERZENBERG'S SUGGESTION. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

A RESOLUTION REGARDING THE PROCESS FOR CONSIDERING APPOINTMENTS TO TOWN ADVISORY BOARDS AND COMMISSIONS (89-2-13/R-6)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby adopts the following schedule for appointments to Town Advisory Boards and Commissions:

May 8th Community Appearance Commission  
Greenways Commission  
Parks and Recreation Commission

May 22nd Housing Advisory Board  
Human Services Advisory Board  
Personnel Appeals Committee

June 12th Board of Adjustment  
Historic District Commission  
Transportation Board

June 26th Orange Water and Sewer Authority  
Planning Board

This the 13th day of February, 1989.

Greenways Commission Appointment

By a vote of 5 to 1, the Council appointed Andrew "Andy" Sachs to fill a recently vacated seat on the Greenways Commission. Mr. Sachs' term will expire June 30, 1992.

Town Hall Expansion Project--Contracts and Budget Amendments

Sonna Loewenthal, Assistant Town Manager, said that the initial bids received for the Town Hall Expansion and Renovation project

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were very high. She noted that a change from pre-cast concrete to light-colored brick and several other smaller changes would reduce the cost of the building by approximately \$175,000. Ms. Loewenthal noted that the complete negotiated bid was outlined in the Council's agenda materials.

Council Member Andresen expressed concern about employing curved-steel roofing in lieu of a skylight to save \$10,000. Ms. Loewenthal responded that the architect had indicated that those looking up at the roofing will see a curved white ceiling. Council Member Andresen inquired about the location of the clock tower. Ms. Loewenthal responded that this would be located next to the curved roofing or skylight. Council Member Andresen asked what cost savings would be achieved from deleting the clock tower. Ms. Loewenthal responded that approximately \$14,000 could be saved.

Council Member Godschalk asked what the difference was between initial cost estimates and bids received. Ms. Loewenthal stated that this was difficult to pinpoint because of different estimates at different times. Council Member Godschalk asked why there was such a great disparity between estimates and actual bids. Ms. Loewenthal said that only one bid had been received for several important subcontracts and that some contractors that had advised on costs throughout the design process had not submitted bids.

Council Member Godschalk stated that he had held some reservations about project design since inception of the project. He noted that it was a mistake to eliminate the skylight from the building plans. Council Member Godschalk said he was disturbed by using other funding sources to make the project viable.

Mayor Howes asked whether the Town Hall Expansion Committee consider rebidding the project. Ms. Loewenthal responded that this had been contemplated, but was not considered fruitful since a period of greater building activity (spring and summer) is approaching.

Council Member Godschalk inquired whether the estimated cost overrun was approximately \$500,000. Ms. Loewenthal responded that this would depend upon one's reference point. She noted that cost estimates were 10% below bids. Town Manager Taylor said that bids were approximately \$400,000 above initial cost projections.

Council Member Herzenberg stated that he had spoken to the project architects about past maintenance problems with plastic skylight fixtures.

Mayor Howes noted that the recommendations of the Town Hall Expansion Committee were before the Council for their consideration.

Council Member Werner asked whether the Town Hall Expansion Committee examined possible design modifications to reduce the lowest bid prices to the amount budgeted. Ms. Loewenthal responded that the architects were unable to modify the project sufficiently to do this. She noted that a redesign would result in a smaller building.

Noting the absence of Council Members Preston, Wilkerson (members of the Town Hall Expansion Committee) and Pasquini, Mayor Howes asked how long the bids were valid. Ms. Loewenthal responded that the bids were valid for sixty days, with March 5th being the first lapse date.

Council Member Werner stated that he was uncomfortable voting on the project without the input of the three absent council members.

Council Member Herzenberg noted that Council Members Preston and Wilkerson stood behind the recommendations of the Town Hall Expansion Committee. He noted that delaying action on this item may not change the outcome. Town Manager Taylor noted that the Town Hall Expansion/Renovation had originally been scheduled for Council consideration in late January. He noted that he saw no problem with a two week delay.

Council Member Godschalk asked whether construction of some building space in unfinished form had been contemplated. Mr. Taylor responded that this had been examined. Mr. Taylor added that the biggest unknown would be the scope of asbestos abatement in the existing Municipal Building. He noted that \$150,000 had been earmarked for this purpose. Mr. Taylor noted that a total of \$54,000 is available for contingencies relating to the Town Hall Expansion/Renovation project.

Council Member Wallace said that the sooner contracts were awarded, the better. He noted that rebidding the project could result in a smaller building at a greater cost.

COUNCIL MEMBER WALLACE MOVED, SECONDED BY COUNCIL MEMBER HERZENBERG, TO ADOPT RESOLUTION 7.

Council Member Andresen expressed concern that Council Members Preston and Wilkerson, members of the Town Hall Expansion Committee, were unable to attend this evening's meeting, to share their insight with the Council.

Council Member Herzenberg stated that the Town Hall Expansion Committee had ranked possible changes in the costs of the project. He said that the project architect had not recommended deletion of the clock tower.

Mayor Howes stated that the Council was making a complicated, long-lasting decision.

Council Member Wallace asked whether delays conflicted with any deadlines of the staff. Town Manager Taylor replied that a two week delay would not pose undue difficulties.

Proposed Bond Referendum--Open Space/Parks and Recreation

Council Member Wallace introduced the following order which was read at length:

"BOND ORDER AUTHORIZING THE ISSUANCE OF \$9,000,000 PARKS AND RECREATIONAL FACILITIES BONDS OF THE TOWN OF CHAPEL HILL"

WHEREAS, the Town of Chapel Hill deems it is advisable to make the improvements hereinafter described; and

WHEREAS, the Town Council has caused to be filed with the Secretary of the Local Government Commission of North Carolina an application for Commission approval of the bonds hereinafter described as required by The Local Government Finance Act, and the Secretary of the Local Government Commission has notified the Town Council that the application has been filed and accepted for submission to the Local Government Commission; NOW, THEREFORE,

BE IT ORDERED by the Town Council of the Town of Chapel Hill, as follows:

Section 1. The Town Council of the Town of Chapel Hill has ascertained and hereby determines that it is necessary to provide parks and recreational facilities within and without the corporate limits of the Town, including the acquisition and development of land for community and neighborhood parks, entranceways, greenways and open spaces and to pay capital costs of such improvements.

Section 2. In order to raise the money required to pay capital costs of providing the improvements as set forth above, in addition to any funds which may be made available for such purpose from any other sources, bonds of the Town of Chapel Hill are

hereby authorized and shall be issued pursuant to the Local Government Finance Act of North Carolina. The maximum aggregate principal amount of said bonds authorized by this bond order shall be \$9,000,000.

Section 3. A tax sufficient to pay the principal of and interest on said bonds when due shall be annually levied and collected.

Section 4. A sworn statement of the Town's debt has been filed with the Town Clerk of and is open to public inspection.

Section 5. This bond order shall take effect when approved by the voters of the Town at a referendum.

Council Member Wallace moved the adoption of the following resolution:

WHEREAS, the bond order entitled, "BOND ORDER AUTHORIZING THE ISSUANCE OF \$9,000,000 PARKS AND RECREATIONAL FACILITIES BONDS OF THE TOWN OF CHAPEL HILL," has been introduced at the meeting of the Town Council held on February 13, 1989 and the Council desires to provide for the holding of a public hearing thereon and the submission of a statement of debt in connection therewith as required by the Local Government Bond Act; NOW, THEREFORE,

BE IT RESOLVED by the Town Council of the Town of Chapel Hill, as follows:

(1) The public hearing upon said bond order shall be held on the 27th day of February at 7:30 o'clock. P.M., at the Municipal Building Meeting Room, in Chapel Hill, North Carolina.

(2) The Town Clerk is hereby directed to cause a copy of each bond order to be published with a notice of such hearing in the form prescribed by law in a qualified newspaper no fewer than six days prior to such public hearing.

(3) The Town's Finance Officer is hereby directed to file with the Town Clerk prior to publication of the bond order with the notice of such public hearing, a statement setting forth the debt incurred or to be incurred, the appraised value of property subject to taxation by the Town and the net debt of the Town.

The motion was seconded by Council Member Werner and was adopted by the following vote:

AYES: Mayor Howes, Council Members Andresen,  
(6) Godschalk, Herzenberg, Wallace, Werner

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NAYS: None  
(0)

Tandler Monthly Report

Town Manager Taylor stated that Town staff had further conversations with Dr. Stegman concerning an evaluation of the Tandler Homeownership Program. An evaluation is expected by mid-summer.

Council Member Andresen inquired about the scope of the evaluation. Town Manager Taylor said that the full scope of services was still being negotiated. He assured the Council that the study will provide a comprehensive analysis of the Tandler program.

Council Member Andresen asked whether other alternatives will be examined in the report. Town Manager Taylor said that Dr. Stegman will provide a comprehensive report.

Council Member Werner noted that Dr. Stegman was already working on an affordable housing issues paper. Mr. Taylor stated that this was on-going with Town staff. He noted that a report will be presented to the Council at a later date.

Council Member Werner stated that he had heard positive comments from residents of the Tandler neighborhood. Council Member Godschalk concurred with Council Member Werner's remark, noting that Tandler residents appeared to be generally pleased. He noted that it was difficult to find potential tenants since the income eligibility criteria are so narrow.

Rosemary Square Monthly Report

Town Manager Taylor stated that a fully executed Developer Agreement for Rosemary Square has been received by the Town. Mr. Taylor said he had spoken with Mr. Adams, President, Rosemary Group, stressing the need for his group to keep the Council apprised of the progress of the Rosemary Square project.

Consent Agenda

At the request of Helen Urquhart and direction of Mayor Howes, item number 15d was removed from the agenda for discussion.

COUNCIL MEMBER WALLACE MOVED, SECONDED BY COUNCIL MEMBER WERNER, TO APPROVE CONSENT AGENDA ITEMS 15 A, B, C, AND E. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

A RESOLUTION ADOPTING VARIOUS ORDINANCES AND RESOLUTIONS (89-2-13/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. Chapel Hill Country Club agreement re golf cart crossing. (R-10).
- b. Gimghoul Road parking. (O-3).
- c. Ridgefield public housing improvements. (R-11).
- d. Mat and seal assessment resolutions for various streets. (R-12.1 through .9).
- e. Teen Center lease. (R-13).

This the 13th day of February, 1989.

A RESOLUTION AUTHORIZING THE MANAGER TO ENTER INTO AN AGREEMENT ALLOWING A GOLF CART AND PEDESTRIAN CROSSING ON LANCASTER DRIVE (89-2-13/R-10)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Manager to enter into the attached agreement for the construction and maintenance of a golf cart and pedestrian crossing on Lancaster Drive between the 18th green area and the Chapel Hill Country Club parking lot.

This the 13th day of February, 1989.

AN ORDINANCE AMENDING CHAPTER 21 OF THE CODE OF ORDINANCES (89-2-13/O-3)

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

SECTION I

That Section 21-27 of the Town Code of Ordinances, "No parking as to particular streets" is amended by creating a new section 21-27.7, No parking anytime, Monday through Saturday, and by inserting the following in appropriate order:

<u>Street</u>	<u>Side</u>	<u>From</u>	<u>To</u>
Gimghoul Rd.	North	A point 50 ft. east of the western intersection with Glandon Drive	the east end

SECTION II

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That Section 21-27.5, "No parking anytime, Monday through Friday," is amended by deleting the following:

<u>Street</u>	<u>Side</u>	<u>From</u>	<u>To</u>
Gimghoul Rd.	North	A point 50 ft. east of the western intersection with Glandon Drive	Glandon Drive eastern intersection

SECTION III

That Section 21-27.6, "No parking 8:00 a.m. to 5:00 p.m., Monday through Friday," is amended by deleting the following:

<u>Street</u>	<u>Side</u>	<u>From</u>	<u>To</u>
Gimghoul Rd.	South	A point 50 ft. east of the western intersection with Glandon Drive	Glandon Drive eastern intersection

SECTION IV

That Section 21-27.6, "No parking, 8:00 a.m. to 5:00 p.m., Monday through Friday," is amended by inserting the following in appropriate order:

<u>Street</u>	<u>Side</u>	<u>From</u>	<u>To</u>
Gimghoul Rd.	South	A point 150 ft. east of the western intersection with Glandon Dr.	the east end

SECTION V

That Section 21-27, "No parking as to particular streets" is amended by deleting the following:

<u>Street</u>	<u>Side</u>	<u>From</u>	<u>To</u>
Gimghoul Rd.	Both	Country Club Road	A point 50 ft. east of the western intersection with Glandon Drive

SECTION VI



That Section 21-27, "No parking as to particular streets" is amended by inserting the following in appropriate alphabetical order:

<u>Street</u>	<u>Side</u>	<u>From</u>	<u>To</u>
Gimghoul Rd.	South	Country Club Road	To a point 150 ft. east of the western intersection with Glandon Drive
Gimghoul Rd.	North	Country Club Road	To a point 150 ft. east of the western intersection with Glandon Drive

SECTION VII

This ordinance shall be effective Monday, April 3, 1989.

SECTION VIII

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

This the 13th day of February, 1989.

A RESOLUTION ACCEPTING BIDS AND AWARDING A CONTRACT FOR THE PUBLIC HOUSING IMPROVEMENTS PROJECT (89-2-13/R-11)

WHEREAS, the Town of Chapel Hill has solicited formal bids by advertisement in The Chapel Hill Newspaper on December 4, 1988 and on January 1, 1989 in accordance with G.S. 143-129 and 143-132 for the Public Housing Improvements Project; and

WHEREAS, the following bids were received and opened on January 10, 1989:

<u>Contractor</u>	<u>Bid Amount</u>
A.K. Martin and Associates	\$137,396.00
Skylight Exchange	\$ 82,985.00

WHEREAS, the proposed project scope will consist of all bid improvements for twenty-four (24) units at the Ridgfield neighborhood, as shown on plans and specifications; and

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WHEREAS, the estimated cost for the project scope improvements is approximately \$82,985.00;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Town accepts the bid of Skylight Exchange in the amount of \$82,985.00, and awards the contract for the Public Housing Improvements Project at the Ridgefield neighborhood to Skylight Exchange.

This the 13th day of February, 1989.

Helen Urquhart told the Council that her front footage along Cameron Court was listed as 222 feet on assessment rolls. She stated her front footage is 229.4 feet. Ms. Urquhart added that her neighbor, Blanche Mattox, has front footage of 288.5 feet as opposed to 281 feet reflected on assessment rolls. She expressed concern that some residents were not being assessed correctly. Ms. Urquhart expressed concern that one of her neighbors having 400 feet of frontage on Cameron Court had been excluded from the assessment roll.

Town Manager Taylor said that George Small, Engineering Director, will further investigate Ms. Urquhart's concerns.

COUNCIL MEMBER HERZENBERG MOVED, SECONDED BY COUNCIL MEMBER WERNER, TO ADOPT RESOLUTIONS 12.1-7 AND 9, WITH RESOLUTION 12.8 (CAMERON COURT) TO BE FURTHER EXAMINED. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

A RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR MAT AND SEAL STREET IMPROVEMENTS ON LEDGE LANE (89-2-13/R-12.1)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby confirms the following as the final assessment roll for mat and seal street improvements on Ledge Lane in accord with North Carolina General Statutes 160A-228:

TAX MAP LOT	NAME	ADDRESS	FRONT FEET	ASSESSMENT
7.61.A.1	Anne B. Coxhead	P.O. Box 3657 Chapel Hill, NC 27515	198	\$ 683.10
7.61.A.8	Milton Julian Virginia Julian	Box 1370 101 Ledge Lane Chapel Hill, NC 27514	80	\$ 276.00
7.61.A.9	Georgia L. Burnett	103 Ledge Lane Chapel Hill, NC 27514	155	\$ 534.75
7.61.A.10	Michael D. Modlin Jane K. Modlin	105 Ledge Lane Chapel Hill, NC 27514	156	\$ 538.20
7.61.A.11	John D. Copp Laurel Copp	107 Ledge Lane Chapel Hill, NC 27514	153	\$ 527.85
7.61.A.12	Moye W. Freymann Katherine Freymann	109 Ledge Lane Chapel Hill, NC 27514	31	\$ 106.95
7.73.2	Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints	P.O. Drawer 429 Chapel Hill, NC 27514	651	\$2245.95
TOTAL:			1424	\$4912.80

This the 13th day of February, 1989.

A RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR MAT AND SEAL STREET IMPROVEMENTS ON BUTTONS ROAD (89-2-13/R-12.2)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby confirms the following as the final assessment roll for mat and seal street improvements on Buttons Road in accord with North Carolina General Statutes 160A-228:

TAX MAP LOT	NAME	ADDRESS	FRONT FEET	ASSESSMENT
7.63.A.1	Allen B. Whitehead Rosemarie Whitehead	The Ives 252 North St. Rye, NY 10580	228	\$ 679.37
7.63.A.3	Fred B. Wright , Katherine S. Wright	5 Buttons Road Chapel Hill, NC 27514	500	\$1489.85
7.63.A.7	Michela Gallagher	1 Buttons Road Chapel Hill, NC 27514	56	\$ 166.86
7.63.A.9	Mary Ann D. Eubanks Robert C. Eubanks	4 Buttons Road Chapel Hill, NC 27514	65	\$ 193.68
7.63.A.10	Joseph S. Ferrell	2 Buttons Road Chapel Hill, NC 27514	185	\$ 551.24
7.63.A.10A	Seymour L. Halleck Helen Halleck	500 Laurel Hill Road Chapel Hill, NC 27514	141	\$ 420.14
7.63.A.2	C.A. Bream Kathryn R. Bream	Buttons Road Chapel Hill, NC 27514	254	\$ 756.84
			TOTAL:	1429 \$4257.98

This the 13th day of February, 1989.

A RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR MAT AND SEAL STREET IMPROVEMENTS ON FERN LANE (89-2-13/R-12.3)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby confirms the following as the final assessment roll for mat and seal street improvements on Fern Lane in accord with North Carolina General Statutes 160A-228:

TAX MAP LOT	NAME	ADDRESS	FRONT FEET	ASSESSMENT
7.63.A.8	Winston C. Liao Carol H. Liao	126 Fern Lane Chapel Hill, NC 27514	21	\$ 73.06
7.63.A.13	John H.A. Cross Alice S. Cross	124 Fern Lane Chapel Hill, NC 27514	195	\$ 678.40
7.63.A.15	Christine P. Dooley	110 Fern Lane Chapel Hill, NC 27514	487	\$1694.26
7.63.B.6	John R. Goldfinch Carolyn B. Goldfinch	100 Fern Lane Chapel Hill, NC 27514	283	\$ 984.55
7.63.B.7	James A. Taylor Elizebeth A. Taylor	106 Fern Lane Chapel Hill, NC 27514	246	\$ 855.83
	University of N.C. Gene Swecker Assoc. Vice Chancellor of Facilities Management	Campus Box 1000 Chapel Hill, NC 27599-1800	1304	\$4536.58
	Town of Chapel Hill (Intersection)		60	208.74
			<hr/>	<hr/>
		TOTAL:	2596	\$9031.42

This the 13th day of February, 1989.

A RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR MAT AND SEAL STREET IMPROVEMENTS ON IRIS LANE (89-2-13/R-12.4)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby confirms the following as the final assessment roll for mat and seal street improvements on Iris Lane in accord with North Carolina General Statutes 160A-228:

TAX MAP LOT	NAME	ADDRESS	FRONT FEET	ASSESSMENT
7.63.B.3	Katherine A. Browne	604 Laurel Hill Rd. Chapel Hill, NC 27514	121	\$ 394.10
7.63.B.4	Kenneth G. Reeb Mary L. Reeb	608 Laurel Hill Rd. Chapel Hill, NC 27514	164	\$ 534.15
7.63.B.4A	Kenneth G. Reeb Mary L. Reeb	SAME	128	\$ 416.89
7.63.B.4B	Gail W. Wertz	2845 Argyle Rd. Chapel Hill, NC 27514	69	\$ 224.73
7.63.B.7	James A. Taylor Elizabeth A. Taylor	106 Fern Lane Chapel Hill, NC 27514	198	\$ 644.88
7.63.B.8	Joseph L. Dewalt Mollie H. Dewalt	Iris Lane Chapel Hill, NC 27514	207	\$ 674.20
7.63.A.11	David A. Ontjes Sherri R. Ontjes	3 Iris Lane Chapel Hill, NC 27514	145	\$ 472.26
7.63.A.12	Russell F. Christman Judith Christman	Iris Lane Chapel Hill, NC 27514	193	\$ 628.60
7.63.A.14	Mark L. Reed Martha Reed	Iris Lane Chapel Hill, NC 27514	257	\$ 837.04
7.63.A.15	Christine P. Dooley	110 Fern Lane Chapel Hill, NC 27514	275	\$ 895.67
TOTAL:			1757	\$5722.52

This the 13th day of February, 1989.

A RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR MAT AND SEAL STREET IMPROVEMENTS ON BARTRAM DRIVE (89-2-13/R-12.5)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby confirms the following as the final assessment roll for mat and seal street improvements on Bartram Drive in accord with North Carolina General Statutes 160A-228:

TAX MAP LOT	NAME	ADDRESS	FRONT FEET	ASSESSMENT	
7.68.F.1	Dorothy Kiester Elizabeth Fink	1128 Sourwood Dr. Chapel Hill, NC 27514	297	\$1071.22	
7.68.F.2	Emanuel Stein Irma S. Stein	Rt. 5, Box 106 Pittsboro, NC 27312	215	\$ 775.46	
7.68.F.3	C.E. Schweitzer Catherine Schweitzer	1124 Sourwood Dr. Chapel Hill, NC 27514	174	\$ 627.58	
7.68.F.4	William R. Burk Willian M. Burk	1122 Sourwood Dr. Chapel, Hill, NC 27514	190	\$ 685.29	
7.68.F.5	Anders S. Lunde Eleanor Lunde	1120 Sourwood Dr. Chapel Hill, NC 27514	110	\$ 396.75	
7.68.G.3	Tomas Baer	2 Bartram Dr. Chapel Hill, NC 27514	245	\$ 883.66	
7.68.G.2	Gustavus H. Miller Elva Miller	Bartham Dr. Chapel Hill, NC 27514	75	\$ 270.51	
7.68.G.1	Iris Tillman Hill George Lynn Entenman	5 Bartram Dr. Chapel Hill, NC 27514	50	\$ 180.34	
7.68.G.5	Mary C. Gore	Shady Lane Chapel Hill, NC 27514	125	\$ 450.85	
7.68.G.11	Gustavus H. Miller	Bartram Dr. Chapel Hill, NC 27514	342	\$1233.53	
7.68.G.10	Charles R. Morris	Kings Mill Rd. Chapel Hill, NC 27514	110	\$ 396.75	
	Town of Chapel Hill	Chapel Hill, NC 27514	96	\$ 346.25	
			TOTAL:	2029	\$7318.19

This the 13th day of February, 1989.

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A RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR MAT AND SEAL STREET IMPROVEMENTS ON SPRING DELL LANE (89-2-13/R-12.6)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby confirms the following as the final assessment roll for mat and seal street improvements on Spring Dell Lane in accord with North Carolina General Statutes 160A-228:

TAX MAP LOT	NAME	ADDRESS	FRONT FEET	ASSESSMENT
7.68.D.1	Majorie H. Hawkins	1102 Sourwood Cir. Chapel Hill, NC 27514	264	\$ 892.29
7.68.D.2	Herbert S. Harned, Jr. Jean Harned	803 Spring Dell Ln. Chapel Hill, NC 27514	125	\$ 422.49
7.68.D.3	Salvatore Tripoli Nancy K. Tripoli	1 Spring Dell Ln. Chapel Hill, NC 27514	30	\$ 101.40
7.68.D.4	Robert G. Bratcher June Bratcher	2 Spring Dell Ln. Chapel Hill, NC 27514	94	\$ 317.71
7.68.D.6	William T. Crisp Harriet Crisp	P.O. Box 30489 Raleigh, NC 27622	214	\$ 723.30
7.68.D.8	Barbara Schwentker	1100 Sourwood Dr. Chapel Hill, NC 27514	133	\$ 449.53
	Town of Chapel Hill	Chapel Hill, NC 27514	36	\$ 121.68
TOTAL:			896	\$3028.40

This the 13th day of February, 1989.



A RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR MAT AND SEAL STREET IMPROVEMENTS ON HOOT OWL LANE (89-2-13/R-12.7)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby confirms the following as the final assessment roll for mat and seal street improvements on Hoot Owl Lane in accord with North Carolina General Statutes 160A-228:

TAX MAP LOT	NAME	ADDRESS	FRONT FEET	ASSESSMENT
7.77.B.8	John V. Lund Sheila M. Lund	100 Hoot Owl Lane Chapel Hill, NC 27514	180	\$ 395.01
7.77.B.9	James Eder Mary Eder	P.O. Box 810 Chapel Hill, NC 27514	127	\$ 278.70
7.77.B.27	Paul Debreczeny Gillian Debreczeny	304 Hoot Owl Lane Chapel Hill, NC 27514	16	\$ 35.11
7.77.B.28	John Vanseters Elizebeth Vanseters	5-A Stayman Circle Chapel Hill, NC 27514	241	\$ 528.87
7.77.B.29	David Eckerman Carol Eckerman	301 Hoot Owl Lane Chapel Hill, NC 27514	90	\$ 197.50
TOTAL:			654	\$1435.19

This the 13th day of February, 1989.

A RESOLUTION CONFIRMING THE ASSESSMENT ROLL FOR MAT AND SEAL STREET IMPROVEMENTS ON SHADYLAWN EXTENSION (89-2-13/R-12.9)

BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby confirms the following as the final assessment roll for mat and seal street improvements on Shadylawn Extension in accord with North Carolina General Statutes 160A-228:

TAX MAP LOT	NAME	ADDRESS	FRONT FEET	ASSESSMENT
7.28..5	Goforth Properties	113 N. Columbia St. Chapel Hill, NC 27514	183	\$ 676.76
7.28..19F	Marsha A. Seaton	E2 Stratford Hills Apts. Chapel Hill, NC 27514	268	\$ 991.11
7.28..19J	Alvin L. Tillman Doris C. Tillman	3208 Waterbury Dr. Durham, NC 27707	57	\$ 210.79
7.28..19B	Helen R. Hines	919 Shadylawn Ext. Chapel Hill, NC 27514	103	\$ 380.91
7.28..43C	Hugh H. Tilson Judith S. Tilson	1116 Cowper Dr. Raleigh, NC 27608	210	\$ 776.61
7.28..43B	Eric W. Jensen	415 Landerwood Lane Chapel Hill, NC 27514	84	\$ 310.65
7.28..43A	Gordon F. Murray	15 Catalpa St. Morgantown, WV 26505	105	\$ 388.31
7.28..43	Sampson Radiology Associates, P.A.	% Powell P.O. Box 1069 Raleigh, NC 27602	16	\$ 59.17
TOTAL:			1026	\$3794.31

This the 13th day of February, 1989.

A RESOLUTION RENEWING A LEASE FOR A PORTION OF THE POST OFFICE/COURT BUILDING FOR A TEEN CENTER (89-2-13/R-13)

WHEREAS, the Council of the Town of Chapel Hill on March 28, 1988, pursuant to G.S. 160A-272, authorized the Manager to enter into a lease for a portion of the Post Office/Court Building for a Teen Center; and

WHEREAS, the term of said lease was for one year, renewable for one subsequent one-year term upon the approval of the Council; and

WHEREAS, Franklin Street Teen Center, Inc. entered into a lease with the Town for approximately 2400 sq. ft. of space in the basement of the Post Office/Court Building on April 16, 1988;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council approves, and authorizes the Town Manager pursuant to Council's resolution of March 28, 1988 and the lease dated April 16, 1988, to enter into, on behalf of the Town, a renewal agreement for the lease to the Franklin Street Teen Center, Inc. of approximately 2400 sq. ft. in the basement of the Post Office/Court Building at 179 E. Franklin Street, for the operation of a Teen Center, for a term of one year commencing on April 16, 1989.

This the 13th day of February, 1989.

COUNCIL MEMBER WALLACE MOVED, SECONDED BY COUNCIL MEMBER WERNER, TO ADJOURN THE REGULAR MEETING INTO EXECUTIVE SESSION. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

The regular meeting was adjourned at 10:29 P.M.

EXECUTIVE SESSION

COUNCIL MEMBER ANDRESEN MOVED, SECONDED BY COUNCIL MEMBER WERNER TO ADJOURN THE EXECUTIVE SESSION. THE MOTION WAS ADOPTED UNANIMOUSLY (6-0).

Executive session was adjourned at 10:47 P.M.