

August 24, 1970
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A regular meeting of the City Council of the City of Charlotte, North Carolina, was held in the Board Room, Fourth Floor Educational Center, at 1:30 o'clock p.m., on Monday, August 24, 1970, with Mayor John M. Belk presiding, and Councilmen Sandy R. Jordan, Milton Short, John Thrower, Jerry Tuttle and James M. Whittington present.

ABSENT: Councilman Joe D. Withrow. Councilman Alexander was absent at the beginning of the meeting and came in as noted in the minutes.

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INVOCATION.

The invocation was given by Reverend John Kennedy, Minister of Calvary Baptist Church.

MINUTES APPROVED.

Upon motion of Councilman Jordan, seconded by Councilman Tuttle, and unanimously carried, the minutes of the last meeting, on Monday, August 17, 1970, were approved as submitted.

CITY OF CHARLOTTE EMPLOYEE PLAQUE PRESENTED TO DEPUTY FIRE CHIEF CLARENCE A. PRINCE.

Mayor Belk recognized Deputy Fire Chief Clarence A. Prince and presented him with the City of Charlotte Employee Plaque. He stated Chief Prince was employed in the Fire Department on January 16, 1936 and retired June 5, 1970.

MEMBERS OF MODEL CITIES COMMISSION REQUEST COUNCIL TO DEFINE THE COMMISSION'S DUTIES, IF ANY.

Reverend John Bailey, Member of the Charlotte Model Cities Commission, stated they would like to know what they, as a Commission, are to do and what they are not to do, and they hope this Council will try to do something about it.

He stated they would like to know what powers the Commission has or if any powers at all and what they are.

PETITION NO. 70-99 BY WARNER ENTERPRISES, INC. FOR A CHANGE IN ZONING OF A LOT AT 3804 COMMONWEALTH AVENUE, DENIED.

Motion was made by Councilman Whittington to deny the subject petition for a change in zoning from O-6 to B-1 as recommended by the Planning Commission. The motion was seconded by Councilman Short, and carried unanimously.

PETITION NO. 70-100 BY SIDNEY M. HATLEY FOR A CHANGE IN ZONING OF A LOT AT 623 EASTWAY DRIVE, DENIED.

The subject petition was presented for Council decision. Council was advised the Planning Commission recommends the petition be denied.

Councilman Thrower stated as he understands the petition, it is to increase the size of the day nursery. He asked if the Commission finds objection to this? Mr. Bryant, Assistant Planning Director, replied the Commission finds objection to the change in zoning; that the tool they use to increase the number of children is through a change in zoning from residential to office, and the Planning Commission did not find it agreeable to recommend the change in zoning; that the Commission did discuss that this is a fairly small lot for the number of children that would be allowed.

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Councilman Whittington stated he was under the impression that this would be the only lot zoned O-6 but he understands now the lot next to it is zoned for O-6? Mr. Bryant replied two lots next to it are zoned O-6; the original plan was for a transition to install the office zoning between the business zone at the corner and the residential area. Councilman Whittington stated he does not understand the objections. Mr. Bryant replied it is primarily a question of whether or not the original intent of a transition zone is accomplished with the two lots that are already zoned O-6.

Councilman Short moved that the subject petition for a change in zoning from R-6MF to O-6 be denied as recommended by the Planning Commission. The motion was seconded by Councilman Whittington, and carried unanimously.

PETITION NO. 70-101 BY A. H. ALEXANDER FOR A CHANGE IN ZONING OF A LOT AT 1541 EAST INDEPENDENCE BOULEVARD, DENIED.

Upon motion of Councilman Tuttle, seconded by Councilman Whittington, and unanimously carried, the subject petition for a change in zoning from B-1 to B-2 was denied as recommended by the Planning Commission.

ORDINANCE NO. 790-Z AMENDING CHAPTER 23, SECTION 23-8 OF THE CITY CODE AMENDING THE ZONING MAP BY CHANGING THE ZONING OF PROPERTY AT 1508 REMOUNT ROAD, ON PETITION OF MARY C. BENNETT.

Motion was made by Councilman Whittington, seconded by Councilman Tuttle, and unanimously carried, adopting the subject ordinance changing the zoning from R-9 to O-6, as recommended by the Planning Commission.

The ordinance is recorded in full in Ordinance Book 17, at Page 308.

ORDINANCE NO. 791-Z AMENDING CHAPTER 23, SECTION 23-8 OF THE CITY CODE AMENDING THE ZONING MAP BY CHANGING THE ZONING OF A PORTION OF CHANTILLY SHOPPING CENTER PROPERTY LYING NORTHEAST OF CHESTERFIELD AVENUE ADJACENT TO BRIAR CREEK, ON PETITION OF D. L. PHILLIPS INVESTMENT BUILDERS, INC.

Councilman Short moved adoption of the subject ordinance changing the zoning from R-6 and O-6 to B-1 as recommended by the Planning Commission. The motion was seconded by Councilman Tuttle, and carried unanimously.

The ordinance is recorded in full in Ordinance Book 17, at Page 309.

ORDINANCE NO. 792-Z AMENDING CHAPTER 23, SECTION 23-8 OF THE CITY CODE AMENDING THE ZONING MAP BY CHANGING THE ZONING OF A PARCEL OF LAND ON THE NORTH SIDE OF TYVOLA ROAD, BEGINNING 348 FEET EAST OF SOUTH BOULEVARD, ON PETITION OF E. T. WINDHAM, JR.

Motion was made by Councilman Whittington, seconded by Councilman Tuttle, and unanimously carried, adopting the subject ordinance changing the zoning from R-9 to O-6 and B-1 as recommended by the Planning Commission.

The ordinance is recorded in full in Ordinance Book 17, at Page 310.

ORDINANCE NO. 793-Z AMENDING CHAPTER 23, SECTION 23-8 OF THE CITY CODE AMENDING THE ZONING MAP BY CHANGING THE ZONING OF LAND ON THE NORTHEAST SIDE AND ON THE SOUTHWEST SIDE OF BELHAVEN BOULEVARD, BETWEEN GUM BRANCH AND WESTBOURNE SUBDIVISION, ON PETITION OF U. G. HAGER.

Upon motion of Councilman Jordan, seconded by Councilman Thrower, and unanimously carried, the subject ordinance was adopted changing the zoning from R-9 and R-12 to I-1 as recommended by the Planning Commission.

The ordinance is recorded in full in Ordinance Book 17, at Page 311.

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COUNCILMAN ALEXANDER CAME INTO MEETING DURING DISCUSSION OF THE NEXT ITEM.

Councilman Alexander came into the meeting during the discussion of the next item, prior to the vote, and was present for the remainder of the session.

PETITION NO. 70-106 BY ROXIE BARRIER TREXLER FOR A CHANGE IN ZONING FROM R-9 TO B-2 OF 12.84 ACRES OF LAND ON THE SOUTH SIDE OF SUNSET ROAD WEST OF REAMES ROAD, REFERRED BACK TO PLANNING COMMISSION FOR A COMPREHENSIVE PLAN OF THE INTERSECTION.

Councilman Whittington moved approval of the subject petition as recommended by the Planning Commission. The motion was seconded by Councilman Jordan.

Councilman Thrower stated he understands the State Highway Commission will take over half of this property and yet we will rezone it for a higher classification. Mr. Bryant, Assistant Planning Director, replied the plans for Interstate 77, as presently constituted, would take over half of this property; that this was discussed by the Planning Board and the deciding factor to recommend the change was that the three other corners are already zoned for commercial purposes, and there was not sufficient reason to deprive this one last corner of the same type zoning.

Councilman Short asked the zoning of the northwest corner, and Mr. Bryant replied the northwest corner actually fronting on Sunset is for residential, but the commitment through county zoning which lies immediately behind the perimeter line and parallels Sunset is already committed to Business; that at the time the county plan was adopted for that section, the Planning Commission agreed to sponsor, before the City Council, a petition to finish closing the gap in there. That this petition will come before Council shortly.

Councilman Short stated we have been a little guilty of piece-mealing these big intersections. Here there is an opportunity to set up a model intersection. This is a potential of either setting up a model intersection or some more piece-mealing. That this is zoned I-1 at one corner, B-2 at another, a road cuts through at one corner and there is residential on another corner. That Mrs. Trexler has said she has no immediate use planned for the property and it is just for planning purposes and he thinks Council should join her in this planning and turn this petition down and ask the Planning Commission to review the whole intersection. That added to this is the property which is zoned industrial and is up against considerable residential use. Mr. Bryant stated the industrial zoning is on the east side of what will be Interstate 77; that he does not believe there is any industrial zoning on the west side.

Councilman Short stated there is some validity in what Mrs. Trexler is asking, but he is going to make a substitute motion to turn the petition down and refer it back to the Planning Commission to present a comprehensive plan for this intersection.

After discussion, Councilman Short made a substitute motion to refer the petition back to the Planning Commission and ask for a comprehensive plan as quickly as possible for this intersection. The motion was seconded by Councilman Jordan.

Councilman Tuttle stated rather than take the intersections one at a time that when these petitions come up the Planning Commission should present a plan for the intersections at the time it is brought to Council; that these requests will be coming up more often. That he sees no point in postponing this particular one.

The vote was taken on the substitute motion and carried unanimously.

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PETITION NO. 70-107 BY J. D. WHITESIDES, ET AL, FOR A CHANGE IN ZONING OF PROPERTY ON THE SOUTH SIDE OF PARK AVENUE, FROM EUCLID AVENUE TO LYNDBURST AVENUE, DEFERRED.

Councilman Thrower moved that decision on the subject petition be deferred pending the completion of a study of Dilworth Area by the Planning Commission. The motion was seconded by Councilman Jordan.

Councilman Whittington asked how long before the study is completed, and Mr. Bryant, Assistant Planning Director, replied by the middle of September, or early in October.

Councilman Whittington asked if the study will concern how the area should be zoned? Mr. Bryant replied that it will be a by-product of the study; the actual study itself is an attempt to determine some of the causes, some of the effects and hopefully, some of the remedial acts that can take place in some of the deteriorating residential neighborhoods; that while Dilworth is the primary subject of the study, it is really a study that is basically related to deteriorating neighborhoods in general and some of the factors that have caused the decline, and through these facts to determine ways to improve them.

Councilman Whittington stated he does not question the idea of this study, but something should be said for Mr. Whitesides and the people who live on Park Avenue as they are trying to get these deteriorated buildings out of there and replaced with new construction. Mr. Bryant stated the basic question in an area such as this is if you are going to abandon the residential possibilities for the area; and, if it should no longer be continued as a residential neighborhood. He stated this is what they are not quite sure of in this area as a whole.

The vote was taken on the motion, and carried unanimously.

ORDINANCE NO. 794-Z AMENDING CHAPTER 23, SECTION 23-8 OF THE CITY CODE AMENDING THE ZONING MAP BY CHANGING THE ZONING OF PROPERTY ON THE SOUTH SIDE OF CLANTON ROAD AND ON THE NORTH SIDE OF BLAIRHILL ROAD, EAST OF I-77, ON PETITION OF HARRY W. KOLE.

Motion was made by Councilman Tuttle, seconded by Councilman Whittington, and unanimously carried, adopting the subject ordinance changing the zoning from R-6MF to B-1, as recommended by the Planning Commission.

The ordinance is recorded in full in Ordinance Book 17, at Page 312.

ORDINANCE NO. 795 AMENDING CHAPTER 23, SECTION 23-88.1(c) INCREASING THE COST OF SIGN PERMIT FEES AND ADDING NEW SECTION 23-88.1(d) TO INSTALL A LATE FEE.

Councilman Jordan moved adoption of the subject ordinance amending increasing the cost of sign permit fees and adding a new Section 23-88.1(d) to install a late fee to be collected when work is commenced prior to securing a sign permit. The motion was seconded by Councilman Tuttle, and carried unanimously.

The ordinance is recorded in full in Ordinance Book 17, at Page 313.

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PUBLIC HEARING SET FOR MONDAY, SEPTEMBER 21, ON REQUEST FOR A CHANGE IN ZONING OF A TRACT OF LAND AT THE REAR OF HOWARD JOHNSON'S RESTAURANT ON I-85.

Mr. Bobo, Assistant City Manager, stated the McCCorey Branch of the YMCA has been looking for a suitable tract of land for amusement purposes: specifically they wish to sponsor an amusement ride activity for the purpose of raising funds. Recently, they located a suitable tract in the rear of Howard Johnson's Restaurant on I-85; the property is zoned I-1 which will permit authorized conditional use.

Councilman Tuttle moved that a public hearing be set for Monday, September 21, on petition of the Charlotte City Council to I-1 conditional use on property at the rear of Howard Johnson's Restaurant on I-85. The motion was seconded by Councilman Jordan.

After discussion, the vote was taken on the motion and carried unanimously.

RESOLUTION AUTHORIZING THE REFUND OF CERTAIN TAXES.

Motion was made by Councilman Jordan, seconded by Councilman Tuttle, and unanimously carried, adopting the subject resolution authorizing the refund of certain taxes in the amount of \$25.00 which were levied and collected through clerical error.

The resolution is recorded in full in Resolutions Book 7, at Page 129.

DISPOSAL OF CERTAIN RECORDS AUTHORIZED.

Upon motion of Councilman Tuttle, seconded by Councilman Thrower, and unanimously carried, the disposal of certain items no longer needed for record purposes and disposal approved by the N. C. Department of Archives and History, were authorized, as follows:

- (1) All cancelled checks dated January, 1950 through June, 1965.
- (2) All disbursement vouchers dated January, 1950 through June, 1960.

ACQUISITION OF EASEMENT FOR TAGGART CREEK OUTFALL.

Councilman Thrower moved approval of the acquisition of 15' x 995' of easement at 4506 Denver Avenue, from Charles Basil Blanchard and wife, at \$2,250.00, for the Taggart Creek Outfall. The motion was seconded by Councilman Alexander, and carried unanimously.

APPRAISAL CONTRACTS AUTHORIZED.

Motion was made by Councilman Alexander, seconded by Councilman Whittington, and unanimously carried, approving the following appraisal contracts:

- (a) Contract with Harry G. Brown, for appraisal of Commonwealth Eastminister Presbyterian Church, at a fee of \$1,000.00, for the Eastway Drive Project.
- (b) Contract with John C. McDonald, Jr., for appraisal of Commonwealth Eastminister Presbyterian Church, at a fee of \$1,000.00, for the Eastway Drive Project.

SPECIAL OFFICER PERMIT AUTHORIZED ISSUED TO JAMES W. SMITH.

Councilman Jordan moved approval of the issuance of a Special Officer Permit to James W. Smith for use on the premises of Northwood Park Subdivision, for a period of one year. The motion was seconded by Councilman Short, and carried unanimously.

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STATE SYSTEM STREET IMPROVEMENT PRIORITIES, APPROVED.

Council was requested to give formal approval of State System Street Improvement priorities, as follows:

FREEWAY SYSTEM PROJECTS:

1. Northwest Freeway - 10th Street to Church Street.
2. Independence Freeway - 5th Street to Kenilworth Avenue.
3. Independence Freeway - Kenilworth Avenue to I-77.
4. I-85 Interchange - Mulberry Road to Sugar Creek Road.

MAJOR ROAD SYSTEM PROJECTS:

1. Inner Loop and Airport Parkway.
2. Fairview Road Extension.
3. North Tryon Street (Design).
4. The Plaza.
5. Freedom Drive.
6. Park Road Relocation.
7. Graham Street.
8. Statesville Avenue.
9. Independence Boulevard (Corridor Study).
10. Thirtieth Street.

* Sugar Creek Road - Scheduled for January, 1971 letting.

* Central Avenue - City limits to Albemarle Road. (Mr. Maxwell indicated a desire to include this project in the current construction on Albemarle Road.)

Councilman Thrower moved approval of the list as submitted. The motion was seconded by Councilman Tuttle.

Councilman Whittington stated on October 6, 1969, in Minute Book 52, Page 342, Mr. Charles Maxwell, State Highway Commissioner, appeared before Council and discussed urban street priorities which he proposed to present to the Highway Commission. The following priorities were presented:

1. Sugar Creek Road, from North Tryon Street to Interstate 85.
2. Belt Road, from Goodwin Avenue and Eastway Drive to Park Road.
3. North Tryon Street.
4. Graham Street.
5. Freedom Drive.
6. Statesville Avenue.
7. The Plaza.
8. Park Road relocation.
9. 30th Street Via-duct.
10. Independence Boulevard.

Fairview Road was listed as No. 12.

Councilman Whittington stated the next priority list to come on the scene was one the City Council approved and presented to Mr. Maxwell; that the list did not have a date and was quite different from the first, and was as follows:

1. Belt Road (Moved from second place).
2. Freedom Drive.
3. North Graham Street.
4. Statesville Road.
5. 30th Street.
6. North Tryon Street.
7. Sugar Creek Road.
8. The Plaza.
9. Independence Boulevard.
10. Albemarle Road and Central Avenue.
11. Fairview Road.
12. Park Road relocation.
13. South Boulevard.

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Councilman Whittington stated since these two list of priorities, the 30th Street via-duct is open to traffic under the very able assistance of then Highway Commissioner George Broadrick. In 1970, under Highway Commissioner Charles Maxwell, South Boulevard and Albemarle Road is under construction; and the widening of Sugar Creek Road is to be let in November.

He stated the next set of priorities was presented on June 17 and informally approved on June 22. This new list moved Fairview Road, from 12th to second place in priorities; that he said at that time Fairview should not be done now. That the most critical need from a traffic standpoint today is the construction of the Belt Road and the Independence Boulevard throughway. He stated the Belt Road study began in 1962, and two governors later and half the term of Governor Scott, the center portion of this road is not under construction. He stated it should also be pointed out that there is a great difference between funding a road or a project and the construction of it. If he recalls correctly this road was funded under Governor Sanford's and Governor Moore's administration, but is still not constructed. While no one can question the need for the future, he thinks it would be less than fair if we do not go ahead and do these things we have been saying we were going to do since 1962, before obligating to another project.

Councilman Whittington stated he, along with some other members of Council, has been involved with this Belt Road since 1962, and hopefully it will be built during this administration.

Councilman Thrower stated the Belt Road is Number one on the request. Councilman Whittington replied no one can deny this but funding and construction are two different things; that he would not want to see this knocked out again as no one can question the severe need; that Mr. Hoose has been quoted as saying Independence Boulevard and Eastway Drive today are carrying 28,000 more cars than it was built for.

Councilman Short asked if by the establishment of this list of planned priorities, it means that funds will be taken away from the Belt Road and used for Fairview Road? Mr. Bobo, replied no, indeed; that the State Highway Commission has asked Council to come up with a list of streets that should have their attention; and it is hoped that they would fund most of these streets.

Councilman Short stated he is not aware of all these lists mentioned. That the one he thinks Council adopted was in August of last year. That it is true if you studied that list Fairview Road has been jumped ahead of several other streets on that list and put into the execution stage. He assumes anything in the execution stage such as Sugar Creek Road would be ahead of anything on the list of planning and priorities. That of the streets that Fairview Road has been jumped ahead of, two of them deserve consideration. North Tryon is one of them and the other is Graham Street. That the very bad traffic situation at Fairview Road justified jumping it ahead of several of the streets on the August, 1969 list, such as the correction of Park Road and some others that were further out of town. He stated when these priorities were being set up in June, he had some reservation and concern on whether Fairview Road should be put ahead of Graham Street or North Tryon Street. Just those two. He stated he decided it proper to put Fairview Road ahead because it would give great relief so quickly as far as the execution of the job was concerned, while Tryon and Graham Streets would give great relief but very slowly because of the execution of those jobs. It would take some years of handling to get all the land and to get it engineered and to get it executed. That he cannot see making Fairview, with its aggravated traffic situation, wait on these mammoth projects which are bound to take a long time to execute. That he thinks the time factor on Fairview Road is a reasonable factor in setting these priorities.

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Councilman Tuttle stated in setting the priorities originally, no one knew this deplorable situation was going to develop on Sharon Lane. That he does not think there is any situation as critical, including Sharon Lane and the intersection of Sharon Lane and Providence, as Fairview Road Extension. He asked if the objection to Fairview Road is because it may put the money for the Belt Road in jeopardy?

Councilman Whittington replied he has to speak to the history of the whole project because he was involved back when Council set a route for the Belt Road in 1962; there were four alternate routes - via Briar Creek, via Myers Park Country Club, via Myers Park High School and finally, after many weeks and months, the Belt Road route was established where it is today, waiting contracts. His objections to doing Fairview Road now is that he does not think anyone in the room can say for sure that by approving these priorities today and saying let's widen Fairview Road and the extension of it, will not delay the contract letting for the Belt Road. That he thinks we are just moving from one set of priorities to another set of priorities.

Councilman Alexander asked if the Belt Road would actually be delayed by the inclusion of Fairview Road on this list? Mr. Bobo replied it is hoped the State Highway will approve the entire list; if it is only one project, then the inner loop would be it; that the Commission has the right to change any of it.

After further discussion, the vote was taken on the motion and carried by the following vote:

YEAS: Councilmen Thrower, Tuttle, Alexander, Jordan and Short.

NAYS: Councilman Whittington.

RESOLUTION APPROVING AMENDMENT NO. 1, REDEVELOPMENT PLAN AND THE FEASIBILITY OF RELOCATION FOR PROJECT NO. N. C. R-78.

Councilman Whittington stated at the hearing last week on the subject amendment he raised several questions as to why the project cost increased to over \$4.0 million versus a little over \$2.0 million in 1965. That this has been explained thoroughly in information sent to Council from Mr. Vernon Sawyer, Executive Director, and he asked the person making the motion to approve the resolution to include this information in the motion.

Motion was made by Councilman Jordan, and seconded by Councilman Whittington to adopt the subject resolution, with the explanation of the increases in costs, as follows:

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INCREASED COST ANALYSIS

ITEM	SURVEY & PLANNING ESTIMATE	BUDGET APPROVAL	DIFFERENCE
Land Acquisition	\$ 4,902,780	\$ 8,192,100	\$ 3,289,320
Site Improvements	3,542,000	3,512,274	(-) 29,726
Administrative	465,800	468,000	2,200
Survey and Planning	472,462	491,200	18,738
Legal Costs		66,000	
Continued Planning		20,000	
Acquisition Expense		544,394	
Operation of Property		(-)10,000	
Disposal Cost	919,682	54,500	2,185,152
Rehabilitation Expense		12,000	
Interest cost		2,128,625	
Interest income		(-)500,000	
Contingencies		693,834	
Project Inspection		95,481	
Sub Total	\$10,302,724	\$15,768,408	\$ 5,465,684
Land Value	1,878,000	1,021,500	856,500
TOTAL	\$ 8,424,724	\$14,746,908	\$ 6,322,184
City 1/3	\$ 2,808,242	\$ 4,915,636	\$ 2,107,394

NOTES OF EXPLANATION

1. Since the land cost estimate was prepared in 1965, replacement construction costs have increased approximately 30%. The effect is an increase of approximately \$1,500,000 in the Land Acquisition Budget.
2. When the land estimates were prepared in late 1965, the cost of Fairview School and other non-tax properties such as churches were not included because it was anticipated that most of them would remain in the project.
3. With the increase in the land cost estimate, the cost of professional services related to purchase of the property has increased in a direct proportion. In addition, the normal inflationary trend has also accounted for an increase. (This relates to negotiating fees, title examinations, appraisals, legal fees, condemnation costs, etc.)
4. Interest costs have practically doubled during the past five years.
5. As a result of citizen's participation, the sale of land has been reduced in value because much of the land formerly considered residential has been converted to park (for dedication instead of sale for residential). Also, some of the land has been relegated to industrial use below the expressway instead of residential use which further reduces the re-use value.

Councilman Alexander stated there is a rumor circulating that there will not be as much land available for housing in this area as it was first thought. He asked if it is a fact, or is it not a fact, that there will not be as much land to re-house the people in the Greenville Project? Mr. Sawyer replied since the plan started and they realized what the citizens of the area wanted, there has been no change. They completed the planning with the people in the area assuming about 750 families would be re-housed on the land. This provides for a full range in housing from single family to medium density townhouse types to the higher density garden type apartments. That plan has not changed in scope or in the detail of the allocation of the uses for housing since it was approved. The answer to the question is there has been no change.

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Councilman Alexander stated he wants it clarified in all the minds that there is not a limit of 20% imposed on housing in this Greenville Area. Councilman Thrower stated this is done with the knowledge and understanding of the people that live within the neighborhood.

The vote was taken on the motion and carried unanimously.

The resolution is recorded in full in Resolutions Book 7, beginning at Page 130, and ending at Page 133.

AGREEMENT BETWEEN THE CITY OF CHARLOTTE AND REDEVELOPMENT COMMISSION OF THE CITY OF CHARLOTTE FOR PROJECT NO. N. C. R-78.

Motion was made by Councilman Jordan, seconded by Councilman Alexander, and unanimously carried, authorizing approval of the subject agreement between the City of Charlotte and the Redevelopment Commission of the City of Charlotte for Project No. N. C. R-78, with the cost increase from the 1965 figures as follows:

INCREASED COST ANALYSIS

ITEM	SURVEY & PLANNING ESTIMATE	BUDGET APPROVAL	DIFFERENCE
Land Acquisition	\$ 4,902,780	\$ 8,192,100	\$ 3,289,320
Site Improvements	3,542,000	3,512,274	(-)29,726
Administrative	465,800	468,000	2,200
Survey and Planning	472,462	491,200	18,738
Legal Costs		66,000	
Continued Planning		20,000	
Acquisition Expense		544,394	
Operation of Property		(-)10,000	
Disposal Cost	919,682	54,500	-2,185,152
Rehabilitation Expense		12,000	
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Project Inspection		95,481	
Sub Total	\$10,302,724	\$15,768,408	\$ 5,465,684
Land Value	1,878,000	1,021,500	856,500
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City 1/3	\$ 2,808,242	\$ 4,915,636	\$ 2,107,394

NOTES OF EXPLANATION

1. Since the land cost estimate was prepared in 1965, replacement construction costs have increased approximately 30%. The effect is an increase of approximately \$1,500,000 in the Land Acquisition Budget.
2. When the land estimates were prepared in late 1965, the cost of Fairview School and other non-tax properties such as churches were not included because it was anticipated that most of them would remain in the project.

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3. With the increase in the land cost estimate, the cost of professional services related to purchase of the property has increased in a direct proportion. In addition, the normal inflationary trend has also accounted for an increase. (This relates to negotiating fees, title examinations, appraisals, legal fees, condemnation costs, etc.)
4. Interest costs have practically doubled during the past five years.
5. As a result of citizen's participation, the sale of land has been reduced in value because much of the land formerly considered residential has been converted to park (for dedication instead of sale for residential). Also, some of the land has been relegated to industrial use below the expressway instead of residential use which further reduces the re-use value.

TRANSFER OF CEMETERY LOTS, AUTHORIZED.

Motion was made by Councilman Thrower, seconded by Councilman Short, and unanimously carried, authorizing the Mayor and City Clerk to execute deeds for the transfer of cemetery lots, as follows:

- (a) Deed with Charles F. McCollum and wife, for Grave No. 2, in Lot No. 945, Section 6, Evergreen Cemetery, at \$80.00.
- (b) Deed with J. Norman Pease for Lot No. 408, Section 6, Evergreen Cemetery, at \$480.00

CONTRACT AWARDED GRINNELL COMPANY, INC. FOR SERVICE CLAMPS FOR WATER DEPARTMENT

Upon motion of Councilman Jordan, seconded by Councilman Whittington, and unanimously carried, contract was awarded the low bidder, Grinnell Company, Inc., in the amount of \$3,420.86, on a unit price basis for service clamps for the Water Department.

The following bids were received:

Grinnell Company, Inc.	\$3,420.86
Smith-Blair, Inc.	3,438.05
Mueller Company	3,537.90
Hajoca Corporation	4,042.45
Southern Meter & Supply Co.	4,590.45
Dresser Mfg. Co.	5,245.65

TRAFFIC ENGINEER REQUESTED TO INVESTIGATE NEED FOR STREET LIGHT IN 2100 BLOCK OF BEVERLY DRIVE.

Councilman Jordan requested the Traffic Engineer to investigate the need for a street light in the 2100 block of Beverly Drive. That Mr. R. H. Westbrook, 2125 Beverly Drive, has made the request and states it will be agreeable with him to have the light in front of his property.

STAFF OF TRAFFIC ENGINEER REQUESTED TO CHECK REQUEST OF COUNCIL MEMBER AS TO WHETHER OR NOT A CHANGE CAN BE MADE IN THE LEFT TURN SLOT FOR CARS TRAVELING EAST ON RANDOLPH ROAD AT SHARON AMITY ROAD.

Councilman Whittington requested the Traffic Engineer to have his staff check Randolph Road at Sharon Amity Road to see if a change can be made in the left turn slot for cars traveling east on Randolph Road to put in a similar installation to the one on Remount Road.

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TRAFFIC ENGINEER REQUESTED TO INVESTIGATE REQUEST TO SHORTEN TURN SLOT ON ALBEMARLE ROAD AT PIERSON DRIVE.

Mr. Jerry Yarborough stated he is the owner of the 60-Minute Cleaners on Albemarle Road, and with the new turn lane and median on Albemarle Road both of his driveways have been cut off. That his business has dropped from \$1400 a week to \$571.00 last week. He stated Highway Commissioner Maxwell told him if someone in the city would consider and recommend shortening the turn slot at Pierson Drive, he would approve it.

Mr. Hoose, Traffic Engineer, stated he is not familiar with this problem; this is a highway project and it is constructed according to the plans approved after a public hearing. He stated he would be glad to look into it.

Mayor Belk requested Mr. Hoose to get a report and bring it back to Council.

Councilman Thrower stated he has a letter and description of the property, and he has asked Mr. Bobo, Assistant City Manager, to have copies made to be distributed to the members of Council.

PUBLIC WORKS DIRECTOR REQUESTED TO GIVE PROGRESS REPORT ON NEW SANITATION ORDINANCE.

Councilman Whittington asked that Mr. Hobson, Public Works Director, be requested to come to a conference session and give Council a progress report on the new sanitation ordinance.

JOHN C. ERWIN NOMINATED FOR RE-APPOINTED TO AIRPORT ADVISORY COMMITTEE.

After discussion, Councilman Tuttle placed in nomination the name of Mr. John C. Erwin for re-appointment to the Airport Advisory Committee for a five (5) year term.

SYDNOR THOMPSON PLACED IN NOMINATION FOR RE-APPOINTMENT TO COMMUNITY FACILITIES COMMITTEE.

Councilman Short placed in nomination the name of Mr. Sydnor Thompson for re-appointment to the Community Facilities Committee for a two (2) year term.

RESOLUTION OF COUNCIL ENDORSING APPLICATION OF CENTRAL PIEDMONT COUNCIL OF GOVERNMENTS TO BE LEAA FUND COORDINATOR TO BE CONSIDERED AT NEXT MEETING.

Councilman Short stated he has passed around copies of a resolution asking Council to endorse an application of the Central Piedmont Council of Government to be the LEAA fund coordinator.

He stated COG has applied to the Local Affairs Department of State to be the LEAA fund coordinator in this area. That a number of the local governments including the County Commissioners, in the eight county region have already adopted resolutions similar to this. That the State Department of Local Affairs has indicated the coordinating umbrella in any of the planning regions must be controlled by a board made up solely of the elected officials of the member governments and it must be region-wide. He stated our COG is the only organization in existence that meets both of these qualifications; and for this reason he thinks Council should support them in this application.

Councilman Short stated he is not going to ask Council to vote on this today as Councilman Thrower has indicated he is not ready to vote at this time; that he is to attend a meeting tonight where this will be discussed. Councilman Short asked that members of Council consider the resolution so that it can be brought back at the next Council Meeting.

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DISCUSSION OF NEEDS FOR TRAFFIC SIGNALS OR SOME TYPE OF ENFORCEMENT ON SPEEDERS ON LOCATIONS WHERE THERE ARE LONG UNBROKEN STRIPS.

Councilman Short asked Mr. Hoose if he ever given consideration to placing a traffic signal in a location simply because it is located on a long unbroken strip so that speeders use this strip for speeding. He stated he has in mind two locations: (1) Queens Road West, between Kings Drive and Selwyn Avenue; that he might consider a light at the Princeton Avenue intersection. (2) Cove Creek Drive, off the Plaza, where there is approximately two miles of unbroken strip.

Mr. Hoose replied when there is an isolated intersection and a light is put up, then the motorist has a tendency to speed up; that any place where there is this type of location now the severity is greater than without a signal.

Councilman Short asked the answer in a situation such as this; that there have been several accidents along Queens Road West?

Mr. Hoose replied in connection with Covercreek Drive, they have received a petition from the residents asking that the parking be taken off the street; that his staff is working out there now; that the only way to curb speeding is through enforcement. Councilman Thrower stated we have 35 radar units in the City of Charlotte.

Councilman Short stated he has attempted to bring this matter up with those who enforce the matter, and he is sure they are doing the best they can.

MORAL SUPPORT GIVEN TO EFFORTS OF STUDENTS TO SET UP INFORMATION CENTER MANNED BY VOLUNTEERS TO GIVE OUT INFORMATION ON SCHOOL SITUATION.

Mr. Lloyd Sherer stated he and some other students have gotten together and they are going to try to form an information center for the City of Charlotte to be manned by volunteers; people who will answer the telephones; that they have talked with members of the School Board and some officials of the School who say there is a possibility they may use a room in the Educational Building. He stated they have the support of the Mayor and the City Manager. That the Information Center will be used to answer any questions that come up about the school situation and other situations. That there will be approximately one student from each high school; that a sub-committee will be formed of Junior High School students who will answer any questions about the junior high schools. He stated he is present today to ask for the support of the Mayor and Councilmembers. Mayor Belk replied as this is a school matter, he feels it is best that they go through the school system, Councilman Alexander stated he thinks the idea is sound and he does not see why Council cannot go along with it if they have approval of the School Board.

Councilman Tuttle moved that Council give this project moral support. The motion was seconded by Councilman Whittington, and carried unanimously.

MEETING TO BE SET UP WITH ALL AGENCIES OF THE CITY UNDER FEDERAL PROGRAM OR USING FEDERAL FUNDS.

Councilman Alexander stated there are three base factors on which federal programs are based: (1) fact of citizen participation; (2) whatever leads towards the improvement of the employment situation; and (3) whatever improves the housing situation in a community.

He stated he thinks what is needed now is for all the leaders to sit down and talk to all the agencies of government dealing with federal programs. Whether we like it or not, if we are going to deal with federal programs, we are going to have to do those things the various guidelines require, and we need right

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now to find out to what extent we are complying. He stated he feels it is very important that this Council should give immediate consideration to this problem and set in motion the machinery to bring about the immediate surveillance on all our federal programs. He stated he would like for Council to begin immediately to call for consultation with all our federal programs so that we can move towards arriving at what we need to do to rectify the situation and to do it at once.

Councilman Alexander moved that Council recognize these facts and take immediate action to do those things to rectify whatever faults that have existed. The motion did not receive a second.

After further discussion, Mr. Bobo, Assistant City Manager, was requested to bring all these agencies back at a time when Council can go over each one. It was suggested that this be set for a day when there are no zoning hearings and that it be scheduled for 1:00 o'clock, which will give Council two hours to go over these programs.

REPORT ON COMPLAINTS FILED BY EMPLOYEES OF SANITATION REQUESTED BY MAYOR BELK.

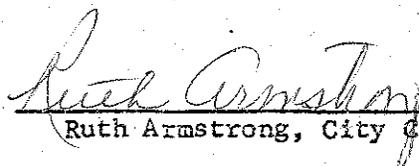
Mayor Belk asked Mr. Bobo, Assistant City Manager, if a report has been received on each complaint that was filed at the last Council Meeting, by employees of the Sanitation Department. He stated he understands that each complaint has been gone over and he requested that the report be given to him right away.

REQUEST THAT LETTER OF APPRECIATION BE SENT TO BOARD OF EDUCATION FOR USE OF BOARD ROOM.

Mayor Belk requested Mr. Bobo, Assistant City Manager, to write the Board of Education and thank them for permitting Council to use their Board Room for the Council Meeting today.

ADJOURNMENT.

Motion was made by Councilman Thrower, seconded by Councilman Whittington, adjourning the meeting to Wednesday, August 26, at 2:00 o'clock p.m., in the Council Chamber, City Hall, to discuss the Second Year Model Cities Program.


Ruth Armstrong, City Clerk