

October 31, 1966
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A regular meeting of the City Council of the City of Charlotte, North Carolina, was held in the Council Chamber, City Hall, on Monday, October 31, 1966, at 3 o'clock p.m., with Mayor Stan R. Brookshire presiding, and Councilmen Claude L. Albea, Fred D. Alexander, Sandy R. Jordan, Milton Short, John H. Thrower, Jerry Tuttle and James B. Whittington present.

ABSENT: None.

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INVOCATION.

The invocation was given by Reverend L. W. Topping, Associate Pastor of First Presbyterian Church.

MINUTES APPROVED.

Upon motion of Councilman Short, seconded by Councilman Alexander and unanimously carried, the minutes of the last meeting on October 24 were approved as submitted.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE, CHARLOTTE, NORTH CAROLINA, APPROVING AMENDMENT NO. 2, REDEVELOPMENT PLAN AND THE FEASIBILITY OF RELOCATION FOR PROJECT NO. N. C. R-37, AND AGREEMENT BETWEEN THE CITY OF CHARLOTTE, NORTH CAROLINA AND REDEVELOPMENT COMMISSION OF THE CITY OF CHARLOTTE, APPROVED.

The scheduled hearing was held on Amendment No. 2, Redevelopment Plan for Redevelopment Section No. 3, Brooklyn Urban Renewal Area, Project No. N. C. R-37, necessary to add an additional block to the original project area for disposal to the City and County for the location of a Law Enforcement Building and a Jail.

Mr. Vernon Sawyer, Director of the Redevelopment Commission, stated the original boundary of Section No. 3 runs from McDowell Street along Fourth Street, along Sugar Creek to Independence Boulevard, and from Independence Boulevard back west to McDowell, and from McDowell up to Fourth Street at the point of the beginning. That being added to the original project area is the block bounded by McDowell, Trade, Myers and Fourth Streets. He pointed out the Attorneys Building and stated with the exception of that property, the remainder of the block will be acquired by this amendment, and the land will be re-used partly by the City for the site of the Law Enforcement Building, and partly by the County as a site for the jail.

Mr. Sawyer stated that a list of the proposed changes showing the before and after picture was sent out in advance to the Council members, and he would be glad to answer any questions.

Councilman Albea asked if this would give enough room for the jail? Mr. Sawyer referred to the Governmental Center plan, and pointed out the location of the jail, and stated it is partly on county land, partly in Myers Street, and partly in the subject block; that this is merely a schematic layout showing how the building will be situated generally; that Myers Street will be closed, and the Jail will be about half on the west side of Myers and half on the east side of Myers Street; that the Law Enforcement Building will be located on the McDowell side of the block, leaving the Attorneys Building as it is.

Councilman Alexander asked how far along the proposed plans are for use of acquired land and proposed land to be acquired in the overall renewal area aside from the land to be used for the governmental project?

Mr. Sawyer replied all the land in Project No. 1 has been sold or is under contract to sell; all the land in Section No. 2 is for the Governmental Center use, and the land in the original Project No. 3 is going to be used mainly for the Northwest Expressway right of way - this is the latest information they had at the time they had to draw the line on the preparation of the amendment and does not represent the final line at all but it does illustrate the vast part of the land that is going to be used for right of way - that the remainder of the land will be sold to private developers. He advised the Redevelopment Commission has already made the decision not to offer any of this land for sale until the exact right of way of the expressway is known. That the land south of Independence Boulevard is in Projects No. 4 and No. 5, and the Commission is buying land in Project No. 4 which was approved in June of this year, so none of that is in any shape to be offered for sale.

Councilman Alexander asked if any proposed uses have been established for that land? Mr. Sawyer replied a park is one of the permitted uses, and commercial, public and hospital uses. Councilman Alexander asked if this has been defined and we know this will be the general use of the land? Mr. Sawyer replied the City Council has approved the plan with this list of uses in it; that the Commission will come back to Council for approval for the first sale; they will clear the land and offer it for sale as required under state law. Councilman Alexander stated he wants to know if we have reached the stage where we have even a proposed plan for all the land use in the Urban Renewal areas, and Mr. Sawyer replied yes, there is a general plan use for all the proposed land, but nothing specific as this cannot be known until it is advertised and they receive bids, then they will know what specific interest there is in the sale of any parcels.

Mayor Brookshire asked if there are any federal grants-in-aid programs that can be used for the acquisition by the city and county of the property under discussion; that there is the grant-in-aid by which the money can be borrowed without interest for five years, but are there others? Mr. Sawyer replied not for this type of use; if it was going to be used for permanent open space you could. Mayor Brookshire stated the City can buy property anticipated to be acquired for governmental buildings, and if the buildings are constructed within five years, you do not have to pay the interest on it, and he wonders if there are any others? Mr. Sawyer replied none that he knows of; that passed recently by the Congress as a part of the Demonstration Cities Bill, is a provision to give the City certain credits for the buildings that will be built. Mayor Brookshire asked if the City might receive it retroactive against the Brooklyn Project, and Mr. Sawyer replied he thinks very definitely we will as it is the sort of thing that you do not have to present at this point to the last dollar, you merely make your intentions known of applying for the credit at a later time, and then you get the actual dollars that are allowed by the formula at the time the cost of the facility is nailed down; that they are taking care of that on this project, including the parking on the building; and under the new act the cost of the building itself or a percentage of the cost.

Councilman Short stated with reference to Councilman Alexander's question, he believes, under some enactments of the last legislature, the land can be sold by the Commission for a designated use, and, in mentioning the list of the potential uses, Mr. Sawyer is not necessarily referring to that enactment as it is not that definite; that it will have to have

further approval by the Council as well as by the Commission. Mr. Sawyer replied this can only be done with the approval of the City Council, so if there was a known use that was permitted in the plan that they thought should take precedence over every other use, then they could come to Council and recommend that it be designated for that use, and then it could only be sold for that use.

Councilman Alexander asked if the Council has come to the definition of what it desires the land in the last sections used for, and Mr. Sawyer replied no, we have not.

Mayor Brookshire stated what it may be used for could depend on what interest the City finds among purchasers of the land as long as they are willing to construct something within those specifications. Councilman Alexander stated he feels it would help some if the general idea of what the City would like to see in there would be a part of interesting industry in what they want to do if they had a general idea of what is proposed. Mr. Sawyer replied that is in the list of uses, and it lists about ten or twelve specific uses, but it has not been narrowed down to one or two.

Councilman Whittington moved approval of a resolution entitled: "Resolution of the City Council of the City of Charlotte, Charlotte, North Carolina, Approving Amendment No. 2, Redevelopment Plan and the Feasibility of Relocation of Project No. N. C. R-37," and approval of an Agreement between the City of Charlotte, North Carolina, and Redevelopment Commission of the City of Charlotte, North Carolina, revised to reflect the various cash and non-cash grants-in-aid. The motion was seconded by Councilman Tuttle and carried unanimously.

The resolution is recorded in Resolutions Book 5, beginning at Page 364.

WILLIAM D. BYRON, PRESIDENT OF EDGARS WAREHOUSE, INC. AND W. H. EDGAR & SON, INC. OFFERS ASSISTANCE TO CITY IN MAKING USE OF DOUGLAS AIRCRAFT PROPERTY IF ACQUIRED BY THE CITY.

Mr. Joe Griffin stated he has with him today Mr. William D. Byron, President of Edgars Warehouse, Inc., and W. H. Edgar & Son, Inc., with offices in Detroit, St. Louis, Toledo, Fort Wayne and Charlotte; they also have sales offices in Chicago, Cleveland, Columbus, Indianapolis, Milwaukee, New York and Toledo, and they have recently acquired additional warehouse facilities in the City of Charlotte. Mr. Griffin stated that Mr. Byron mentioned to him that the Douglas Aircraft might be sold to the City of Charlotte, and he is very much interested in that; that Mr. Byron has some comments which he feels might be of interest to the Council.

Mr. Byron stated he got some ideas from a newspaper article which he read concerning the base, and he is familiar with some other cities where the same thing has come up, and he thought that he might be of help to Charlotte to see if the City could own the property and bring in additional revenue in terms of payrolls and increased tax revenue. Mr. Byron stated he has talked to Mr. Keith of Economic Development Administration, and he mentioned that it was very possible the City could get financing and used as an example the Brooklyn Navy Base where this has been done. That he also talked to Mr. Hunt who is very instrumental in handling the base in Memphis, Tennessee, where within a year and a half they had filled it up with warehousing companies and manufacturing companies and brought in larger payrolls and also tax revenues; and the City got it for a very nominal amount. In that case they own the buildings and lease them back to private industry. At some of the bases the Cities use it for their own use as additional land for golf course, park or maybe schools, and city operations need their own warehousing rather than building buildings. That there is a combination of uses, and he thinks the needs should be studied.

Mr. Byron stated he feels so strongly about this that he would be glad to pay the expenses of Mr. Hunt to bring him to Charlotte to talk to Council, that he could not get Mr. Keith to come down here but he would be glad at his own expense to go with a representative of the City to Washington and talk to him and be of any help.

Mayor Brookshire thanked Mr. Byron for coming to Council and for his suggestions and for volunteering his assistance. That the City has indicated an interest in getting additional information from GSA and one of the pieces of information needed would be their appraisal of it, and the terms under which they would sale it to the City. In the meantime the City can be studying uses to which it might put the property so he does not know of anything further to be done at the moment; that he understands they will require some two to three months to make the appraisal itself. When the City hears from them on the appraisal, it will be in a little better position to what its interest, if any, may be.

Councilman Jordan asked if Mr. Byron's organization would be interested in portions of this property? Mr. Byron replied they would either way - if private industry bought it or if the City did - portions of it, but not all of it.

Councilman Whittington asked Mr. Byron where his plant is located, and Mr. Byron replied they came to Charlotte two years ago and operate the Whirlpool Warehouse and Standard Terminal Bonded Warehouse.

Councilman Short stated that Mr. Byron's attitude is that he is coming into this City to be a businessman, and he already has, and he wants to be a good citizen and give the City the advantage of some of these experts that he knows of because of his previous experiences.

Mayor Brookshire stated this is very fine, and the City appreciates it.

MR. ROMA-LEE RESIDENT AND NATIVE OF ENGLAND WELCOMED AS VISITOR TO CITY COUNCIL MEETING.

Councilman Short introduced Mr. James Roma-Lee. He stated that he is a resident of and a native of and a citizen of England, and his home town is Stratford-on-Avon - the home town of William Shakespeare - that he has lived there all his life. Councilman Short stated Mr. Roma-Lee is on a fourteen-week tour of the United States under a program initiated by Mr. Voit Gilmore; that he has gone all across the northern part of the country, down the west coast and is now coming across the southern part and is in Charlotte visiting friends, and he was interested in coming down to see the City Government. Councilman Short stated the lady with Mr. Roma-Lee is his sister-in-law, Mrs. William Stewart.

Mr. Roma-Lee invited any who are in Stratford-on-Avon to come by and see him; he stated his only warning would be to try not to get there during the tourist season which is June to September.

Mayor Brookshire welcomed Mr. Roma-Lee and stated it is good to have both Mrs. Stewart and him present.

NAME OF DARSEY AVENUE CHANGED TO RESERVOIR STREET.

Upon motion of Councilman Tuttle, seconded by Councilman Albea and unanimously carried, the name of Darsey Avenue was changed to Reservoir Street, as recommended by the Planning Commission.

CHANGE ORDER NO. E-1 IN CONTRACT WITH INDUSTRIAL ELECTRIC COMPANY AND CHANGE ORDER NO. G-4 IN CONTRACT WITH LEE CONSTRUCTION COMPANY FOR HOSKINS FILTER PLANT ADDITIONS, APPROVED.

Councilman Thrower moved approval of the following change orders in contracts for the construction of Hoskins Filter Plant additions, which was seconded by Councilman Whittington and carried unanimously.

- (a) Change Order No. E-1 in contract with the Industrial Electric Company, electrical contractor, adding \$173 to the total contract price.
- (b) Change Order No. G-4 in contract with Lee Construction Company, Inc., general contractor, adding \$10,303.15 to the total contract price.

ACTION OF OCTOBER 17, 1966, ACCEPTING PITTS DRIVE, FROM BOOKER AVENUE TO 770 FEET NORTH OF BOOKER AVENUE RESCINDED.

Motion was made by Councilman Albea rescinding Council action of October 17, 1966, accepting Pitts Drive, from Booker Avenue to 770 feet north of Booker Avenue, as requested by the Engineering Department who advised the street was placed on the list in error and should not be under city maintenance. The motion was seconded by Councilman Whittington and carried unanimously.

INSTALLATION OF WATER MAINS AUTHORIZED.

Councilman Jordan moved approval of contracts for the installation of water mains, which was seconded by Councilman Tuttle, and are as follows:

- (a) Contract with the Henry G. Newson and Company for the installation of 390 feet of water mains and one fire hydrant to serve property abutting on Villa Court, inside the city, at an estimated cost of \$1,727.00, with the city to finance all construction costs and the applicant to guarantee an annual gross water revenue equal to 10% of the total construction cost.
- (b) Contract with Evans Construction Company for the installation of 1,905 feet of water main and two fire hydrants to serve property abutting on Booker Avenue and Pitts Drive, inside the city, at an estimated cost of \$8,034 with the City to finance all construction costs and the applicant to guarantee an annual gross water revenue equal to 10% of the total construction cost.
- (c) Contract with the Griffin Realty Company for the construction of 840 feet of water main and two fire hydrants to serve the Ed Griffin Property, inside the city, at an estimated cost of \$3,650, with the City to finance all construction costs and the applicant to guarantee an annual gross water revenue equal to 10% of the total construction cost.

Councilman Whittington asked if (a) and (b) are for apartment projects, and if they are, where is Villa Court and how many apartments will there be; that he is thinking of new and additional housing that Council is not aware of that has been constructed? Mr. Veeder replied Mr. Newson's development is an apartment complex, and it is located off Monroe Road. Mr. Walter Franklin, Superintendent of the Water Department, stated that he is not sure about Evan's development, but he believes it is for duplexes and is only the first step in Mr. Evan's project, as he proposes to go further into the block at a later date.

Councilman Whittington stated this is an indication of new construction for residential purposes, particularly in (a) and (b) that would be of interest to all members of Council. Mayor Brookshire stated that anything that indicates the construction of additional first class, new and modern housing units is of interest to Council.

The vote was taken on the motion and carried unanimously.

CONTRACTS FOR APPRAISAL OF PROPERTY IN CONNECTION WITH KILBOURNE DRIVE AND CENTRAL AVENUE WIDENING, WEST SIXTH STREET WIDENING AND EAST THIRD STREET CONNECTOR APPROVED.

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

- (a) Contract with G. A. Hutchinson for appraisal of Mrs. Pattie Morris Cole's property in connection with the Kilbourne Drive and Central Avenue Widening, which is a revision of an appraisal due to revision of plans.
- (b) Contract with Henry E. Bryant for the appraisal of property of Mary Joe Davis, Transportation Supply Corporation, and Wayne A. Todd and wife, three (3) parcels, in connection with the West Sixth Street Widening and East Third Street Connector.
- (c) Contract with Alfred E. Smith for appraisal of property of A. C. Kimbirl and J. E. Kimbirl, two (2) parcels in connection with the East Third Street Connector.

CONSTRUCTION OF SANITARY SEWER TRUNK AND MAIN TO SERVE VILLA COURT APPROVED.

Councilman Short moved approval of the construction of 240 feet of 8-inch trunk and 330 feet of 8-inch main to serve Villa Court, inside the city, at the request of Henry G. Newson Company, at an estimated cost of \$3,845 with all cost of the construction to be borne by the Applicant whose deposit in the full amount has been received and will be refunded as per terms of the agreement. The motion was seconded by Councilman Thrower and carried unanimously.

TRANSFER OF CEMETERY DEEDS.

Upon motion of Councilman Albea, seconded by Councilman Whittington and unanimously carried, the Mayor and City Clerk were authorized to execute deeds for the transfer of the following cemetery lots:

- (a) Deed with Mrs. Rosa H. Betts for Grave No. 6, Lot No. 174, and Grave No. 4 in Lot No. 175, Section 2, Evergreen Cemetery, at \$120.00.
- (b) Deed with Mrs. Rosa H. Betts for Graves No. 4 and 5 in Lot No. 174, Section 2, Evergreen Cemetery, at \$120.00.
- (c) Deed with Mrs. Margaret Sue Ryan for Graves No. 1, 4, 5 and 6 in Lot No. 52, Section 2, Evergreen Cemetery transferred from Mrs. Sue Powers Carpenter, at \$3.00 for new deed.
- (d) Deed with Mrs. Sue Powers Carpenter for Graves No. 2 and 3 in Lot No. 52, Section 2, Evergreen Cemetery, at \$3.00 for new deed.

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CONTRACT AWARDED MOTOROLA COMMUNICATIONS & ELECTRONICS, INC. FOR MOTORCYCLE RADIOS.

Councilman Thrower moved award of contract to the low bidder, Motorola Communications & Electronics, Inc. in the amount of \$3,579.25, on a unit price basis for five motorcycle radios. The motion was seconded by Councilman Alexander and carried unanimously.

The following bids were received:

Motorola Communications & Electronics, Inc.	\$ 3,579.25
General Electric Co.	3,589.55

CONTRACT AWARDED GENERAL ELECTRIC COMPANY FOR MOBILE RADIO UNITS.

Upon motion of Councilman Jordan, seconded by Councilman Alexander and unanimously carried, contract was awarded the low bidder, General Electric Company, in the amount of \$11,533.94 on a unit price basis for twenty-four (24) mobile radio units.

The following bids were received:

General Electric Co.	\$11,533.94
Motorola Communications & Electronics, Inc.	11,633.85
Radio Corp. of America	14,097.61

CONTRACT AWARDED GENERAL ELECTRIC COMPANY FOR REMOTE CONSOLE RADIO.

Motion was made by Councilman Alexander awarding contract to the low bidder, General Electric Company, in the amount of \$203.94 for one remote console. The motion was seconded by Councilman Whittington and carried unanimously.

The following bids were received:

General Electric Co.	\$ 203.94
Motorola Communications & Electronics, Inc.	245.14

CONTRACT AWARDED MOTOROLA COMMUNICATIONS & ELECTRONICS, INC. FOR PORTABLE RADIO UNITS.

Councilman Albea moved award of contract to the only bid meeting specifications, Motorola Communications & Electronics, Inc. in the amount of \$2,670.79 on a unit price basis for four portable radio units. The motion was seconded by Councilman Whittington and carried unanimously.

The following bid was received:

Motorola Communications & Electronics, Inc.	\$ 2,670.79
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Bid received not meeting specifications:

Radio Corp. of America	2,220.68
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CONTRACT AWARDED D. H. SMITH & ASSOCIATES, INC. FOR STREET MARKER HARDWARE.

Motion was made by Councilman Whittington, seconded by Councilman Thrower and unanimously carried awarding contract to the low bidder, D. H. Smith & Associates, Inc., in the amount of \$1,136.09 on a unit price basis for 520 aluminum blades, 260 post caps and 260 separators.

The following bids were received:

D. H. Smith & Associates, Inc.	\$ 1,136.09
Southeastern Safety Supplies, Inc.	1,379.79

CONTRACT AWARDED SOUTHEASTERN SAFETY SUPPLIES, INC. FOR ALUMINUM POSTS.

Upon motion of Councilman Tuttle, seconded by Councilman Whittington and unanimously carried, contract was awarded the low bidder, Southern Safety Supplies, Inc., in the amount of \$1,529.14 on a unit price basis for 260 aluminum posts.

The following bids were received:

Southeastern Safety Supplies, Inc.	\$ 1,529.14
D. H. Smith & Associates, Inc.	1,553.24

CONTRACT AWARDED C. M. ALLEN COMPANY, INC. FOR CONSTRUCTION OF SANITARY SEWER FACILITIES IN HAMPSHIRE HILLS SUBDIVISION.

Councilman Thrower moved award of contract to the low bidder, C. M. Allen Company, Inc. in the amount of \$14,571.75 on a unit price basis for the construction of sanitary sewer facilities in Hampshire Hills Subdivision. The motion was seconded by Councilman Albea and carried unanimously.

The following bids were received:

C. M. Allen Co., Inc.	\$14,571.75
O. L. Nixon Grading Co.	15,413.01
W. K. Baucom	16,122.00
Sanders Brothers	16,198.00
Howie Crane Company	16,531.25
A. V. Blankenship	16,956.75
Boyd & Goforth	19,454.35

ORDINANCE NO. 546-X AMENDING ORDINANCE NO. 498-X, 1966-67 BUDGET ORDINANCE, AUTHORIZING THE TRANSFER OF A PORTION OF THE GENERAL FUND CONTINGENCY APPROPRIATION TO THE ENGINEERING DEPARTMENT.

Councilman Albea moved the adoption of the subject ordinance, authorizing the transfer of \$900 to the Engineering Department budget for the construction of approximately 530 feet of gravel sidewalk on the east side of South Tryon Street between Remount Road and Griffith Street to serve Marie Davis Elementary School. The motion was seconded by Councilman Thrower.

Councilman Whittington asked the City Manager if the City cannot get the State to either pay for or share in the cost of permanent sidewalks on that side of the street; that he would assume on the west side the City put them in at its own expense when the Southside Homes were built; that this is a low area and you have all the water coming off Remount Road and

from up around the County Animal Shelter. That he is willing to put in the temporary sidewalks but knowing the conditions and the lay of the land he thinks that it will have to be maintained almost every week. If the City could get the State to share in it before we go to the temporary sidewalk, he thinks it would be good business.

The City Manager stated he agrees; that the City has tried and will continue to try.

The vote was taken on the motion and carried unanimously.

The ordinance is recorded in full in Ordinance Book 14, at Page 410.

ORDINANCE NO. 547-X AMENDING ORDINANCE NO. 498-X, 1966-67 BUDGET ORDINANCE AUTHORIZING THE TRANSFER OF A PORTION OF THE GENERAL FUND CONTINGENCY APPROPRIATION TO THE CEMETERY DEPARTMENT.

Motion was made by Councilman Whittington to adopt the subject ordinance, transferring \$1,700 to the Cemetery Department for the construction of a chain link fence for Elmwood Cemetery along the side near the school. The motion was seconded by Councilman Jordan.

Councilman Short suggested that the City increase the patrolling of the area as mentioned.

The vote was taken on the motion and carried unanimously.

The ordinance is recorded in full in Ordinance Book 14, at Page 411.

ACQUISITION OF PROPERTY IN CONNECTION WITH SANITARY SEWER EASEMENTS AND PLAZA ROAD WIDENING.

Upon motion of Councilman Thrower, seconded by Councilman Albea and unani- mously carried, the following property transactions were authorized:

- (a) Acquisition of right of way from Hobart Smith Construction Company, Inc. in the new subdivision off Georgetown Drive, at \$2.00 for sani- tary sewer easement to serve Virginia Manor.
- (b) Acquisition of right of way 25' x 1410.14' from D. L. Phillips Investment Builders, Inc., at South Independence Boulevard and West Coliseum Drive, at \$1,410.14 for sanitary sewer easement to Edwards Branch.
- (c) Acquisition of right of way 25' x 706.75' from D. L. Phillips and wife, Louise E., east side of Independence Boulevard at Briar Creek Road, at \$706.75 for sanitary sewer easement to Edwards Branch.
- (d) Acquisition of right of way 25' x 571.83' from D. L. Phillips Investment Builders, Inc., on west side of Independence Boulevard and Briar Creek Road, at \$571.83 for sanitary sewer easement to Edwards Branch.
- (e) Acquisition of right of way 10' x 755.58' from Nance-Trotter, Inc., in new subdivision off Snow White Lane, at \$755.58, for sanitary sewer easement to serve Virginia Manor.
- (f) Acquisition of right of way 10' x 49.29' from Nancy A. Starrette and W. H. Starrette, in new subdivision at Bilmark Avenue at Springview Road, at \$49.29 for sanitary sewer easement to serve Kentwood II.

- (g) Acquisition of right of way 10' x 115' from Nance-Trotter, Inc., in new Subdivision off Springview Road, at \$115.00 for sanitary sewer easement to serve Kentwood II.
- (h) Acquisition of right of way 25' x 40.61' from T. H. Funderburk and wife, Mamie S., at 3400 Commonwealth Avenue, at \$40.61 for sanitary sewer easement to Edwards Branch.
- (i) Acquisition of right of way 25' x 78.90' from Harold B. Carter and wife, Laura S., at 3350 Commonwealth Avenue, at \$78.90 for sanitary sewer easement to Edwards Branch.
- (j) Acquisition of 555.15 sq. ft. of property at Plaza at Eastway from John Irvin Newell and wife, Evelyn M., at \$1,000 for Plaza Road Widening.

REPORT OF MAYOR IN CONNECTION WITH THE CONSULTATION CONFERENCE ATTENDED IN WASHINGTON AT THE INVITATION OF THE U. S. CONFERENCE OF MAYORS.

Mayor Brookshire stated he has a few remarks to make in connection with the Consultation Conference he attended in Washington on Thursday and Friday of last week at the invitation of the U. S. Conference of Mayors; that it was a regional conference, and they are currently holding such conferences and inviting Mayors from different parts of the Country in at about the rate of a dozen at a time in order to hold the number to a figure that will let everyone participate.

Mayor Brookshire stated the U. S. Conference of Mayors wanted to know what problems the Mayors in the field actually have with any suggestions the Mayors could give them regarding the U. S. Conference of Mayors programs, particularly for the annual conventions, and it was also pointed out the U. S. Conference of Mayors felt that such interchange of ideas, discussion of problems and perhaps solutions reached in some cities might be helpful to the other Mayors who were attending the conferences.

It appeared all the Cities in this regional conference had similar problems, or problems in common. The Mayors in this session represented cities on the Eastern Seaboard, from New Jersey to Florida.

In brief the problems discussed covered revenue needs and emphasized the restrictive tax base that the cities have to labor under. That he raised the question and got a show of hands on those cities that have enough home rule to broaden their tax base beyond ad valorem taxes; three cities have 1% local option sales tax, and one city had 1% income tax, so that was 1/3 of the twelve cities represented that had already secured new and broader sources of revenue.

Other problems talked about were the deteriorating central areas of the cities; slum and substandard housing--this brought into discussion the federal programs of urban renewal, open spaces and so forth; traffic and parking; community relations problems with particular reference to law and order which involves poverty and crime and what cities are trying to do under the community action program. Mayor Brookshire stated he was really pleased to tell them that Charlotte initiated such a program prior to the federal program under the North Carolina Fund. That growth needs were mentioned; some of the Mayors mentioned the increased demand for higher level of community services.

Remedies which were discussed in generalities were planning and zoning with emphasis on comprehensive planning--all the federal programs of grant-in-aid do require comprehensive planning; urban renewal, minimum housing

codes, federal and state assistance programs, closer cooperation between government and private enterprise; community relations - that all the cities represented had community relations committees with some appointed by the Mayor, some appointed by the Council and some set up as Commissions and staffed at the expense of the city budget. Considerable emphasis was placed on the need for greater home rule, and it was pointed out the difficulty in getting permissive legislation.

Mayor Brookshire stated a number of the cities have legal debt limits ranging up to 20%; several at 18% to 20% where Charlotte's is set by state statute at 8%.

That they talked about the Demonstration Cities Act as it is now when last week it became an official act of Congress with \$900.0 million authorized but not appropriated yet for a two-year program beginning July, 1967, with \$12 million for planning which has been appropriated and the planning money covers 80% of the local planning expense. That the criteria in both law and guide lines are being worked out in HUD, and it may be some months before the guide lines are available.

Mayor Brookshire stated he had a very satisfactory conference with Dr. Wood, Deputy Secretary of the Department, and Charlotte interest in becoming a Demonstration City and evidence to the Department last January a year ago has been kept before them, and he is encouraged and feel that if any Demonstration Cities are named in the two Carolinas, Charlotte has a good chance. He stated we will continue our interest and will prepare a proposal for them; that we have been working on that for quite a while and he does not see any point in trying to complete the proposal until the guide lines are in our hands.

That the \$250 million mentioned in the Act for Demonstration Cities would be money to be allocated for additional urban renewal programs not presently undertaken by such Demonstration Cities - in other words, if we become a Demonstration City, any urban renewal programs that Council has authorized or in which we are at that time engaged, the cost of it would be changed or altered with the federal government paying 80%, and the City 20%; and all together there would be an additional \$250 million for urban renewal so that the Demonstration Cities do not get the bulk of the total urban renewal benefits.

That all of the urban renewal funds for this fiscal year were allocated on July 1 of this year, and there is presently a backlog of some \$190 million in applications that will not be financed before the next fiscal year. That as he understands it, our position in having authorized a new urban renewal program, including the four projects, still can be approved by Atlanta and Washington, and then we can get the study money out of the current appropriations. That any monies for actual urban renewal would not be available before the year 1967-68.

COUNCILMAN TUTTLE REQUESTS THAT REPRESENTATIVE OF CITY BE PRESENT AT COMMUNITY IMPROVEMENT MEETINGS IN AREAS TO ANSWER QUESTIONS AND OFFER HELP; AND DISCUSSION OF NEEDS OF THOMASBORO-HOSKINS AREAS.

Councilman Tuttle stated any community that takes a real interest in itself warrants some recognition by Council. Out in Thomasboro and Hoskins they have very effectively met through the months primarily under the leadership of their Ministers. That he tried this morning to get in touch with Reverend Zealy or Mr. McNeill to find out something about the positiveness of their meetings, and he believes these people do meet once a month. If this is the case, it might be well with approval of Council if Mr. Veeder would check into this and check into the possibility of our offering, not all at once but one at a time, somebody from the Engineering Department, the

Traffic Engineering Department, the Building Inspection, City Manager's Office, and even the Park and Recreation Commission, offering their service to be present at these meetings and to answer questions and offer suggestions. In this way, it would not involve anyone of the Departments but about once every five months. It is entirely possible had the City had someone present at these meetings, or someone from the Government taking part, maybe the City would not have had the criticism thrown at us last Monday.

Mayor Brookshire stated he would like to commend Mr. Tuttle and Mr. Short for the tour they made in these communities and their interest in helping with problems which were brought to Council's attention last week. That the ministers out there are entitled to a great deal of credit as they have shown considerable amount of leadership in the community. That Mr. McNeill is not a minister; he is a gentleman who heads the City's Community Development Program and is entitled to a great deal of credit for what has been done out there. That Mr. McNeill started working with them about three years ago, and he has met with that group from Hoskins and Thomasboro, so has Mr. Frost and other staff members of City government. That Mr. McNeill is doing yeoman service for the city and has been for the last three or four years without even expense money, much less compensation.

Councilman Tuttle stated he appreciates the Mayor's remarks; that he did say under the leadership of the Ministers; that he mentioned having called Mr. McNeill because he was trying to find out whether or not these people met regularly.

The Mayor stated he does not know if representatives of the city meet with them every month but from time to time Mr. Jamison and others from the Inspection Department and Mr. Buck Davis and others have met with them.

Councilman Tuttle stated he is using Thomasboro and Hoskins as an example; that he said any community; that this goes not only for Thomasboro and Hoskins but he thinks this service is due any community; that we have had meetings in Dilworth and other sections of the city, and it would be hoped that, if we have any other sections that face trouble like Thomasboro and Hoskins, such meetings as this might forestall that trouble.

Councilman Whittington stated he wants to place in the record from the City Manager what has been done by this administration for these two particular neighborhoods. He is doing this because the news media implied last week that the Council did not recognize the problem or were not committal. That this is not true on his behalf or any member of this Council. He requested the City Manager to read into the record so that everyone concerned will know what has been done.

Councilman Tuttle requested the City Manager to state plainly that what he is reading started prior to the criticism.

Mr. Veeder, City Manager, stated there has been some activities going on prior to last Monday. That some of the things that are going on as Council has requested or given indication what they wanted to check is under way. At present the Planning Staff and Right of Way staff have been asked to take a look at land in the Thomasboro-Hoskins area to see what might be available for recreation purposes. The Chairman of the Park and Recreation Commission and the Superintendent of Park and Recreation Commission have been contacted and discussion had with them that precede the appearance last Monday towards the end to see what can be done to improve facilities in these areas - and School officials will be contacted to this end as well. That as a result of these contacts, things will be under way shortly from the Park and Recreation Commission towards improvement of their facilities.

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Mr. Veeder stated the Traffic Engineering Department has staff members working with the Ministers in the area towards getting their views on the needs for street lighting and walkways for school children, and this work is proceeding. The Engineering Department is taking a look at the existing walks to see what needs to be done, if anything, and make some general observations of the area.

He stated the joint Park and Recreation study that was recently completed points up the need for additional facilities in these areas, and there are some six facilities pegged in these areas - it depends on how you draw the boundaries - in the northwest and southwest areas of the city. That the increasing need for park and recreation facilities has been brought out before to some extent by such requests as these; hopefully, some answers will be found to provide some of the facilities. That there is a real problem of revenue.

Mr. Veeder stated he thinks Council has initiated some meaningful action in these areas, and he certainly intends to follow through with these activities and bring them back to Council for further consideration and action.

Mayor Brookshire stated these Community Improvement Associations are to be commended and the City should assure them all that the City is doing as much as it can, and if it can do more, it will.

Councilman Jordan stated he went to Thomasboro-Hoskins on last Thursday, and, in the meantime, he also talked with the Park and Recreation people - both Mr. Mason and Mr. Diehl. He stated he is very familiar with the whole section as in the years past he has been out there many times; that he saw the same thing that Mr. Short and Mr. Tuttle saw on Wednesday. The Thomasboro School is one of the schools that has gone into and developed with the Park and Recreation in the school property; that during the eleven weeks of the summer the Park and Recreation take care of the park and playground - also eight others in the city - then in August they turn the schools back to the school board, and, according to Mr. Diehl, the school board has not done anything as far as cutting the grass or doing any upkeep to the property in Thomasboro now. That Mr. Diehl is very willing to do all he can with the limited resources that he has and is keeping the equipment up, but after August this reverts back to the school board for them to take care of during the school months; then in the summer the Park and Recreation Commission picks up again and take care of it during that time.

Councilman Jordan stated for many months the Commission has tried to find property in the Thomasboro area for a park. None of the developers have developed the property out there, and most of the time when a developer develops a certain section of the city, he has pretty much donated a piece of this property to the Park and Recreation for a park of some sort; this is good for the developer as well as it is for the Park and Recreation. There has not been any of this done in this area in many, many years, so there is really no property available for a park or playground of any sort. That Mr. Diehl and Mr. Mason assured him they would be willing to do anything they possibly can to help the situation, and they were to meet today. That it is only $1\frac{1}{2}$ miles to Enderly Park and only 1.7 miles to the Enderly Park Community Center, and then there is the Lakeview Center in that section, too.

Councilman Jordan stated he saw the sidewalks and things that Mr. Short and Mr. Tuttle saw, and there is a great deal that needs to be done out there, and he would like to see this Council do everything it possibly can for this area; but there are also areas in others sections of town that are going to need the same thing. It is his understanding that the North Charlotte area has been brying for some time to get a park or playground out there. That

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these people appeared before Council last Monday and presented a very fine petition for some sort of help out there, and he hopes that we can do it. That he does think the School Board could help on this situation more than they have, and since the school is in operation, they could help keep up the grounds, as they should do during the school season and also help with any other thing out there. That the Park and Recreation Board is willing to do anything they possibly can to help this situation as far as their finances are concerned. If they had any property in the section that could be donated or given to them for a park or playground, they would readily jump on it and try to help the people out there.

Councilman Short stated he cannot resist the opportunity to commend the people of Thomasboro-Hoskins for the G. I. conditions of their area. They did not know that he and Mr. Tuttle were coming there, and you would think they had known it because that area is remarkably nice, remarkably well-maintained, and he certainly commends them for having done their share. That he thinks it has adequately been pointed out that all the governmental forces are, and have been, trying to back them up.

Councilman Tuttle stated he does not think it is enough to say that the City is doing all it can. That maybe it will do all it can from now on, but when you find a school completely surrounded by gutters without a single walk, he does not think we can say that we are doing all we can. That he does not think it is enough to say that from time to time we have sent representatives to their meetings, as he thinks it is our obligation to see that we do have representatives at their meetings to simply say that we hear their problems.

CITY MANAGER REQUESTED TO NOTIFY ALL CITY PERSONNEL THAT RENTING OF CITY PROPERTY FOR USE AS RETAIL ACTIVITY ON SUNDAYS SHOULD BE DISCONTINUED, ESPECIALLY IN RESIDENTIALLY ZONED AREAS.

Councilman Short stated he thinks that retail activities should not occur on city property on Sunday, and he also thinks that advertising of retail activities on city property on Sunday should not occur. That he is referring to the activities that occurred and to the advertisement concerning some rather dynamic retailing activity at the Fireman's Hall yesterday. That a lot of the people who share in the ownership of this building - the taxpayers - do not want their property used for retail activities on Sunday. That he would suggest that the City Manager notify all applicable city personnel to make sure in renting city property to someone that it is not used for retail activities on Sunday, and particularly property that is zoned residentially.

Mr. Veeder, City Manager, replied as of this morning, the operation referred to was told that it was a zoning violation and was shut down.

APPOINTMENT OF COMMITTEE TO SERVE WITH COMMITTEE FROM BOARD OF COUNTY COMMISSIONERS TO WORK OUT DIFFERENCES ON WATER AND SEWER AGREEMENT.

Councilman Alexander stated in recognition of the receipt of a proposed water agreement from the County today, along with the cover letter pertaining to same, he moved that the Committee as suggested be appointed, composed of Mayor Brookshire and Mr. Milton Short, to work with a like committee from the County; if the Chairman of the County Commissioners, Mr. Atkinson, is not a member of the County Committee that the Mayor be instructed to name a member of Council to replace him. The motion was seconded by Councilman Whittington and carried unanimously.

CITY MANAGER REQUESTED TO CHECK USE OF SEPTIC TANK AT 2638 JEFFERSON DAVIS STREET INSIDE THE CITY AND SEE WHAT RELIEF CAN BE GIVEN THE RESIDENTS.

Councilman Alexander asked the City Manager if it is against any regulations for septic tanks to be installed within the city limits? Mr. Veeder replied he would think they can be installed as long as they meet the Health Department criteria which might be difficult at time.

Mayor Brookshire stated it is his understanding that they can be installed where there are no sewer lines to which connections can be made.

Mr. Veeder replied if there is a sewer available to the property, he is fairly certain the Health Department would not permit it.

Councilman Alexander stated at 2638 Jefferson Davis Street, off Moretz Avenue, Waters owns or maintains two apartment buildings that have septic tanks, and every weekend the people have problems, and they cannot get any service on them. He requested the City Manager to check into the matter to see what kind of relief can be given, or what the situation is and why they have septic tanks.

CITY MANAGER REQUESTED TO HAVE WATER DEPARTMENT TO ADVISE THE PEOPLE ON MANLEY DRIVE HOW THEY CAN OBTAIN WATER.

Councilman Whittington stated he mentioned last week that there were neighborhoods that wanted water and could not get it because they had unpaved streets. That he has been given two reports today by Mr. Veeder. He asked the City Manager to have Mr. Franklin, Superintendent of Water Department, to have a meeting with people on Manley Street, that area between Belhaven Boulevard and Rozzells Ferry Road, and explain to them how they can get water.

CITY MANAGER REQUESTED TO CHECK UNPAVED BLOCK OF CURTISWOOD DRIVE.

Councilman Jordan requested the City Manager to check the one block of Curtiswood Drive which has not been paved, as the people say they are in mud up to their knees and that the rest of the street has been paved.

AGREEMENT WITH ROBERT E. L. WINSTON AND WIFE FOR PURCHASE OF PROPERTY NEAR THE AIRPORT.

Mr. Kiser, City Attorney, presented a proposed agreement with Robert E. L. Winston and wife concerning the purchase of property near the Airport - 5.5 acres, including a residential house with the proposed price \$35,000 and to be executed before December 31, 1966.

Councilman Whittington moved approval of the agreement as recommended by the City Attorney. The motion was seconded by Councilman Short and unanimously carried.

ADJOURNMENT.

Upon motion of Councilman Thrower, seconded by Councilman Albea and unanimously carried, the meeting was adjourned.

Ruth Armstrong

Ruth Armstrong, City Clerk