

August 22, 1960
Minute Book 40 - Page 27

A regular meeting of the City Council of the City of Charlotte, North Carolina, was held in the Council Chamber in the City Hall, on Monday, August 22, 1960, at 3 o'clock p.m., with Mayor Smith presiding, and Councilmen Babcock, Dellinger, Myers, Smith and Whittington being present.

ABSENT: Councilmen Albea and Hitch.

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INVOCATION.

The invocation was given by Councilman Randolph Babcock.

MINUTES APPROVED.

Upon motion of Councilman Dellinger, seconded by Councilman Myers, and unanimously carried, the Minutes of the last meeting on August 15th were approved as submitted.

RESOLUTION PROVIDING FOR PUBLIC HEARING ON SEPTEMBER 19, 1960 ON ORDINANCE NO. 697 TO AMEND THE ZONING ORDINANCE TO CHANGE ZONING ON PROPERTY AT 2620 PARK ROAD NEAR THE INTERSECTION OF McDONALD AVENUE ON PETITION OF J.B. CRAIGHILL, CHAIRMAN AND GLENN E. PARK, VICE-CHAIRMAN, MECKLENBURG COUNTY CHAPTER AMERICAN RED CROSS.

Upon motion of Councilman Dellinger, seconded by Councilman Babcock, and unanimously carried, a Resolution Providing for a Public Hearing on September 19, 1960 to Amend the Zoning Ordinance to change the zoning on property at 2620 Park Road, near the intersection of McDonald Avenue, on petition of J. B. Craighill, Chairman and Glenn E. Park, Vice-Chairman Mecklenburg County Chapter American Red Cross, as set forth in Ordinance No. 697 was adopted. The resolution is recorded in full in Resolutions Book 4, at Page 42.

PETITION BY RESIDENTS OF SOUTH SUMMIT AVENUE PROTESTING THE DESIGNATION OF THE STREET, FROM WEST TRADE STREET TO WEST MOREHEAD STREET, AS A TRUCK ROUTE.

Mr. J. D. Ramsey, 400 S. Summit Avenue, filed a petition signed by 89 property owners and residents of South Summit Avenue, composing 95% of the residents of the street, protesting the designation of the street, from West Trade Street to West Morehead Street, as a truck route as it is a strictly residential street on which is located an Elementary School, a Playground and a Kindergarten and many residences, and also in view of the fact that it already carries the heaviest load of traffic south from West Trade Street.

Mr. Ramsey urged that the Council not open their street to heavy trucks as proposed according to newspaper articles.

ORDINANCE NO. 687 AMENDING CHAPTER 21, ARTICLE I, SECTION 2 OF THE CITY CODE TO REZONE PROPERTY FRONTING ON QUEENS ROAD ADJACENT TO THE PUBLIC LIBRARY DISAPPROVED.

Upon motion of Councilman Whittington, seconded by Councilman Myers, and

unanimously carried, Ordinance No. 687 Amending Chapter 21, Article I, Section 2 of the City Code to change the zoning from R-2 to O-I, on property fronting on Queens Road, adjacent to the Public Library, was denied as recommended by the Planning Board.

ORDINANCE NO. 688 AMENDING CHAPTER 21, ARTICLE I, SECTION 2 OF THE CITY CODE REZONING PROPERTY ON THE SOUTH SIDE OF WINDY HILL ROAD (GLORY STREET) ADOPTED.

Motion was made by Councilman Dellinger, seconded by Councilman Whittington, and unanimously carried, adopting Ordinance No. 688 Amending Chapter 21, Article I, Section 2 of the City Code changing the zoning from R-2 to Industrial on Windy Hill Road (Glory Street) upon petition of Y.M.C.A., as recommended by the Planning Board. The ordinance is recorded in full in Ordinance Book 13, at Page 5.

ORDINANCE NO. 690 AMENDING CHAPTER 21, ARTICLE I, SECTION 2 OF THE CITY CODE TO REZONE PROPERTY AT REAR OF 2421 PARK ROAD DEFERRED FOR RECOMMENDATION OF THE PLANNING BOARD.

Upon motion of Councilman Dellinger, seconded by Councilman Whittington, and unanimously carried, decision was continued until September 26, 1960 on Ordinance No. 690 Amending Chapter 21, Article I, Section 2 of the City Code to change zoning from R-2 to B-1, on property located at the rear of 2421 Park Road.

PAYMENT AUTHORIZED FROM SEWER BOND FUND TO GRIER, PARKER, POE & THOMPSON FOR LEGAL SERVICES IN CONNECTION WITH SANITARY SEWER RIGHTS-OF-WAY IN 1960 CITY LIMITS AREA.

Upon motion of Councilman Babcock, seconded by Councilman Whittington, and unanimously carried, payment of \$850.00 from the Sewer Bond Fund was authorized to Grier, Parker, Poe & Thompson, for legal services in connection with sanitary sewer rights-of-way in the 1960 city limits area.

Councilman Whittington stated that ever since the present Council came into office, the same firm of attorneys has been employed by the City to look up the titles in connection with these sewer rights-of-way and he thinks the business should be rotated among the legal profession where the calibre of the work and cost is equal. He asked that Mr. Veeder check into this and advise. Councilman Dellinger stated he agrees with Councilman Whittington that this work should be rotated and he believes other attorneys can and would like a share in the business.

CONSTRUCTION OF SANITARY SEWER MAINS & TRUNKS AUTHORIZED IN HIDDEN VALLEY SUBDIVISION.

Councilman Dellinger moved approval of the construction of 4,321 feet of sanitary sewer mains and trunks in Hidden Valley Subdivision, at request of George Goodyear Company, at an estimated cost of \$14,025.00, with all costs to be borne by the Company, whose deposit of the entire amount will be refunded as per terms of the contract. The motion was seconded by Councilman Babcock, and unanimously carried.

CONTRACTS FOR INSTALLATION OF WATER MAINS AUTHORIZED WITH ERVIN CONSTRUCTION COMPANY AND TRI-DEVELOPMENT COMPANY.

Motion was made by Councilman Dellinger, seconded by Councilman Smith, and unanimously carried, authorizing contracts for the installation of water mains as follows:

- (a) Contract with Ervin Construction Company for the installation of 1,570 feet of main and one hydrant in Carver Village, inside the city limits, at an estimated cost of \$5,200.00. The City to finance all costs and applicant to guarantee an annual gross water revenue equal to 10% of the cost.
- (b) Contract with Tri-Development Company for the installation of 17,665 feet of water mains and 12 hydrants in Shannon Park Subdivision, inside the city limits, at an estimated cost of \$51,500.00. The City to finance all costs and applicant to guarantee an annual gross water revenue equal to 10% of the cost.

ERVIN CONSTRUCTION COMPANY AUTHORIZED TO CONNECT SEWER MAINS AND TRUNKS IN STARMOUNT SUBDIVISIONS #4 AND #5 AND IN MONTCLAIRE SUBDIVISION #4 TO CITY'S SANITARY SEWERAGE SYSTEM.

The City Manager advised that he has conferred with Mr. Cheek, City Engineer, and Mr. Franklin, Supt. of the Water Department, with regard to the request of Ervin Construction Company to connect sewer mains and trunks, to be constructed outside the city limits, to the City's Sanitary Sewerage System, and both they and he recommend that the connection be permitted as it is for residential use and these houses will not be completed until 1962 and the Sewage Disposal Plants are sized to accommodate the sewage flow from the entire drainage area; however, this would not be the case for industrial establishments outside the city admitting large contributions of waste to the system.

Councilman Smith moved that Ervin Construction Company be permitted to connect to the City's System, 14,813 feet of sewer main and trunks in Starmount Subdivisions #4 and #5 and 6,197 feet of mains in Montclair Subdivision #4, as requested. The motion was seconded by Councilman Dellinger, and unanimously carried.

RENEWAL OF SPECIAL OFFICER PERMIT TO R.A. SMITH FOR USE ON PREMISES OF HIGHLAND PARK MFG. COMPANY.

Councilman Babcock moved approval of the renewal of Special Officer Permit to Mr. R. A. Smith, 2217 Charlotte Drive, for use on the premises of Highland Park Mfg. Company. The motion was seconded by Councilman Smith, and unanimously carried.

CONTRACT AWARDED CHARLOTTE LINEN SERVICE FOR LINEN SUPPLY TO VARIOUS CITY DEPARTMENTS.

Upon motion of Councilman Whittington, seconded by Councilman Dellinger, and unanimously carried, contract was awarded the only bidder, Charlotte Linen Supply Company for linen supply service covering 22 items, on a unit price basis, as required by various departments, at a net delivered price of \$4,496.15.

CONTRACT AWARDED THE PURE OIL COMPANY FOR GASOLINE.

Councilman Dellinger moved the award of contract to the low bidder, The Pure Oil Company, for 535,000 gallons of Regular Gasoline and 50,000 gallons of Premium Gasoline, on a unit price basis, representing a total price of \$114,623.00, subject to 1% cash discount, representing a net delivered price of \$113,476.77. The motion was seconded by Councilman Whittington, and unanimously carried.

The following net delivered bids were received:

The Pure Oil Company	\$113,476.77
Columbus Oil Company	\$113,750.50
Texaco, Inc.	\$115,075.00
Atlantic Refining Company	\$115,458.00
Gulf Oil Corporation	\$116,191.00
Arkansas Fuel Oil Corporation	\$116,960.00
Sinclair Refining Company	\$119,420.00
Esso Standard Div. of Humbel Oil & Refining Company	\$120,234.00
Shell Oil Company	\$122,427.70

CONTRACT AWARDED THE PURE OIL COMPANY FOR MOTOR OIL.

Upon motion of Councilman Dellinger, seconded by Councilman Whittington, and unanimously carried, contract was awarded the low bidder, The Pure Oil Company for 7,000 gallons of heavy duty Motor Oil, SAE 20,30,40,50 in 55-gallon drums, at a total price of \$2,743.30, subject to 1% cash discount, representing a net delivered price of \$2,715.87.

The following net delivered bids were received:

The Pure Oil Company	\$ 2,715.87
Columbus Oil Company	2,945.94
Atlantic Refining Company	3,049.20
Gulf Oil Corporation	3,118.50
Sinclair Refining Company	3,118.50
Texaco, Inc.	3,118.50
Shell Oil Company	3,257.10
Arkansas Fuel Oil Corporation	3,620.23
Esso Standard Div. of Humble Oil & Refining Co.	4,158.00

CONTRACT AWARDED SHELL OIL COMPANY FOR GEAR LUBRICANT.

Councilman Dellinger moved the award of contract to the low bidder, Shell Oil Company, for 7,000 pounds of Gear Lubricant, at a total price of \$700.00, subject to 1% cash discount, representing a net delivered price of \$693.00. The motion was seconded by Councilman Whittington, and unanimously carried.

The following net delivered bids were received:

Shell Oil Company	\$ 693.00
Texaco, Inc.	854.47
Columbus Oil Company	859.32
The Pure Oil Company	872.49
Sinclair Refining Company	883.57
Arkansas Fuel Oil Corporation	929.31
Atlantic Refining Company	944.21
Esso Standard Div. of Humble Oil & Refining Co.	1,022.17

CONTRACT AWARDED TEXACO, INC. FOR CHASSIS LUBRICANT.

Motion was made by Councilman Dellinger, seconded by Councilman Whittington, and unanimously carried, awarding contract to the low bidder, Texaco, Inc., for 3,210 pounds of Chassis Lubricant in 35 and 100 pound containers, on a unit price basis, representing a total price of \$310.20, subject to 1% cash discount, representing a net delivered price of \$307.10.

The following net delivered bids were received:

Texaco, Inc.	\$	307.10
The Pure Oil Company		346.54
Columbus Oil Company		350.40
Shell Oil Company		351.62
Arkansas Fuel Oil Corporation		372.63
Esso Standard Div. of Humble Oil & Refining Co.		381.20
Sinclair Refining Company		461.32
Gulf Oil Company		584.79

CONTRACT AWARDED SINCLAIR REFINING COMPANY FOR KEROSENE.

Councilman Dellinger moved the award of contract to the low bidder, Sinclair Refining Company for 12,000 gallons of Kerosene, at a total price of \$1,342.80. The motion was seconded by Councilman Whittington, and unanimously carried.

The following net delivered bids were received:

Sinclair Refining Company	\$	1,342.80
Columbus Oil Company		1,354.32
The Pure Oil Company		1,376.89
Arkansas Fuel Oil Corporation		1,392.00
Esso Standard Div. of Humble Oil & Refining Co.		1,528.80

CONTRACT AWARDED SINCLAIR REFINING COMPANY FOR FUEL OIL.

Upon motion of Councilman Dellinger, seconded by Councilman Whittington, and unanimously carried, contract was awarded the low bidder, Sinclair Refining Company, for 110,000 gallons of Fuel Oil No. 2 at a net delivered price of \$10,989.00.

The following net delivered bids were received:

Sinclair Refining Company	\$	10,989.00
Arkansas Fuel Oil Corporation		11,198.00
The Pure Oil Company		11,314.71
Columbus Oil Company		11,325.60
Esso Standard Div. of Humble Oil & Refining Co.		13,365.00

CONTRACT AWARDED SINCLAIR REFINING COMPANY FOR DIESEL FUEL.

Motion was made by Councilman Dellinger, seconded by Councilman Whittington, and unanimously carried, awarding contract to the low bidder, Sinclair Refining Company for 50,000 gallons of Diesel Fuel, at a net delivered price of \$4,995.00.

The following net delivered bids were received:

Sinclair Refining Company	\$ 4,995.00
The Pure Oil Company	5,143.05
Columbus Oil Company	5,148.00
Esso Standard Div. of Humble Oil & Refining Co.	6,200.00

CONTRACT AWARDED SINCLAIR REFINING COMPANY FOR HYDRAULIC LIFT OIL.

Upon motion of Councilman Dellinger, seconded by Councilman Whittington, and unanimously carried, contract was awarded the low bidder, Sinclair Refining Company for 1,200 gallons of Hydraulic Lift Oil, at a total price of \$420.00, subject to 1% cash discount, representing a net delivered price of \$415.80.

The following net delivered bids were received:

Sinclair Refining Company	\$ 415.80
The Pure Oil Company	469.26
Arkansas Fuel Oil Corporation	573.09
Columbus Oil Company	643.90
Texaco, Inc.	656.37
Gulf Oil Corporation	677.16
Esso Standard Div. of Humble Oil & Refining Co.	724.68
Shell Oil Company	605.88

TRANSFER OF CEMETERY LOT.

Upon motion of Councilman Whittington, seconded by Councilman Myers, and unanimously carried, the Mayor and City Clerk were authorized to execute a deed with Mr. Kenneth R. Williams for Lot 370, Section 4-A, Evergreen Cemetery, at a cost of \$126.00.

ROBERT RHYNE APPOINTED TO BOARD OF APPRAISERS TO APPRAISE CUTTER PROPERTY ON EAST FOURTH STREET.

The City Manager advised that Mr. Frank Thies has requested that he be relieved of the assignment to the Board of Appraisers on August 15th to appraise a portion of the Cutter property on East Fourth Street in connection with the widening of the street because of a possible conflict of interest in the matter.

Councilman Dellinger nominated Mr. Robert Rhyne to replace Mr. Thies and moved his appointment. The motion was seconded by Councilman Smith, and unanimously carried.

RESOLUTION RELATIVE TO THE PROPOSED MERGER OF THE SAL RR COMPANY AND ACL RR COMPANY.

Upon motion of Councilman Dellinger, seconded by Councilman Babcock, and unanimously carried, a resolution entitled: Resolution Relative to the Proposed Merger of the Seaboard Air Line Railroad Company and the Atlantic Coast Line Railroad Company, was adopted. The resolution is recorded in full in Resolutions Book 4, at Page 41.

CONSTRUCTION OF TEMPORARY SIDEWALKS ON WILLOW OAK ROAD, FROM PRINCETON AVENUE TO HILLSIDE AVENUE.

Upon motion of Councilman Whittington, seconded by Councilman Dellinger, and unanimously carried, the construction of temporary sidewalks on Willow Oak Road, from Princeton Avenue to Hillside Avenue, to serve the 192 children using this route to Park Road Elementary School and Saint Ann's School, at the request of Mr. J. A. Stenhouse, Co-Chairman of the Safety Committee of Park Road Elementary School PTA, was authorized; the estimated cost for the sidewalks being \$850.00, was authorized transferred from the Emergency Fund (Code 110) for this purpose.

CONSTRUCTION OF SANITARY SEWER TRUNK TO SERVE DRUID HILL SCHOOL AUTHORIZED.

Councilman Smith moved approval of the construction of 1,786 feet of 8-inch sanitary sewer trunk to serve the Druid Hills School, at the request of the Charlotte-Mecklenburg School Board, at an estimated cost of \$7,170.00. All costs to be borne by the applicant, whose deposit of the entire amount will be refunded as per terms of the contract. The motion was seconded by Councilman Whittington, and unanimously carried.

AGREEMENT AUTHORIZED WITH SOUTHERN RAILWAY COMPANY FOR INTERCONNECTION OF FLASHING LIGHT SIGNALS WITH TRAFFIC SIGNALS AT ATANDO AVENUE AND NORTH GRAHAM STREET.

Councilman Whittington moved approval of an Agreement with the Southern Railway Company for interconnection of flashing light signals with traffic signals at Atando Avenue and North Graham Street, as recommended by the City Manager and Traffic Engineer. The motion was seconded by Councilman Smith, and unanimously carried.

CONTRACT AUTHORIZED WITH INTERNATIONAL BUSINESS MACHINE COMPANY FOR RENTAL OF DATA PROCESSING EQUIPMENT.

Motion was made by Councilman Babcock, seconded by Councilman Smith, and unanimously carried, authorizing a contract with the International Business Machine Company for the rental of Data Processing Equipment, at a monthly rental cost of \$1,125.00, as recommended by the City Manager.

HAZEN & SAWYER, CONSULTING ENGINEERS, EMPLOYED TO MAKE STUDY AND RECOMMENDATIONS OF WATER AND SEWER RATES.

Upon the recommendation of the City Manager and Supt. of the Water Department, Councilman Babcock moved that the proposal of Hazen & Sawyer, Consulting Engineers, New York City, to make a study and recommendations of the City's Water and Sewer rates at a fixed fee of \$7,200.00, be accepted. The motion was seconded by Councilman Whittington, and unanimously carried.

COST ESTIMATE OF IMPROVEMENTS TO LA SALLE STREET AND BRIDGE, FROM WEST TRADE STREET TO BEATTYS FORD ROAD REQUESTED.

Councilman Dellinger requested the City Manager to have a check and estimate made of LaSalle Street, from West Trade Street to Beattys Ford Road, which is badly in need of improvement. He stated he also understands the bridge on this street is impassable and by widening it and doing some paving, LaSalle Street could be opened all the way through.

IMPROVEMENTS TO STREET FROM SHARON ROAD TO A.G. JUNIOR HIGH SCHOOL AND MYERS PARK HIGH SCHOOL REQUESTED.

Councilman Smith requested that improvements be made to the street from Sharon Road to A. G. Junior High School and Myers Park High School before the opening of school; he stated the street is full of pot-holes.

CITY MANAGER REQUESTED TO INVESTIGATE SERVICE BEING RENDERED BY AMBULANCE SERVICE OF CHARLOTTE AND REQUEST PROMPT RESPONSE TO CHARLOTTE CALLS.

Councilman Dellinger stated he is not criticizing Ambulance Service of Charlotte but he is disturbed by a report from a resident of Mint Hill that last Sunday it was necessary for them to call an ambulance from Gastonia to get an injured person to the hospital. He stated he told the resident that he should take the complaint to the County Commissioners. Councilman Dellinger stated he has received another complaint regarding a wreck on the south side of the city that he and another person were charged \$13.50 for riding in the ambulance accompanying an injured person to the hospital. He requested the City Manager to confer with the Company and request them to answer Charlotte calls promptly.

CONTRACT AWARDED ROSS ELECTRIC COMPANY TO INSTALL LIGHT FIXTURES AND CIRCUITS ON THIRD FLOOR OF CITY HALL.

Councilman Whittington moved the award of contract to the low bidder, Ross Electric Company to install light fixtures and furnish new circuits on the third floor of the City Hall, as specified, at a net delivered installed price of \$1,014.95, and the transfer of the said amount from the Emergency Fund for this purpose. The motion was seconded by Councilman Babcock, and unanimously carried.

The following net delivered bids meeting the specifications were received:

Ross Electric Company	\$	1,014.95
Pate Electric Company		1,276.00
Yandle Electric Company		1,287.00
Fink Electric Company		1,354.00

CONTRACT AWARDED MILL POWER SUPPLY COMPANY FOR LIGHT FIXTURES.

Upon motion of Councilman Whittington, seconded by Councilman Babcock, and unanimously carried, contract was awarded the low bidder, Mill Power Supply Company for 23 Daybrite R-96-465 Slimline Light Fixtures in the offices of the Engineering Department, as specified, at a total price of \$1,170.70, subject to cash discount of 2%, representing a net delivered price of \$1,147.29, and the transfer of said amount from the Emergency Fund for this purpose.

The following net delivered bids meeting the specifications were received:

Mill Power Supply Company	\$	1,147.29
Carolina Electric Supply Company		1,156.21
Graybar Electric Company		1,190.11
General Electric Supply Company		1,252.12

PROPOSED REVISION IN TRUCK ROUTES RECOMMENDED BY TRAFFIC ENGINEER.

Mr. Herman Hoose, Traffic Engineer, presented recommendation for revisions in Truck Routes for better control of truck movement within the old city limits and the annexed area. He advised the recommendations are based on the following survey data collected and analyzed in an effort to establish workable routes using the available street system: Base maps of land use showing truck terminals, industrial, commercial and business area; present truck routes (and those requested by trucking firms) including truck volume counts classifying trucks as light and heavy; road and pavement characteristics, parking restrictions, bridge and culverts with respect to load limits and the type of service to be rendered. He advised the survey data was correlated with the Thoroughfare Plan Origin and Destination Study.

Mr. Hoose emphasized the scope of the truck movement in Charlotte by figures established in the Thoroughfare Plan Truck Study, showing 9,943 trucks of all types in operation per day, producing a total internal truck movement of 59,215 trips per day; the external trip summary showing that from the outer cordan to the central business district there are 1,994 truck trips per day; from the outer cordan to internal zones there are a total of 16,486 truck trips per day and from the outer cordan to all external zones there are 2,243 through trips per day; that the internal truck trips between internal zones to the business district there are 9,343 trips per day with major truck movement to the central business area being from nearby industrial and warehouse zones to the southwest; that the internal zone driver trips from all trucks in the internal area (except to the central business district) there are a total of 31,306 trips per day with an additional 8,640 trips within the zone boundaries.

Mr. Hoose advised further that parking restrictions will be necessary for the recommended routes on both sides of a portion of Summit Avenue, Griffith Street, New Bern Street, Beatties Ford Road and 16th Street and on the north side of Woodward Avenue, and intersection redesign at South Tryon and West Boulevard, Remount Road and West Boulevard and Summit and West Trade Street.

Mr. Hoose recommended that the Revised Truck Route Ordinance include the requirements that all 2 axle and 3 axle trucks and tractor-trailers entering the city destined to points outside the city and not taking on or discharging merchandise etc. within the city limits, travel exclusively on routes designated in Schedule I of the ordinance and on routes constituting the most direct route from point of entrance and departure. That no through trucks of any type be permitted on NC #49, Tryon Street (between 11th and Morehead) and on NC#16, Trade Street (between Graham and McDowell) or within the area bounded by 11th, Morehead, McDowell and Graham Streets. That all tractor-trailer units entering the city destined to a point within the city, travel exclusively on routes designated in Schedule I of the ordinance, to the nearest point on said routes to their destination, and upon discharge of load they use regular streets to return to the nearest route out of the city or to another point within the city, and that they have a bill-of-lading or delivery-slip to show point of destination or origin.

That all tractor-trailer units be prohibited on Tryon Street (between 11th and Morehead) on Trade Street (between Graham and McDowell) and within the area of 7th Street, 2nd Street, College Street and Church Street between the hours of 7 a.m. and 7 p.m., and also for the purpose of loading and unloading on city streets.

That all tractor-trailer units be prohibited from parts of certain streets designated in Schedule II of the ordinance between the hours of 7:30 to 9:30 a.m. and 4:30 to 6:30 p.m., except when necessary to reach or return from a destination.

That any type truck over 2 axles having delivery or pick up within the area of the central business district between 2nd, 7th, College and Church Streets must secure a special permit from the Traffic Engineering Dept. and approval of the Police Traffic Division; the same permit applying to any type truck having delivery or pick up to specific projects or areas off the designated truck route; such permits to be secured 48 hours before actual use and to be limited as to time of day, number of days required, etc.

Mr. Hoose stated he realizes there will be trouble spots but it is most difficult to set up a truck route plan where the trucking industry represents 85% of all vehicular travel as it does in Charlotte; however, he has met with representatives of local truckers and has reviewed with them these recommendations in detail, and has their approval of the revised routes and controls.

Truck routes and restrictions at various intersections were brought up by the Council, and in particular South Summit Avenue, between West Trade and West Morehead, regarding which a petition was filed earlier in the meeting by residents of the street opposing its designation as a truck route. The question of moving the route a couple of blocks to Walnut Avenue, in lieu of Summit Avenue, was asked by Councilman Dellinger in view of there being a school, playground, kindergarten and church on Summit and Mr. Hoose explained that Summit Avenue was the logical and direct route to take care of truck movement from the nearby industrial area and would permit trucks to leave Summit at West Morehead at a wide intersection, whereas, Walnut Avenue is also a residential street, has a bad curve on it, its width narrows in the last block and its exit necessitates a turn-back into Thrift Road before trucks can enter West Morehead.

Mayor Smith stated the recommendations will be studied and the proposed ordinance considered at the next Council Meeting.

CONTRACTS AWARDED LEE CONSTRUCTION COMPANY FOR GENERAL CONSTRUCTION OF ADDITIONS TO SUGAW CREEK SEWAGE TREATMENT PLANT AND TO LAWING ELECTRIC COMPANY FOR ELECTRICAL WORK.

Councilman Dellinger moved the award of contract to the low bidder for the general construction of Additions to the Sugaw Creek Sewage Treatment Plant - Lee Construction Company on their base bid, plus Alternates #4, #5 and #6, in the total amount of \$1,070,490.00, and award of contract to the low bidder for the electrical work on the Plant - Lawing Electrical Company on their base bid in the total amount of \$27,801.50. The motion was seconded by Councilman Whittington, and unanimously carried.

The following bids were received:

(continued)

GENERAL

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternates</u>			<u>Total</u>
		<u>#4</u>	<u>#5</u>	<u>#6</u>	
Lee ConSt. Co.	\$1,062,099.	+ 2,596.	+ 3,395.	+ 2,400.	\$1,070,490
Rea Const. Co.	\$1,097,800.	- 800.	+ 4,000.	+ 2,100.	\$1,104,700
Boyd & Goforth	\$1,115,000.	- 500.	+ 4,300.	+ 4,300.	\$1,123,100
Republic Contracting Corp.	\$1,127,500.	- 500.	+ 4,000.	+ 2,000.	\$1,133,000
E.G. Singletary & Co.	\$1,133,400.	+ 1,400.	+ 4,000.	+ 2,500.	\$1,141,300
F.L. Showalter, Inc	\$1,146,000.	+ 1,000.	+ 4,175.	+ 3,000.	\$1,154,175
Potts-Brown Company	\$1,156,875.	+ 1,416.	+ 5,000.	+ 3,100.	\$1,166,391
Empire Gas Engineering Co.	\$1,171,000.	+ 1,000.	+ 4,000.	+ 2,800.	\$1,178,800
Corbin Const. Co.	\$1,201,643.	+ 1,420.	+ 4,000.	+ 3,000.	\$1,210,063
Terry Const. Co.	\$1,230,864.	+ 2,194.	+ 4,300.	+ 1,741.	\$1,239,099
Gilbert Engineering Co.	\$1,270,000.	- 500.	+ 4,100.	+ 3,800.	\$1,277,400
T.A. Loving & Co.	\$1,279,755.	+ 1,400.	+ 4,563.	+ 2,800.	\$1,288,518
A.P White & Assoc.	\$1,304,000.	- 475.	+ 3,900.	+ 2,600.	\$1,310,025
Glenn Constr. Co.	\$1,304,000.	- 400.	+ 4,500.	+ 4,000.	\$1,348,100

ELECTRICAL

Lawing Electric Co.	\$ 27,801.50
Electrical Contracting & Engineering Co.	31,225.00
Industrial Electric Co.	31,740.00
Austin Electric Co.	31,787.00
F.E. Robinson Co.	32,300.00
Bryant Elec. Co., Inc.	32,850.00

HEARING ON THE BROOKLYN AREA GENERAL NEIGHBORHOOD RENEWAL PLAN.

Mayor Smith stated this is a public hearing on Charlotte's plans for the redevelopment of the Brooklyn 238-acre General Neighborhood, and has been so advertised. That this is a hearing only and there will be no decisions made by the Council today.

Present representing the Redevelopment Commission were Mr. James H. Glenn, Chairman, Mr. Nat Spier and Mr. George S. Goodyear, members, Mr. Vernon L. Sawyer, Director and Mr. Thomas C. Creasy, Jr. Attorney.

Mayor Smith requested that questions be directed to Mr. Sawyer and Mr. Creasy.

A prepared statement outlining the views of the N. C. State Conference of NAACP Branches relative to the Urban Renewal Program was read by Mr. Kelly M. Alexander, President, which was placed on file, in which they requested the City Council to give the negro population the assurance the Urban Renewal Program will not result in a worsening of housing conditions for negro families; that low-rent public housing be made available for the displaced families of the Brooklyn area in an amount substantially equal to the number of dwelling units presently occupied by them, or be constructed in areas elsewhere that are not less desirable than the Brooklyn area; that the City Government endorse the need for adequate public housing for displaced families in the initial phase of the Redevelopment program and that the Council investigate if private developers will be permitted to effect or execute any instrument whereby the sale, lease or occupancy of any land in the redeveloped areas will be restricted on the basis of race, creed or color.

Direct questions addressed to Mr. Sawyer by Mr. Alexander were where the displaced families in the Brooklyn area will be moved; if it is not true the locations considered are blighted and if the Commission does not think there is need for housing for these people based on take home pay. Mr. Sawyer replied the Commission cannot construct housing but rather must accept it from the housing supply and these people will be located where houses are usually available; that these areas are not generally blighted but a mixture of the good and bad; that the Commission has not made a survey of these sections as yet; that for the number of families apparently eligible for public housing there is now enough turn-over to take care of them during the 10 year period. At the further question of Mr. Alexander if the Commission feels there is definitely no need for any public housing in the Urban Renewal Program, Mr. Sawyer quoted the statement made by Mr. Glenn at the public hearing before the Commission in June, which, in effect, was that the Commission does not feel they are in disagreement with the NAACP on this question, the NAACP feels that public housing is an absolute necessity to urban renewal and they believe it has to be done here; that the Commission does not subscribe to this philosophy; if the Commission gets to the point where they are proved wrong, they will simply say nobody is going to be put out in the street; the Commission has not shut their eyes that this is a problem; that at his own expense he visited Mr. Woods at the National Headquarters of the NAACP in New York City to discuss the question and Mr. Woods understands his personal philosophy on the question; they are ready and willing to discuss it at length with anyone at any time; that the Commission meetings are held in the Council Chamber after press notices and they welcome the NAACP or any other organization; that before the Brooklyn project is completed they may go about this thing in another way, but the NAACP can be assured that the people are going to be put in safe and sanitary housing;

that the hardship cases must be taken care of but as a basic philosophy he believes it must be agreed that the NAACP wants to lift these people economically and socially where they can take their own positions in life and not depend on others to provide free housing or subsidize it 50 to 60%.

Mr. Alexander asked what the major objection of the Commission is to public housing and stated that Fairview Homes has proved a wonderful thing for the low income negro family. Mr. Sawyer referred him to the statement by Mr. Glenn which was just read, and added the Commission does not think Mr. Alexander's organization wants to advocate public housing as a way of life.

Mrs. U. S. Brooks asked whether housing will be provided within the range of the incomes of these displaced persons and stated the reasons there are slums in Charlotte today is that four or five families must live in one house to be able to pay the rent. Mr. Sawyer replied that the law requires that housing must be provided that comes within their incomes before the Plan can be approved.

Mr. Alfred Pierson raised the questions of using committees to bring about closer contacts with all persons involved in the project; the loss of around \$5,000,000 to the city in the sale of the land in the area with no benefits to the residents or to the city but only to the landlord, and if there is an actual need for the area being made available for the type business that will be located in the area. Mr. Sawyer stated (1) the Commission is not organizing committees as their work in other cities has been educational where the projects were fast and rapid, whereas the Charlotte program is slower moving and he is available at all times to furnish any information desired and expects to keep these families fully informed; (2) that benefits from the program will be realized by these families in improved living conditions, and by the city through a transformed area in the very heart of the city; (3) that persons buying the land must buy the structure on it and the cost pertaining to the structure will have to be eliminated, and he does not think anyone could buy a parcel this large without eminent domain; (4) that the Commission has been assured by an imported Economic Analyst there is a market for the type business planned for the Brooklyn area.

Mr. Paul Guthery, representing the Charlotte Board of Realtors, stated they are interested in anything that pertains to the betterment of the city and that fifteen years ago they fought along with other groups for a standard housing code and when it became effective in 1948 it was the second one in the nation and its fair and reasonable enforcement was used as a model throughout the country; that up to 1959 the City's figures show that 2,104 unfit housing units were destroyed and 11,661 brought up to date; that the 1949 minimum housing code had their enthusiastic support and they hope to be of aid in the development of the new code now in process. He stated further that they want no slums but are unalterably opposed to additional public housing and it is their firm opinion that there is a sufficient housing inventory to take care of the needs for the next two years and needs thereafter will be met as they come up. He called attention that FHA Finance Title 221 is just beginning to roll and No. 220, the rehabilitation part of the Act is functioning. Mr. Guthery stated the Board of Realtors hopes that should the Council approve the Redevelopment Plan it can be carried out without any additional tax free housing.

The Reverend N. C. Calhoun asked if the Redevelopment Program will continue after the completion of the Brooklyn project and Mr. Sawyer

stated the Commission has no further plans but it is not the prerogative of the Commission to select other areas but up to the Planning Board subject to Council approval. Mr. Calhoun then asked why there are no negroes on the Redevelopment staff and Mr. Sawyer stated the staff is composed of himself and secretary; that he was chosen by the Commission as a qualified person and he in turn selected his secretary for the same reason upon the recommendation of several persons and no colored person was recommended to him for the position. In reply to the next question of Mr. Calhoun if the objections of the Commission to government housing is based on fear of socialism or that the government will force intergration, Mr. Glenn stated he believes public housing is distasteful because the minority race wants to take its place in society on an equality with all groups and an equal place means being able to carry one's own share of the load; that he believes every human being would like to take care of himself; that Urban Redevelopment will accept public housing as a necessity but only when it is proven that private enterprise cannot provide the necessary housing; that if and when the Commission is ready to move these families, they will never see any person put out in the street to cook his supper. Mr. Calhoun then asked if private housing is available how can they pay for it; that he understands houses are now being erected in Grier Heights at \$31,200.00 and people would be dead long before it was paid for. Mr. Glenn replied that 40 years is the term of the federal guaranteed loan under FHA Finance Title 221. Mr. Calhoun then asked if the Commission can and will improve the economic status of persons to be displaced, and Mr. Glenn stated that speaking generally the basic concept of Urban Redevelopment is to give persons a better life; that Mr. Calhoun must believe that relocating these folks in better and brighter surroundings will inspire them, however, the Program does not go into Rehabilitation.

Mr. Jack Turner, Realtor, asked if the Commission is going to set up certain requirements in housing and will they come under the new City Building Code. Mr. Sawyer stated they can establish the standards they think best. Mr. Turner then stated he thinks Charlotte people will provide the necessary houses, and everyone should work hand in hand on the program.

C. P.

Mr. Claude Freeman, Realtor, stated two days after the January 20th meeting, he wrote the Urban Redevelopment Commissions in Nashville, St. Louis and Philadelphia and asked four questions: 1. Acreage involved in their projects, 2. The requirements for completion, 3. Cost and interest on bonds, 4. Amount received from purchase of cleared land, and the only reply came from Philadelphia saying the complexities of their program made it impossible to give answers to his questions. On March 3rd he wrote his Congressman to get the information for him, and to date he has not done so. That even though the projects have been completed and money paid you simply cannot get accurate figures anywhere.

He stated he proposed to the Commission that when dwellings are torn down and in order to find places for these people to live and it is necessary to build public housing projects, then the cost should be part of the Urban Redevelopment program, and the Commission says this is not so. Mr. Freeman quoted portions of a great number of leaflets on Urban Renewal relative to the corruption and pitfalls of the program.

He stated both The Charlotte Observer and The Charlotte News have had statements supporting urban renewal saying there is no problem here because private builders will supply housing.

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That the Brooklyn area now contains all kinds of houses, some of which are good which conform to standards, and if he were considering building it would make him stop and think to see such houses being torn down, at the same time other houses in the area rent for \$5.00 a week which is all these families can pay and they will be moved to another slum, and should the program continue and all the \$5.00 a week houses in Charlotte be torn down, then there is nothing for the City to do but spend millions for public housing and let him pay \$5.00 and the City take care of the balance. That logically and historically what Mr. Wick says is right, you cannot have urban redevelopment without public housing. That the Commission is asking the Council to embark on a project that will cost millions and to spend money without knowing wheter later you will have to rely on public housing.

Mr. Freeman asked that the Commission do one of two things: either guarantee the tax payers that no public housing will be required at any-time or admit that it will be required and find out the cost before we start spending more on the first phase.

The Reverend J. F. Wertz asked when the relocation of the families in the Brooklyn area is made if the rental of 1/5th of a persons income, as stated by the Commission, will be guaranteed and on what authority the Commission can tell private property owners what rentals they can charge? Mr. Sawyer stated the Commission cannot guarantee rentals, they can simply find the type housing that fits the family and at a rental he can pay; that they assume the rent will not be increased, and they will have to depend on the integrity of the owner. Mr. Wertz stated further one of the greatest problems is there is too much division between negro and white communications, and he would like an Advisory Committee so the negro members could keep their people informed. Mr. Glenn stated it is indeed true that proper communications benefit all of us; that Mayor Smith appointed a Citizens Committee at the inception of the program, representing a cross-section of Charlotte people and they have had meeting after meeting, which were publicized and have spoken to an empty room; that he would like the negroes to be present and at least a special group could attend every meeting, that it is here all decisions are made; therefore, he begs the negro citizens to come and participate in the discussions; that the meetings are held on the 2nd Tuesday of the month, at 4 p.m., in the Council Chamber and everyone is invited to come.

Mr. Kelly Alexander stated the last time they came to a meeting their people from Brooklyn could not get in the Council Chamber and Mr. Glenn promised he would extend the negro members on the Committee; that they suggest that the Committee be extended so there may be additional negro leadership on the Committee. Mr. Glenn stated Mr. Alexander must be mistaken as he does not have the prerogative to appoint members to the Citizens committee. He stated further that they have in their organization a Housing Committee and they have not attended meetings. That he is sure the Mayor and Council will be glad to discuss the membership of the Committee with Mr. Alexander any time; that it is going to take the co-operation of all of us to see the program through, and the Commission is going to have to be relied on to put these families in safe and sanitary houses.

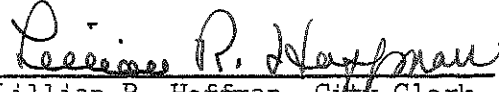
The Reverend R. D. Campbell, Pastor of East Stonewall A.M.E. Church, asked if in view of the fact that the Commission sees no need for public housing, if the relocated people will be able to afford private housing within the price range of the owner. He stated his concern is for all the displaced families, but in particular the people he serves, being forced into slums on account of high rents, or several families of necessity live in one house, either of which creates bad situations. He

stated further he is concerned about his church, which they could not today duplicate for \$100,000.00 and it would be even more in University Park. Mr. Campbell asked if the homeowner in the Brooklyn Area can accept or reject the offer for his property? Mr. Sawyer stated before any of the property is purchased from the homeowner it will be appraised twice by qualified local appraisers, and their appraisals will be a guide as to what should be paid for the property. The owner can then accept or reject. Mr. Campbell asked if the person rejects the price offered will his property be taken over? Mr. Shaw, City Attorney, stated in condemnation the Court appoints a group of appraisers and the owner can accept the price determined or appeal. Mr. Campbell then asked if something cannot be done for better communication between the Commission and these people as there is so much unrest; he requested that a wider communication line be established. Mayor Smith replied that the communication line is right here in the Council Chamber when meetings are held.

No one else responded to the Mayor's invitation to speak and the hearing was closed.

ADJOURNMENT.

Upon motion of Councilman Dellinger, seconded by Councilman Whittington, and unanimously carried, the meeting was adjourned.


Lillian R. Hoffman, City Clerk