

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, January 6, 1964, at 3 o'clock p.m., with Mayor Brookshire presiding, and Councilmen Albea, Bryant, Dellinger, Jordan, Thrower and Whittington present.

ABSENT: Councilman Smith.

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INVOCATION.

The invocation was given by Dr. J. Cecil Lawrence, Executive Secretary of Mecklenburg Presbytery.

MINUTES APPROVED.

Upon motion of Councilman Albea, seconded by Councilman Whittington, and unanimously carried, the Minutes of the last meeting on December 23rd were approved as submitted.

ALBERT PEARSON REQUESTS COUNCIL TO SERIOUSLY CONSIDER RECOMMENDATIONS IN ECONOMICAL SURVEY WHEN RECEIVED BEFORE PERMANENTLY DECIDING ON PARKING RESTRICTIONS IN DOWNTOWN AREA.

Mr. Albert Pearson appeared before Council and referred to a T.V. Broadcast of a week or so ago which would infer to the people listening that everything was satisfactory uptown as far as traffic was concerned, when in fact due consideration needs to be given to parking uptown. That he does not know whether the Mayor and Council figures that the Traffic Engineer is supposed to handle the parking, he does know that one of the higher officials at one time said he was not to have anything to do with parking. That he just wants to say the last time the uptown group appeared before the Chamber of Commerce, at their invitation, to try to present some viewpoints the Chamber might not have had about the parking situation, after waiting three-quarters of an hour they were told that they were not invited in due to previous commitments, and they could only give us 10 minutes, which they refused, and a new date was set up and Pete McKnight suggested that the Chamber's Traffic Committee be represented at that meeting, in which they were in accord. So at that meeting at the Wachovia Bank Building they were greeted very nicely and they found out as far as the Chamber of Commerce's Traffic Committee, the representative was a City Councilman. It made him wonder if possible the Representatives of the City, and he is speaking of the City Council, aren't becoming a little too entwined with other groups that would make it very difficult for them to separate themselves and give unbiased consideration to a problem when it comes before the City - in other words, whether there would be a conflict of interest or not. That it seems to him, and to a lot of other people, that it may be becoming that way - whether the Chamber group, the Downtown Charlotte group, the North Carolina Fund or whatever it is - it seems you have to be very careful now in coming to the members of the City Council or the Mayor or Department Heads without their having previously committed themselves to a certain line of thinking, like was done on the \$30,000 deal for bringing in industry. He stated he would just like to leave that thought with the Council - Mr. Hoose said he had had no complaints from the downtown people, had letters of recommendation from the Traffic people, but the problem has not been solved and he has not opened up any extra lane, except at the time when the Belks Parking Lot and their trucks do not close up

three lanes. So he is looking for the proposals in the survey that is supposed to be for the city and he hopes that it comes in, but it is pretty hard for anybody to bring it in and the Power Group had a little interest in it, but he is hoping until it comes in that no action will be taken on what should be done in that particular area permanently.

Councilman Dellinger asked to whom he refers as the Power Group? Mr. Pearson stated he is quoting Mr Ed Burnside on T.V. one night, he said the "Power People" got together. Councilman Dellinger stated he does not think the Council has been brainwashed and he, for one, does his own thinking even though it might be feeble. Mr. Pearson stated he does not think his thinking is too feeble but if Council will remember they gave one of the local reporters the impression that all this to-do was to make believe that Council is doing something to help the Downtown area and they would go ahead and pass it on certain streets and then on certain other streets, but people do get to thinking. That Council does know that Mr. Herman Hoose said they had eleven meetings and he is not accusing this Council of being anybody's puppy dog, that he is just trying to help the Council.

Councilman Dellinger stated to the Mayor he has a suggestion he would like to make; that the Council has worked a long time in conjunction with engineers on this problem and if any citizen has a workable plan that will work out to the best interest of the people of Charlotte, then he would suggest that the plan be brought in. Mr. Pearson stated they have no organization, and they are expecting the City Council not to have a conflict of interest on this matter, and to think just of the City of Charlotte. That as far as he as a citizen it is not up to him or other citizens to suggest or recommend nor to call Councilman Dellinger and say "this is our plan". He asked Councilman Dellinger if he considers Mr. Hoose responsible for parking downtown? Councilman Dellinger stated he thinks Mr. Hoose is responsible for the traffic situation in our city in conjunction with the Council. Mr. Pearson repeated his direct question, and asked if he thinks Mr. Hoose is responsible for seeing that the cars have an opportunity to park and have a place to park? Councilman Dellinger stated he does not care to say that, and Mr. Pearson said that is where the conflict of opinion lies, you have taking parking and traffic separately.

Mayor Brookshire stated with regard to the matter Mr. Pearson was discussing, he thinks the City's Traffic Engineering Department gave a very careful and prolonged study to the matter and the City Council, after getting the report and recommendations, also gave very serious consideration to it before taking the action that was taken last fall. That regarding Mr. Pearson's innuendoes he should say that Council is always glad to get suggestions or recommendations from the Chamber of Commerce or any other organization or any citizen in the City of Charlotte at any time, at the same time Council reserves for itself the right to make its own decisions. Mr. Pearson stated he would be glad to reply to any innuendoes the Mayor thinks he made, that he made a statement of fact only. Mayor Brookshire stated that Mr. Pearson inferred that the Chamber of Commerce was helping the Council make up its mind. Mr. Pearson stated as long as the Mayor has made it a personality issue, he would go back to the \$30,000.00 deal, that the Mayor as a member of the Executive Board of the Chamber of Commerce had a chance to vote on that before the City Council did so. Mayor Brookshire stated for Mr. Pearson's information, he is not now nor was he at that time a member of the Executive Board of the Chamber of Commerce, having resigned from the Board when he became Mayor.

CITY MANAGER TO MAKE REPORT ON TYPE AND COST OF IMPROVEMENTS ON TENNYSON DRIVE ON COMPLAINT OF JESSIE ROYSTER AND MRS R. W. CHANDLER AS TO COST AND QUALITY OF WORK.

Mr. Jessie Royster, 1224 Effingham Drive, stated some improvements were made

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on Tennyson Drive about two months ago, on which he owns two lots, and the City has billed them what they think is entirely too much for the work. That he talked with Mr. Hoffman of the Engineering Department about the street before they signed anything and before the work was done and he said the City would do the work and they would be charged just what it cost the city, and it was not done that way but was turned over to a contractor, and they feel the City should pay a part of the bill.

Councilman Dellinger asked if Mr. Royster was not down here sometime ago and Council referred the matter to the City Manager and asked him to bring in a report on the type work done and the price? Mr. Royster said he was, and it was put off two different weeks and Mr. Veeder might have brought it in later, that he is billed for \$408.00, at \$2.50 a foot, and they have drainage and everything added to the bill which they didn't put in. That the City about seven or eight years ago did the same work on Effingham Drive, the street he lives on, which is a foot wider than Tennyson Drive, and they put 4 to 6 inches more gravel on it and charged them \$1.04 a foot for it, and he knows that prices have not advanced that much since then.

Councilman Albea asked if he understood Mr. Royster to say he was charged for drainage that was not put in? Mr. Royster replied that is what the letter from the City says. That he also had Mr. Hoffman of the Engineering Department to write him a letter before he would sign the petition, in which he stated that the City would put the road in the center of the right of way, and they did not do it, they have it 4½ foot off at one place on my side.

Mr. Veeder requested the City Engineer to comment on the matter, and Mr. Cheek stated when we talk about drainage on any improvement project we are talking about anything that contributes to the removal of water from the street, right of way; in most cases for streets of this type it refers only to side ditches and not necessarily infers the use of pipe. As to the street being in the center of the right of way; in this case it was necessary to make the adjustment in order to have the proper alignment for the street, but it is of course well within the right of way.

Councilman Whittington stated he can see how it is confusing to the people on a street if we tell them it will cost \$1.50 a running foot and then bill them \$2.50, he thinks we are in error, he asked if Mr. Cheek has a record of estimated cost of improvements as given to the property owners? Mr. Cheek stated they have a copy of the letter written to Mr. Royster on August 16, 1962 giving the estimated cost of the improvements ranging between \$2.30 to \$2.50 per front foot. To his knowledge they would have no reason to tell anyone the cost would be as low as \$1.50 per front foot. That the contract for the work was with Crowder Construction Company. Mr. Royster said he did not receive a letter giving any such prices.

Councilman Thrower asked what the City's portion of the cost would be or if it would be a 100% assessment? Mr. Cheek replied under the Special Policy adopted for these streets, the full improvement would be assessed at \$2.50 per front foot and any over and above that would be paid by the City, and on this particular project there was a cost over the \$2.50 per front foot of \$200.00.

Mr. Veeder stated the total cost was about \$2,705.00, and the property owners were not charged one cent more than the \$2.50, and the City absorbed and paid the additional ourselves, under this Special Policy it is agreed that regardless of the cost, the property owners shall not pay more than the \$2.50 per front foot. There was no curbing included in the \$2.50 per front foot, the curb and gutter itself would cost around \$2.40 per front ft. That Mr Royster's

statement is true that he was told the City would not charge him more than the actual cost, and under this Special Policy it is, in fact, not costing him the full amount of the work.

Councilman Dellinger stated he thinks the City should have some kind of written agreement with the property owners as to just what work is to be done and the cost, so there can be no misunderstanding. That we have had two or three of these cases, and this would eliminate these misunderstandings. Mr. Veeder stated there is no contract we could have with the property owner, they are advised by letter as to the work involved and the estimated costs in advance. That he thinks we have acted in good faith and in the usual manner, which is usually sufficient and understood. Mr. Veeder asked Mr. Cheek to furnish Mr. Royster with a copy of the letter sent him as to the cost.

Mr. Royster asked why it is that the same work that was done on Tennyson Drive is done on other streets at a cost of \$1.60 per front foot - that the day he was before Council on this same matter there were two or three such streets. The City Engineer advised these are cases where improvements are made on existing system streets. That we have had a number of petitions for improvements to streets that are already paved and which have been in the system for a number of years and where the property owners simply desire to make an improvement by adding curb and gutter, or better drainage.

Mrs. R. W. Chandler, 725 Tennyson Drive, stated when she was before Council last summer regarding this matter, two or three other street improvements were discussed at a cost of \$1.59, \$1.79 and \$1.98 and at \$2.50. They are getting the same kind of street and she can take the Council to places within the city where they did not pay one dime for their streets. That they are fussing about having to pay more than the improvement is worth. That they tried for years to get the County to do something about the street and they would not and they had the road fixed to a certain extent, and when the City came in to do this work the lining up of the street had already been done for them, and what the City did was construct the street and the gutters in such way that the water has been turned directly into her drive and at the foot of the street it is causing deep gullies on both their property and that adjoining. That they know they are paying more than other people are paying and other people are getting better streets.

Again Councilman Dellinger stated this is the same argument that was heard when Mrs Chandler and Mr. Royster were before Council last summer, and he was under the impression that the City Manager was to give Council a report on it and to do something about the drainage.

Councilman Whittington stated he has been out and looked at the street and it would be very difficult for the people who live on the street to feel they have gotten a fair deal from the City, and he thinks we owe it to them to get it straightened out here this afternoon even if we have to ask for a conference between the City Manager, Mr. Bobo and Mr. Cheek and give them an answer.

Mr. Veeder stated without curb and gutter there is going to be a drainage problem, that is a fact we will have to start from. If there were curb and gutter for the length of the street it would be a different story, but this was not a part of the project and never was. Mrs Chandler stated the curb and gutter was promised long before the work was started, that her husband came up about it and he should remember who he talked with. That she feels the City's word should be as good as a written document.

Councilman Dellinger stated the Council intends for that to be done, and

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last summer the City Manager was asked to bring Council a report. He stated he thinks the Engineers should go out now and check the trouble and see just what is wrong with it.

Mr. Veeder stated he can assure Council there will be many more conversations with these property owners if he has to go out and meet with them in their homes himself, but just for balance on the situation, he does not think everything is as clear cut as this. That no one who has worked in the Engineering Department for five minutes would tell anybody they are going to put in curb and gutter and underground drainage for \$1.50, because it just cannot be done. Mrs Chandler asked what the bid was for the job? Mr Veeder stated he does not have it before him and he asked the City Engineer to see that a copy of the bids for the project is given Mrs Chandler before she leaves today.

Councilman Bryant stated he would like to take up for the Council just a little and for the people we hire, whom we have always found to be honorable; that he has found the Council to be honorable and it may be the job is not what they understood it to be and it is a matter of misunderstanding but he would like to say that he does not think anybody is trying to do anybody out of any money in any way or trying to give these people a bad job. That he thinks it is more of a matter of misunderstanding than anything, and he does not think there is anybody who is not honorable that is concerned in the matter and he thinks that everything can be explained in a satisfactory manner if Mrs Chandler will just sit down with Mr Cheek or Mr. Veeder so they can go over it point by point with her. He thinks, maybe, the impression has been given that the City is charging the property owners more than the work cost the City.

Mrs Chandler stated she does not feel that way at all, she merely is asking questions so that she can get the correct answers.

Mayor Brookshire stated he thinks two things are obvious, one is that there is an area of misunderstanding and the second thing is the people on the street have a drainage problem, and he is sure that Mr Veeder and Mr. Cheek are going to clear up any misunderstanding with her and show her the files and contracts and she will be able to see where the low bid was accepted with a reputable firm and also, Mr Cheek will look at the present drainage situation and see what the solution might be.

Councilman Dellinger asked the City Manager to give Council a copy of the report of his findings.

Mrs Chandler said she hopes that the City Manager will not find it is just a matter of fixing the drainage, but that the Council will find in their hearts that they are being overcharged and reduce the payment.

CONSIDERATION OF PETITION NO. 63-74 FOR CONDITIONAL APPROVAL OF USE AS PARKING AREA FOR THEATRE OF PROPERTY FRONTING ON THE NORTH SIDE OF HIDDENBROOK DRIVE, POSTPONED UNTIL LATER IN MEETING.

Upon motion of Councilman Bryant, seconded by Councilman Jordan, and un-animously carried, consideration of Petition No. 63-74 by Tar Heel Theatres for Conditional Approval of Use as Parking Area for Theatre of property fronting on the north side of Hiddenbrook Drive, was postponed until later in the meeting.

CONTRACTS AUTHORIZED FOR APPRAISAL OF EIGHT TRACTS OF LAND FOR NORTHWEST EXPRESSWAY.

Upon motion of Councilman Dellinger, seconded by Councilman Albea, and un-

animously carried, contracts were authorized for the appraisal of eight tracts of land for the Northwest Expressway, as follows:

- (a) Contract with M. D. Stoever for three tracts of land on Independence Boulevard.
- (b) Contract with J. L. Varnadore for five tracts of land on Louise Avenue, Independence Boulevard and Oakland Avenue.

CONSTRUCTION OF SANITARY SEWER MAINS AUTHORIZED IN FIRWOOD LANE AND CONWAY AVENUE.

Councilman Thrower moved approval of the construction of 1,565 feet of sanitary sewer mains in Firwood Lane and Conway Avenue, at the request of Lone Star Builders, Inc., at an estimated cost of \$5,095.00. All costs to be borne by the Applicant, whose deposit of the entire cost will be refunded as per terms of the contract.

TRANSFER OF CEMETERY LOT.

Motion was made by Councilman Albea, seconded by Councilman Whittington, and unanimously carried, authorizing the Mayor and City Clerk to execute a deed with Mrs Fannie A. Campbell and Mr. R. M. Campbell and wife, Doris, for Lot 42, Section S, Elmwood Cemetery, transferred from the Heirs of J. G. Campbell, at \$3.00 for transfer deed.

CONTRACT AWARDED A. V. BLANKENSHIP AND C. D. SPANGLER CONSTRUCTION COMPANY FOR STREET AND SEWER IMPROVEMENTS IN URBAN REDEVELOPMENT SECTION NO. 1.

Councilman Albea moved the award of contract to the low joint bidders, A. V. Blankenship and C. D. Spangler Construction Company for Street and Sewer Improvements in Urban Redevelopment Section No. 1, as specified, at a price of \$215,227.50, on a unit price basis. The motion was seconded by Councilman Jordan.

Councilman Bryant stated this is a part of what he feels is a local job that should be done in areas that we are having a bad time with and he thinks it would help eliminate the need for urban redevelopment if we did this in other areas.

The vote was taken on the motion and carried by the following recorded vote:

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YEAS: Councilmen Albea, Dellinger, Jordan, Thrower and Whittington, and Bryant.
NAYS: ~~Councilman Bryant~~, None.

The following bids were received:

A. V. Blankenship Company and C. D. Spangler Construction Company	\$ 215,227.50
Blythe Bros. Company	237,807.00
Boyd & Goforth, Inc.	240,984.70
Crowder Construction Company	241,933.50

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CONTRACT AWARDED AMERICAN CYANAMID COMPANY FOR 450 TONS OF ALUMINUM SULPHATE.

Councilman Dellinger moved the award of contract to the low bidder, American Cyanamid Company, for 450 Tons of Aluminum Sulphate, as specified, at a price of \$23,175.00, on a unit price basis. The motion was seconded by Councilman Jordan, and unanimously carried.

The following bids were received:

American Cyanamid Company	\$ 23,175.00
General Chemical Div. of Allied Chemical Co.	24,426.45

CONTRACT AWARDED MORELAND CHEMICAL COMPANY FOR 480 TONS HYDRATED LIME.

Motion was made by Councilman Whittington, seconded by Councilman Dellinger, and unanimously carried, awarding contract to the low bidder, Moreland Chemical Company, for 480 Tons of Hydrated Lime, as specified, at a price of \$10,431.84, on a unit price basis.

The following bids were received:

Moreland Chemical Company	\$ 10,431.84
J. P. Carlisle Company	10,431.84
Tucker Kirby Company	10,698.82
Asher-Moore Company	10,723.54
Tesco Chemical of Carolina, Inc.	10,728.48
United Cement Company, Inc.	10,777.92
Southern States Chemical Co.	10,777.92
Longview Lime Corp.	10,782.86
National Gypson Company	11,005.34
Howerton Gowen Company	12,360.00

Bids not meeting specifications:

Moreland Chemical Company	Alternate Bid	10,283.52
J. P. Carlisle Company	" "	10,283.52
National Gypson Company	" "	10,738.37

CONTRACT AWARDED SOUTHERN STATES CHEMICAL COMPANY FOR 40 TONS ACTIVATED CARBON.

Councilman Jordan moved the award of contract to the only bidder, Southern States Chemical Company, for 40 Tons Activated Carbon, as specified, at a price of \$6,395.06, on a unit price basis. The motion was seconded by Councilman Whittington, and unanimously carried.

CONTRACT AWARDED SOUTHERN STATES CHEMICAL COMPANY FOR 14 TONS ANHYDROUS AMMONIA.

Upon motion of Councilman Whittington, seconded by Councilman Albea, and unanimously carried, contract was awarded the low bidder, Southern States Chemical Company, for 14 tons of Anhydrous Ammonia, as specified, at a price of \$2,350.46, on a unit price basis.

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The following bids were received:

Southern States Chemical Co.	\$ 2,350.46
Jones Chemicals, Inc.	2,413.91
Moreland Chemical Company	2,884.00
Tesco Chemicals of Carolina, Inc.	3,370.08
J. P. Carlisle Company	3,749.20
Henry Bower Chemical Mfg. Co.	5,768.00

CONTRACT AWARDED JONES CHEMICALS, INC. FOR 120 TONS LIQUID CHLORINE.

Mr. Homer Ketchie with Moreland Chemical Company stated they bid on the 120 tons of Liquid Chlorine not according to specifications. That the specifications called for rail car deliver of 15-tons each, and they submitted an alternate bid by truck of 12 to 15 ton deliver of \$4.75 cwt, this is .25 cents cwt cheaper than you can buy it .24 cents cwt by rail. He asked why the specifications have been written for rail only? Mr. Veeder asked Mr. Ketchie why his company bid on rail transportation, and Mr. Ketchie replied they bid on rail at \$5, and the low bid was \$4.99, a reduction of a penny is not much. That he bid \$4.75 although it was not according to specifications admittedly. Mr. Veeder stated the City has had experience with truck delivery and we are of the opinion that it is to the City's advantage to have rail delivery on this product. Mr. Ketchie stated he understands the City had some very poor experience two years ago but at the same time had a performance bond which should have been forfeited on that basis. Mr. Veeder stated again that it serves our purpose much better to have rail delivery. Mr. Ketchie stated he just wanted to make these remarks.

Councilman Bryant moved the award of contract to the low bidder, Jones Chemicals, Inc. for 120 tons of Liquid Chlorine, as specified, at a price of \$12,335.28, on a unit price basis. The motion was seconded by Councilman Jordan, and unanimously carried.

The following bids were received:

Jones Chemicals, Inc.	\$ 12,335.28
Solvay Process Div. of Allied Chemical Co.	12,360.00
Southern States Chemical Co.	12,360.00
Moreland Chemical Company	12,360.00
Tesco Chemicals of Carolina, Inc.	14,832.00

Bids not meeting specifications:

Moreland Chemical Company	11,742.00
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CONTRACT AWARDED THE AMERICAN AGRICULTURAL CHEMICAL COMPANY FOR 60 TONS SODIUM SILICOFLOURIDE.

Councilman Bryant moved the award of contract to the only bidder meeting the specifications, the American Agricultural Chemical Company, for 60 Tons of Sodium Silicofluoride, as specified, at a price of \$11,358.84, on a unit price basis. The motion was seconded by Councilman Whittington, and unanimously carried.

The following bids were received:

The American Agricultural Chemical Co.	\$ 11,358.84
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Bid not meeting specifications:

Tesco Chemical of Carolina, Inc.	10,988.64
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JOHN H. VICKERS REAPPOINTED TO FIREMEN'S RELIEF BOARD OF TRUSTEES.

Upon motion of Councilman Dellinger, seconded by Councilman Albea, and un-animously carried, Mr. John H. Vickers was reappointed to the Firemen's Relief Board of Trustees for a term of two years from the expiration of his present term on January 18th.

LOUIS H. ASBURY, JR., REAPPOINTED TO ZONING BOARD OF ADJUSTMENT.

Councilman Albea moved the reappointment of Mr. Louis H. Asbury, Jr., to the Zoning Board of Adjustment for a term of three years from the expiration of his present term on January 30th. The motion was seconded by Councilman Dellinger, and unanimously carried.

C. C. MCGINNIS REAPPOINTED TO ZONING BOARD OF ADJUSTMENT.

Upon motion of Councilman Jordan, seconded by Councilman Whittington, and unanimously carried, Mr. C. C. McGinnis was reappointed to the Zoning Board of Adjustment for a term of three years from the expiration of his present term on January 30th.

MAYOR BROOKSHIRE URGES THE UNBOTTLING AND REVITALIZING OF DOWNTOWN CHARLOTTE ON PAY-AS-YOU-GO BASIS IF POSSIBLE OTHERWISE BY BOND ISSUE.

Mayor Brookshire made the following recommendations to Council, with a brief backdrop for the recommendations:

"Charlotte was chartered in 1768. It took us 175 years to reach our first one hundred thousand in population. Twenty years later we had our second one hundred thousand. When we reach our 200th anniversary, four years hence, we will have approximately two hundred fifty thousand. It has been variously estimated that by 1980 we will have four hundred to five hundred thousand people in Charlotte.

We boast that Charlotte is a vibrant, progressive and growing city, and it is. The truth of the matter is that our tremendous growth in the past twenty years was neither anticipated nor planned for, which means we have some catching up to do.

We are fifteen to twenty years behind in some planning and programing.

A zoning plan twenty years ago would have provided more orderly development, less patch work and fewer headaches today.

If we had enacted a strong housing code twenty years ago, we would now have fewer slums and blighted areas to contend with.

Had we started urban renewal even fifteen years ago, we might now have the Coliseum, Auditorium, YM, YW and the Red Cross as a part of a cohesive and beautiful community center where slum housing still stands in Brooklyn.

If we had started our master thorofare and street program fifteen years ago, we would not today be faced with the necessity of unbottling our downtown. And, construction costs would have been far less.

There is no point in crying on the pages of history, and I am not decrying the things we did not do in the past, except to point out the urgency of our present needs and the necessity of catching up.

I am particularly concerned with the unbottling of our down town (about which we have talked for the last ten or fifteen years), with revitalizing the heart of our City, with making it more accessible, more convenient and more attractive to both our own and visiting shoppers.

The declining values in down town real estate is a distress signal which we must not ignore.

Except for the West Side Grade Separation program, to be completed this year, we have done little to "open up" our down town, in spite of the fact that vehicular traffic has more than trebled in the past twenty years.

With that for back ground, I recommend and urge that Council request our Engineering Department, through Mr. Veeder, to immediately put price tags on the planned improvements for Third, Fourth, Fifth, Sixth, Twenty-eighth, Brevard, Caldwell and perhaps other streets, so that we might consider scheduling them in the near future.

And while we are at it, we might as well bury the down town wires.

If we cannot pay for these improvements on a pay-as-you-go program, then I would favor asking the voters to approve a bond issue for them. Our citizens have always approved bonds when convinced of the need.

I would like very much to see this program completed in the next four years.

Growing as we are, we cannot pace our needs without first catching up with them. We cannot stand still without falling behind.

This has been a good Council. We have done a lot of catching up and planning ahead in the past three years. A lot still remains to be done. I would like to see us do more and faster the things we know we must do to build a bigger and better city.

I would like you now to discuss and I hope approve these recommendations."

Councilman Dellinger said the Mayor has outlined this broad, comprehensive program and he hopes the Council can implement it - that the problem is to find the money and he thinks it can be done - that it will take time but they are certainly good recommendations and no city deserves it more than ours.

Councilman Albea stated when World War II ended, Herbert Baxter was Mayor of Charlotte and he was on the Council, and they set out then to do something about the downtown area, particularly the off-street parking and even had a bond election for it. That we have been talking about off-street parking downtown and widening the streets and making new streets into Charlotte ever since that time. He just wanted to say that we did not drag our feet but we didn't get anywhere with it. He then moved that the recommendation by Mayor Brookshire be approved, which was seconded by Councilman Dellinger.

Councilman Bryant stated the Mayor's aims are admirable and he is 100% for these aims. The method of implementation is another matter. He is reluctant to give a whole-hearted endorsement to going into a bond issue if we cannot do it on the basis of pay-as-you-go. Everything has to be looked at in a perspective of which he is sure the Mayor is as aware as he is, or probably more so. A whole-hearted endorsement of the complete recommendations would be hard for him to endorse at this stage until it was learned just what the finances are before he would endorse a bond issue for as many different projects as was mentioned.

Mayor Brookshire stated he appreciates Mr. Bryant's remarks and certainly would not expect the Council this afternoon to commit themselves to any given purchase price for these improvements before we know just what they are. Actually, the recommendation that he made was that we have the Engineering Department put price tags on these various improvements of streets. Councilman Bryant stated he understood that the recommendations included that if we cannot finance them on a pay-as-you-go basis, that we ask for a bond issue. Mayor Brookshire stated his thought was that after we get these estimates, in preparation of our next Budget, we might include some of them in next year's budget and at that point we could decide on the schedule for these improvements, either through pay-as-you-go or if that appeared to take too long, as he would like to see them done within the next four years, then the only alternative would be a bond issue.

Councilman Albea stated if we had never had a bond election, and had depended on pay-as-you-go, Charlotte would not be what it is today. You have to spend money to take care of it, and he favors pay-as-you-go, of course, but he is not in favor of the City just standing still, so as to speak. Councilman Bryant stated he cannot vote for a recommendation that if we cannot do the work on a pay-as-you-go we go ahead with a bond issue because of the fact these things have to be taken in conjunction with other things, which are going to be absolutely necessary.

Mayor Brookshire then asked Councilman Bryant if he could vote for the recommendation up to the point of consideration of a bond issue; that his statement was "if we cannot pay for them on a pay-as-you-go then he, himself the Mayor, would favor asking the voters to approve a bond issue". Councilman Bryant stated he cannot endorse that, that Mr. Albea's motion included the entire recommendations. Mayor Brookshire stated the recommendation referred only to getting the price tags for the improvements for Council consideration. Councilman Bryant stated he can certainly approve that.

Councilman Thrower stated he approves the Mayor's recommendations wholeheartedly; that the longer we delay this type project, the more expensive it is going to be. These things are going to have to be done, that has been evident since he has been at City Hall.

Councilman Dellinger stated he just wants to point out that all the major things that have been done in Charlotte have been contributed to by bond issues - the Airport, Coliseum, Railroad Grade Elimination Program, no good business operates without borrowing money. That he does not think it is fair to have too many bond issues but there is evidence here that sometimes they are good.

Councilman Jordan stated he is in favor of the program very much, but he would like to see something done about the downtown parking, and if private enterprise cannot do it, then he thinks the City should as he thinks that is one of the biggest bottle-necks in Charlotte today.

Councilman Whittington stated he did not know the Mayor was going to make these recommendations today, and he is sure the other members of the Council did not either. As far as the streets the Mayor is proposing and the parking survey, he would concur in but as to how they would be financed he would have to reserve an opinion until the cost estimates are secured and some priority is established.

Mayor Brookshire stated it might very well be pointed out in particular with regard to the discussion on bond issues, it was anticipated when we had our last bond issue, which included about three million dollars for expressways and thoroughfares, and without knowing exactly at that time

what the cost of land acquisition, construction etc would be for our part, that we would have to go back for more money later. In discussing this matter with Mr. Veeder this morning, he pointed out that we would need two to three million dollars to complete the Northwest Expressway right of way acquisitions, and it would probably be logical at that point to ask the voters to approve bonds for that work and the opening up of the downtown within the Expressway Circle.

Councilman Bryant stated he wanted to make one thing clear - that he does not oppose bond issues but his only point was that it has to be looked at in its whole perspective and the Mayor's goals are certainly worthy and he heartedly endorses them.

Councilman Albea stated the matter of bonds would come up at the proper time and stand on their own feet, in which the Mayor concurred.

Councilman Bryant asked that the motion before the house be read. Councilman Albea stated his motion was that the Mayor's recommendation be approved. Mayor Brookshire stated his recommendation was that the Engineering Department put price tags on improvements to certain named streets. His reference to the bond issue was that he, personally, would favor that if the work could not be done on a pay-as-you-go basis that as far as the motion is concerned, we will leave all reference to the bond issue out of the motion.

Councilman Whittington stated he would not consider the motion in any way obligating the Council to a bond issue.

The vote was taken on the motion and unanimously carried.

COUNCILMAN WHITTINGTON URGES THAT POSITIVE ACTION BE TAKEN IN THE COMBINED EFFORTS OF ALL AFFECTED DEPARTMENTS AND AGENCIES TO ELIMINATE BAD CONDITIONS IN CERTAIN AREAS OF THE CITY AND STOP DEVELOPMENT OF BLIGHTED AREAS.

Councilman Whittington stated this Council almost unanimously has backed the Urban Renewal in the Brooklyn Area, and what the Council and the Commission has done is commendable and the program is going at a good pace, not as fast as he would like, but he thinks the thing that we must stop and look at now is what is happening to other areas of the city because of moving the slums and blight from Brooklyn. He is thinking primarily of the Third Ward and the Fourth Ward and the Belmont-Parkwood, 10th, and Brevard Streets and Greenville areas. That it seems to him this problem is not going to get any better and one of the real reasons it is not going to get any better is in many instances some of the people who have to live there, not from choice but from necessity, have no desire to help themselves, and these areas from a slum standpoint are going to get worse. That as he rides down these street he sees them deteriorate more and more from week to week; that he gets calls all the time from people living in these areas complaining of residents dumping raw garbage out into the streets and the houses being destroyed from the very foundation. That he had a report last week from the Health Department of a rodent eating on a dead human remains right here in our city. This has all been reported, it is nothing new, it has happened before and will happen again, but he thinks what the City should do is use the facilities that we have - for example the Fire Department, and their voluntary inspection by neighborhoods and let them concentrate in these neighborhoods that he has mentioned, the same thing with the Health Department, the Building Inspection Department and any other Agency that we have along with the Property Management people in the Real Estate field and any individual property owners, and put some positive action in these areas and stop this blight before it goes any further. He stated it is going to take

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cooperation, for example the Fire Department inspections today are only voluntary, they do not report any of their findings to anyone, all of it is a good will proposition, but if they or the Health Department found a condition then it should be corrected then and it should be followed up. That we should take some real positive action now in this field, if we do not this problem is going to get worse from day to day and we will never be able to head it off - now is the time.

He stated he would like to refer it to the Mayor and City Manager, as far as thought and study, and some kind of positive action in these five or six areas.

Councilman Dellinger asked if Mr. Whittington had any suggestions as to a solution, that this is a problem we have always had, and he thinks all of these departments are working diligently at this job, and he does not think it is something that will be cleared up by a Committee. He stated he has had some complaints about the migration of people from certain areas and there is no way the Council can stop people from moving from one neighborhood to another. The only thing that can be done is the housing development people can require that the houses be kept in proper condition.

Councilman Whittington stated he realizes you can't stop migration but what he is talking about is they are there and they will go somewhere else, and we can do something about blight in those areas before we have another Brooklyn.

Mayor Brookshire stated there are two agencies of the City's program that are mitigating against such things at the moment, the minimum housing code is moving well and the inspection and requirement that the owners of these substandard houses bring them up to minimum standard is quite important, and the Advisory Committee on Urban Renewal and on Community Rehabilitation is doing a good work in a number of these areas mentioned by Mr. Whittington.

Councilman Whittington stated what he is saying is if all of these agencies consolidated in one area and threw their combined efforts in that one area, they could do a tremendous job before it went on to some other location.

Councilman Bryant stated the two basics in that situation which he thinks everybody will agree with, and everybody dreams about, is a matter of education and economics, and you can bring any agency to bear that you want to and until you bring that level of economics up to the point where they can afford better and educate them to take care of a place, they are not going to accomplish anything. Mr. McNeill's group, he understands, is doing a good job on a block basis, getting the people together and educating them - and the other thing is economics, paying them a wage where they can afford better. Until these things are done, it is going to be a tough job.

Councilman Thrower stated he is in complete agreement with Mr. Whittington, that he thinks it is important that you point these things up from time to time, and he realizes it is going to take education and economics to improve the situation, but he believes any good executive in any organization will tell you if you do not keep your employees or people who do service on their toes, people who are watching things like this are going to degrade themselves. That he is sure many citizens in Charlotte have noticed certain areas declining and though we have the strictest Housing Code we can possibly pass, also have stretched urban renewal as far as we know how to do so, he thinks a reminder periodically helps situations like this. People can be shown how and made to maintain better homes.

Mayor Brookshire stated as Councilman Dellinger has pointed out, these matters are problems the City has faced for many years and will continue to face, but he certainly thinks we are making progress on a package of problems and they are all entwined, including poverty, crime, delinquency and unemployment.

SETTLEMENT OF CLAIM OF MRS MAUDE L. DUNHAM.

Upon motion of Councilman Albea, seconded by Councilman Bryant, and un-animously carried, the claim of Mrs Maude L. Dunham against the City for personal injuries allegedly sustained in a fall from stepping into an un-covered water valve box at Fourth and College Streets on February 6, 1961, was settled in the amount of \$350.00, as recommended by the City Attorney.

RESIGNATION OF THOMAS L. ODOM, ASSISTANT CITY ATTORNEY.

Mr. Morrissey, City Attorney, advised it is with regret that he reports the resignation of the Assistant City Attorney, Mr. Thomas L. Odom, effective January 17th. That Mr. Odom has asked him to express to the Council his gratitude for his appointment, and his regret at leaving. Mr. Morrissey stated that Mr. Odom is leaving for what he thinks is an excellent opportunity, and he could not in good conscience plead with him nor advise him to forego that opportunity; that he is going into private practice in association with a local firm.

Mayor Brookshire stated this will be accepted as information and with regrets.

DISCUSSION OF NORTH CAROLINA FUND FOR THE ELIMINATION OF POVERTY.

Mr. Veeder, City Manager, stated he would like to add a footnote to the discussion we have just had as it relates generally to poverty. He thinks the concern that Council is showing is demonstrated by the discussion, is very healthy. He thinks this is something we are going to be hearing much more of and rightfully so. Governor Sanford has certainly given us a lead to follow in this area by his establishment of the North Carolina Fund that the Council is familiar with.

He stated further that the thing that is causing him to offer a footnote is because of recent date the President of the Charlotte Area Fund, Bill Mullis, asked several of them to pull together on information that can be used in the formulation and submission of a formal application. He would like to suggest that new approaches are going to be the watch word in this area, not only as has been demonstrated by Governor Sanford. President Johnson who stated that his emphasis in the upcoming Federal budget is in the same direction of an attack on poverty within the United States, and he thinks the watch word has got to be the imagination, not being bound by tradition. That he thinks this is, in a sense, what Mr. Whittington is suggesting here, and he thinks the more ways that we can, as a City Government, stimulate people to help themselves the better off we are going to be as a community, and the more we discuss it the healthier the situation will evolve.

That he has an idea that he wants to explore a little further, which, quite frankly, he does not think would have occurred to him had it not been prompted by Council's discussion.

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LEASE WITH NORTH CAROLINA ASSOCIATION OF JEWISH MEN FOR LEASE OF A BUS FOR USE IN TRANSPORTING POLICE PERSONNEL TO FORT BRAGG FOR SPECIAL TRAINING PROGRAM.

Councilman Bryant moved approval of a Lease between the City and the North Carolina Association of Jewish Men, Mr. I. D. Blumenthal, President, for a Bus for a period of six months for \$1.00, for use by the Police Department in transporting police personnel to Fort Bragg for a special training program. The motion was seconded by Councilman Jordan, and unanimously carried.

JOINT MEETING WITH COUNTY COMMISSIONERS POSTPONED UNTIL JANUARY 22ND AT 4 P.M. IN COUNCIL CHAMBER.

Mr. Veeder, City Manager, advised the County Commissioners are unable to meet jointly with the Council, as scheduled on Wednesday of this week, and they suggest a meeting on Wednesday, January 22nd at 4 o'clock p.m., in the Council Chamber. Councilman Alba moved that the meeting be held on the 22nd as suggested, which was seconded by Councilman Jordan, and unanimously carried.

CONSIDERATION OF PETITION NO. 63-74 FOR CONDITIONAL APPROVAL OF USE AS PARKING AREA FOR THEATRE OF PROPERTY FRONTING ON THE NORTH SIDE OF HIDDEN-BROOK DRIVE, DEFERRED ONE WEEK.

Upon motion of Councilman Jordan, seconded by Councilman Bryant, and unanimously carried, consideration of Petition No. 63-74 by Tar Heel Theatres for Conditional Approval of the use as parking area for a Theatre of property fronting on the north side of Hiddenbrook Drive, was deferred for one week.

ACQUISITION OF PROPERTY FOR RIGHT OF WAY FOR NORTHWEST EXPRESSWAY.

Councilman Alba moved approval of the acquisition of the following property for right of way for the Northwest Expressway, which was seconded by Councilman Thrower, and unanimously carried:

- (a) Acquisition of 86,545.62 sq. ft. of land on West 11th Street, from Joe W. Grier Estate by Joseph W. Grier, Jr. Executor, at a total price of \$83,200.00.
- (b) Acquisition of 11,880 sq. ft. of land at 817-19 North Church Street from E. R. Howell and Russie M. Howell, at a total price of \$10,500.00.

ADJOURNMENT.

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

Lillian R. Hoffman

Lillian R. Hoffman, City Clerk