

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, February 26, 1968, at 3:00 o'clock p.m., with Mayor Stan R. Brookshire presiding, and Councilmen Fred D. Alexander, Sandy R. Jordan, Milton Short, Gibson L. Smith, James B. Stegall and Jerry Tuttle present.

Absent: Councilman James B. Whittington.

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INVOCATION.

The invocation was given by Councilman Sandy R. Jordan.

MINUTES APPROVED.

Upon motion of Councilman Tuttle, seconded by Councilman Jordan, and unanimously carried, the minutes of the last meeting, on February 19th, were approved as submitted.

RECOMMENDATION THAT URBAN RENEWAL AREA PROJECT NO. 4 BE USED AS GREENWAY WITH PUBLIC FACILITIES TO BE TAKEN UNDER CONSIDERATION FOR STUDY AND THOUGHT BY COUNCIL.

Mr. DeLacy Wyman stated he is representing a group of Charlotte citizens who by their dedication and for their beliefs in the future of a growth of a city which needs to be cultivated, are here and wish to be heard.

He presented a drawing and stated it is known as Urban Renewal Project No. 4 consisting of approximately 25 acres; for this area is proposed the Alcoholic Rehabilitation Center, Mental Retardation Center, an extension of the Children's Nature Museum and the Botanical Gardens which will be known as the green area.

He stated they feel this offers a great deal for the beautification of the City which with its growth, its problems and future needs to be supported by something amenable to the good will and ambitions that parks are useful for the maintenance of the entire citizenry who occupy and use it.

Mr. H. A. "Jake" Berry stated he is a citizen of Charlotte and Mecklenburg County and he feels there is a need on the part of the city to reserve some of the property which is now becoming available for public use. The time has come when the City must make a commitment to the preservation of some of the land as an open area for parks, for beautification and for institutional type uses. He stated a large portion of Project 4 will be used for the expressway and for access routes to the expressway; with the remaining area relatively inaccessible. That it has been proposed that portions be used as a site for two institutional type facilities which is badly needed in the City, and the balance be made available for beautification and possibly as a site for some sort of museum and other public facilities. That he feels we must take opportunities as they are presented to reserve property for public use; that unless this is done, we will find eventually there is no land available for this purpose or that the land which is available is prohibitive in cost. For these reasons this proposal should be considered very seriously.

Mr. Daniel R. Martin, Chairman of the Park and Recreation Commission, stated the Commission has a park which is maintained in the area of Project 4 and is being used by Second Ward High School for a football practice field and for baseball - it is known as Pearl Street Park. During the summer they run a full time recreation program. That when someone mentions they want another park, he is all for it. That he understands access to the park will be cut off and stated he hopes the members of Council will give very serious consideration to the approval of some park land in this part of the city. If these worthwhile projects are built, the Park and Recreation Commission would like to retain what it has there and if it can be improved upon in any way, they would like to see this done also.

Mr. John W. Rosebro, Realtor, stated he commends this concept to Council and speaks as a realtor who is keenly interested in spreading the tax load. That he is aware of the feeling of some that this land should be developed commercially in order to produce additional tax revenues. That he believes this can be accomplished by developing this park and he cites two examples. The first is the two or more facilities suggested for this area are going to be built somewhere in Charlotte and when they are built the land on which they are located will be removed from the tax books. The second is that all are familiar with the practice of a developer starting a large residential development and he locates in the center of the development a golf course or green area. In doing so the lots that border the golf course sell for at least one third to one half more than a lot directly across the street not fronting on such green area. It is his opinion if this green area is established we can anticipate appreciation in values of surrounding land. This would be true not only on the land fronting on Morehead Street, but also applicable to the lots fronting on Greenwood Cliff and Harding Place which are presently in a transition from residential to office use. That such a buffer zone located between the business that is going to develop along Independence Boulevard and the area surrounding Covenant Church and Temple Israel will stabilize these values. If business continues to encroach in this area, there is little doubt these values will decline with a resulting loss in tax revenues. The possibility of acquiring this land for this park at a cost of about \$185,000 is a real bargain for the City. This represents approximately 70 cents per capita for every person living in Charlotte. That it is for these reasons he recommends that Council approve this concept as presented today.

Mr. William L. Hales, Educational Director of Charlotte Council on Alcoholism, stated he has been working in the area of alcoholism in Charlotte for about nine years and he commends to Council the location of the Rehabilitation Center in this particular location for two reasons. One it is essential if a center is to be effective it should be located in areas of concentration of population where it can best serve the needs of people; second it would place this in what is now partially and what will be in the future the medical complex of this community.

Mr. Hales stated he has a letter addressed to the Mayor which he was asked to deliver from the Health, Education, and Welfare Council in which they endorse this program.

Mr. James D. Hunter, Trustee of the Charlotte Nature Museum and Chairman of the Downtown Museum Committee, stated last year the museum was host to 260,000 people, and 91,000 participated in formal seminars and 31,000 participated in planetarium programs - 40% were adults. He stated their long range plans call for many new programs. With every new offering the facilities are strained that much more. He stated their growth makes it imperative to seek new space. The present plans call for a Nature Museum

Complex, hopefully downtown. The center would be more accessible to all of Charlotte. The present facility on Sterling Road would continue as a branch museum.

Mr. Hunter stated he is but one member of a committee appointed to study the design and location of such a downtown museum and cannot speak for the committee nor for the Museum Board of Trustees, but he feels strongly the most logical place for a complex of this type should be in the heart of the city. The area under study - Project 4 - seems to satisfy many of the requirements for a downtown location.

Councilman Alexander read the following statement from Mr. Don Bryant, Chairman of the Mayor's Beautification Committee and Chairman of City-County Recreation Study Committee:

"It is not my intention to argue here the merits of revenue producing uses of this tract of land versus non-revenue producing uses.

It is my intention to bring to your attention the extreme need in this area for green space, which could be used for both recreation and beautification.

All of you are familiar with the Graves Report on Recreation which was done a year ago with your financial help in conjunction with the Social Planning Council and the County government. This report points out the need for a number of small parks in the core area of Charlotte. It also points out the fact that we are many years behind in supplying even average needs in recreation for our people.

The most significant fact that the Graves Report states is one of plain, common sense. This is, space available for recreation in certain areas is vanishing at an accelerated pace. It is of the utmost important for us to take advantage of opportunities that present themselves in acquiring or preserving such space.

An area like that in question would not only serve a need in recreation but would serve the dire need of supplying a place of beauty in the midst of acres of concrete and steel. The people of Charlotte, and the people of our country are not only accepting efforts to beautify, they are heartily endorsing them. This tract of land would furnish an ideal place for the many thousands who pass it daily to enjoy.

Gentlemen, in making a decision in this matter, I would ask that you give serious consideration to these two very urgent needs. If this tract of land is made available I am sure that every effort will be made to give the community a park (maybe it could be called "Bicentennial Park") of which Charlotte could be proud and which would pay dividends for years to come."

Mr. Jones Pharr, Chairman of the ABC Board, stated in the search for facilities for the new ABC Alcoholic Rehabilitation Center, they view this site as a choice one for their purpose; it has the two fundamentals they need - it is near hospitals and doctors clinics; it is near bus lines and communication through cars and other public services. It has another prime attribute and that is, it is as near the downtown area as they dare go because they do not wish to get away from medical facilities but need to be near enough downtown so they will be at the crossroads where people are. This facility will be used by people who find it

easy and handy to get to. If they have to cross town and go to the edge of town it will not be used as much or by as many different types of people who will need the facilities. Along with the green area that will be adjacent, it makes it very usable. He stated a green area downtown with bordering uses will be functional, will serve the City of Charlotte and its people for a long time to come. They recommend this particular area for a green area with the possibility that their facility might be adjacent to it.

Senator Herman Moore stated the facilities are the seed and not the fruit of what he has in mind. Both of the facilities mentioned are out-patient or day-care facilities and will be built as such. As of June 30, 1967, there were 117 children in Western Carolina Center from Mecklenburg County - mentally retarded children. As of February 22, 1968, there were 103 applications to Western Carolina Center from Mecklenburg County. We have an immediate need and use for a 220 bed inpatient facility to take care of our own. Facilities of this type are not ten-story buildings; it is a one story building as these children are not able to take care of themselves. The Alcoholic Rehabilitation Center will be much the same shape. During the year ending June 30, 1967, there were 164 admissions to the Alcoholic Rehabilitation Centers from Mecklenburg County. As of the 21st of this month, there were more than that admitted to Broughton from this County and in addition, there were some 11 non-resident patients taking treatment at Broughton.

Dr. Warner L. Hall, Chairman of the Mayor's Human Relations Committee, stated it is a matter of great importance to the City of Charlotte that we do what is being proposed here. The primary problem of any city is not the movement of automobiles from one place to another. He stated it does not matter if you are able to speed from one end of Charlotte to the other at 60 MPH, if the man at the wheel is sick; there are millions of sick souls in our City because of the quality of urban life. That it is the responsibility of the Council to have a concern for this particular point. The reason we have this sort of thing is because of hopelessness of irremediable wrong; part of it is the hopelessness of poverty; part of it because of housing. There are other parts that you can do something about, and Charlotte needs to do something about. One is the lack of openness; there is no place to go. The second thing is beauty; there needs to be someplace where a man can get away from the ugliness that characterizes so much of urban life, and see green and beauty.

If we have a concern for the quality of the life of this community; if we are concerned with the domestic tranquility; if we are concerned to maintain order within our community, then we must be concerned with the kind of opportunities for life that are here. He stated he would wish that we could follow the leadership of a great many other cities as Charlotte lags behind in the amount of concern it demonstrates in this area of park space that is available. He stated while this will not solve our problems, it will go a long step toward meeting some of them in a very constructive way.

Dr. James C. Parks, Jr., Chairman of the Mental Retardation Advisory Council, stated the Mecklenburg County Mental Retardation Planning Council and its advisory board is an advisory group to the County Commission concerning services for the mentally retarded and handicapped in Mecklenburg County. Through the combined efforts of the Planning Council, the County Commission, the State Department of Mental Health, and the Federal Government, they hope that a comprehensive center can be constructed to

offer services to the retarded that are not already available in Mecklenburg County. The first phase of this center is now in planning, i.e., a day care center. A residential center is planned for the future when further state funds are available. The concept of the green area in Urban Renewal Area No. 4 which would offer property for the comprehensive center is a dream come true. That he would have no reservation about the site and strongly urge the City Council to accept this proposal for development of the green area in the downtown area.

Mr. Bill Williams stated he is a citizen of Charlotte and a parent of a child who is mentally retarded and mentally ill. That he has travelled for many years to Butner to visit his child who is recovered now and back in Charlotte, and attending special education classes here in Charlotte. He stated facilities for retarded children need to be in an area which is accessible to the medical facilities in a community. Retarded children need to have dental work, they need check-ups more periodically than normal children and in some cases, they need to be taken on special programs, and they need to be accessible for the parents to come in for a visit.

Mr. Albert Pearson stated what he has to say is based on an editorial that appeared in the Charlotte News. That he finds it very hard for him to reconcile some of his thinking with some of the remarks made here today such as the real estate man who said property goes up adjacent to a park. He stated he owns property on Sterling Road, it did not go up; he owns property on Cumberland Avenue, near Freedom Park, and it did not go up; that he owns a piece of property adjacent to this particular area on Greenwood Cliff. That he finds it hard to reconcile his thinking that a school of the type they are talking about here should be put in a place where "the area will be virtually locked inside great loops of high speed limited roads. Its poor accessibility will make it less attractive as a major business property, and so will probably only draw small wholesale firms, warehouses and the like". He stated he would hope this would be the beginning of the means to find the right area.

Regarding the Alcoholic Center, he finds it very difficult to reconcile his thinking that this type person and the age of the school children go together. As far as being near the medical areas, this is not that close to the medical areas that makes that much difference. He stated when they say that a few walkways will make this area a delightful place to walk through and look on and at the same time combine it with the other two things, he thinks this should be considered a start and not something to pass on.

Mr. Charles Allison, Jr. stated he is a native of Charlotte, and a taxpayer and would like to endorse this project as a park, not necessarily for the buildings that go in there.

Mayor Brookshire thanked Mr. Wyman for the excellent presentation, and assured him that Council will want to make the best, highest and most appropriate use of this land.

Councilman Smith stated he has the highest respect for all the men who appeared here. That sometime ago the man from the urban redevelopment office out of Atlanta came to Charlotte and questioned certain real estate people as to how they would make Project Four go. That he came to his office and asked him about it, and his reply was that it looks like Charlottetown Mall is inadequate for parking, inadequate from the retail situation, and

this would be a natural expansion of the whole retail complex in the area. That the man from Atlanta said if he felt that way, and he himself felt that way, that they would expand it and approve Project Four, hoping Charlotte will develop some income property in this complex. Councilman Smith stated Charlotte almost got approval based on what it was going to do with the area. That Areas 1, 2, 3 and 4 have been allocated for streets and governmental agencies, and this is the last area available to really get any income from.

Councilman Smith stated the Alcoholic Center, Retardation Center and Nature Museum are all wonderful things, but the question is whether or not you should go out and buy \$10,000 an acre property or buy \$40,000 or \$50,000 property. It is a matter of economics. That this Council is elected to handle economic affairs as well as social affairs of this city. That it appears they have selected a site that is most inappropriate. If they were going across the street, he would be for it, but this site is worth a million and a half dollars, and they are talking about a hundred thousand or two hundred thousand which does not make any sense.

Councilman Smith asked who drew this plan which has been presented? Mr. Bruce Roberts, Architect, replied he drew the plans and he is the architect for one of the projects and the consultant for the other; there are two real facilities, one is the Alcoholic Rehabilitation and the other is the Mental Retardation Center and he is architect for one and consultant for the other. That both are looking for sites in Charlotte and they asked him the possibilities. That as a commercial development he does not see any future in a portion of the property - the one across from Charlottetown Mall as it is in effect cut off from Charlottetown Mall as there is no possible egress.

Councilman Smith stated that Allied Stores and Rich's have been looking at this site. That one thing about the whole urban renewal project is they have not employed a real estate man to offer this property to anyone.

Councilman Jordan stated he is not against what is being asked or offered. That he has been with real estate people this morning out to this site and has been with them at other times and they feel this is very valuable land and there is a lot of urban renewal land still available and there will be more, and they feel we should take a look at some of the other land. That no one on the Council is against anything that has been proposed here; that he would like to know just how valuable this property is and who can give Council this valuation.

Councilman Short stated it seems you almost have to be in the retail business before you realize how rare these top retail and business locations are. You cannot put together, this close in to the middle of Charlotte, 25 acres of land that can be used in one lump for some business opportunity. This land is excellent for local business; it is served with all the streets and for out-of-town business it is right on the interchange that gets you into the interstate highway system. A part of the consideration has to be that the last session of the legislature passed an enactment, at the urging of the Charlotte City Council, which allowed the Urban Renewal Commission to specify the use that a purchaser may make and award the bid to the use that is the most promising for the city. This almost amounts to the Council having the opportunity for conditional zoning. The citizens of Charlotte, through their Council and Urban Renewal Commission by means of this enactment, can write their own specifications for a free enterprise facility that will be beautiful, a job producer, tax producer and a

prosperity producer. Because of trends in Urban Renewal there is not likely to be any more land open to this possibility in the City of Charlotte for the next six or eight years. That these particular facilities proposed are badly needed in some proper spot in Charlotte, but this land is unique because Charlotte will not have another chance like this for income producing property. He stated the point has been made that these particular facilities will not be revenue producing wherever they might go, and it appears to him this is just the reason that Council should consider not placing them in this area. It seems a good rule in real estate usage should be to put revenue producing type facilities on land that lends itself to revenue production, and to put non-revenue producing facilities on land that does not lend itself to revenue production.

Mrs. Mable Bacon stated human values is what has made Charlotte what it is today. Human values are needed in that center and it should belong to recreation; it is ideally located to compliment the others. Business she is for, human values she must stand up for. This land is very much needed to supplement the recreational program in order that the children in nearby areas and adults in nearby areas may have those values.

Councilman Tuttle stated Mr. Short said there may never again be land of this type and this nature in the heart of town available for commercial purposes; he asked if this means there may never again be land of this type in the heart of this city available for green areas? Councilman Short replied he believes Mr. Tuttle has made the point that it is a little hard to knock out houses in order to build a park; the fact is right here, he is advocating knocking out houses in order to build a park; for governmental uses, almost any land is available for public purposes; but here is a chance to use the condemnation procedures for private purposes which is a rare opportunity.

Councilman Tuttle stated the last known valuation figure on the property was slightly over a million dollars; the estimates were made on the basis of there being access to the property from Independence Boulevard, McDowell Street and the through street being built from McDowell clear to Kenilworth. Now the property is locked in, with access at the moment only from McDowell Street.

Councilman Smith asked if this means you cannot cross from Charlottetown Mall across the creek to the property? That the whole point is we have a choice of allocating money for these facilities in cheaper land or we can take prime property downtown. That this property will be worth three or four million dollars in the next five or ten years; this is economics and this is what Council is supposed to look at, and it is supposed to guard the tax dollars; Council is not offsetting the human values or discounting human values.

Councilman Jordan moved that Council take this under consideration and give it some study and thought. The motion was seconded by Councilman Stegall, and carried unanimously.

DECISION ON PETITION NO. 68-13 BY T. F. BLACK, ET AL, FOR A CHANGE IN ZONING OF A TRACT OF LAND FRONTING ON THE EAST SIDE OF PARK ROAD, SOUTH OF FAIRVIEW ROAD, DEFERRED UNTIL MARCH 18.

Councilman Stegall moved that decision on the subject petition be continued until March 18, 1968 as there are only six Councilmen present today and Mr. Smith will be out of the city until this date. The motion was seconded by Councilman Jordan, and carried unanimously.

ORDINANCE NO. 802-Z AMENDING CHAPTER 23, SECTION 23-8 OF THE CITY CODE AMENDING THE ZONING ORDINANCE BY AMENDING THE ZONING MAP CHANGING ZONING OF A TRACT OF LAND AT THE SOUTHEAST CORNER OF PLAZA ROAD EXTENSION AND NEWELL-HICKORY GROVE ROAD.

Motion was made by Councilman Stegall, seconded by Councilman Jordan, and unanimously carried, adopting the subject ordinance changing the zoning from R-15 to B-1 as recommended by the Planning Commission.

The ordinance is recorded in full in Ordinance Book 15, at Page 215.

ORDINANCE NO. 803-Z AMENDING CHAPTER 23, SECTION 23-8 OF THE CITY CODE AMENDING THE ZONING ORDINANCE BY AMENDING THE ZONING MAP CHANGING ZONING OF THREE LOTS ON THE NORTH SIDE OF WOODCREST AVENUE, EAST OF CLIFFWOOD PLACE.

Upon motion of Councilman Jordan, seconded by Councilman Smith, and unanimously carried, the subject ordinance was adopted changing the zoning from O-6 to B-2 as recommended by the Planning Commission.

The ordinance is recorded in full in Ordinance Book 15, at Page 216.

DECISION ON PETITION NO. 68-16 BY WILLIAM A. MCCLURE FOR A CHANGE IN ZONING OF A TRACT OF LAND ON THE SOUTHWEST SIDE OF BELHAVEN BOULEVARD, SOUTH OF THE INTERSECTION OF BELHAVEN BOULEVARD AND VALLEYDALE ROAD, DEFERRED.

Councilman Stegall moved the adoption of an ordinance changing the zoning from R-9 to B-2 of the subject property. The motion was seconded by Councilman Smith.

Councilman Tuttle made a substitute motion that decision be postponed until the 18th day of March, 1968. The motion was seconded by Councilman Short, and carried unanimously.

PETITION NO. 68-17 BY JAMES C. EVANS AND FIRST UNION NATIONAL BANK, TRUSTEE, FOR A CHANGE IN ZONING FROM R-12 TO R-12MF OF A 9.05 ACRE TRACT OF LAND FRONTING 945 FEET ON THE EAST SIDE OF RAMA ROAD, BEGINNING 400 FEET NORTH OF THE CENTERLINE OF SEABOARD AIRLINE RAILROAD.

Motion was made by Councilman Stegall to deny the subject petition as recommended by the Planning Commission. The motion was seconded by Councilman Tuttle.

Councilman Smith made a substitute motion for the adoption of an ordinance changing the zoning as requested. The motion did not receive a second. Councilman Smith stated he cannot see a better place for multi-family



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apartments than near a school; when the argument is put that it will overcrowd a school, it is a very shallow argument; this is on a railroad track and adjoins what should be industrial property.

The vote was taken on the motion to deny the petition, and carried by the following vote:

YEAS: Councilmen Stegall, Tuttle, Alexander, Jordan and Short.  
NAYS: Councilman Smith.

PETITION NO. 68-18 BY JAMES C. EVANS FOR A CHANGE IN ZONING FROM R-12 TO R-12MF OF A 10.48 ACRE TRACT OF LAND EAST OF RAMA ROAD, IMMEDIATELY NORTH OF SEABOARD AIRLINE RAILROAD, DENIED.

Councilman Tuttle moved that the subject petition be denied as recommended by the Planning Commission. The motion was seconded by Councilman Stegall, and carried by the following vote:

YEAS: Councilmen Tuttle, Stegall, Alexander, Jordan and Short.  
NAYS: Councilman Smith.

ORDINANCE NO. 804-Z AMENDING CHAPTER 23, SECTION 23-8 OF THE CITY CODE AMENDING THE ZONING ORDINANCE BY AMENDING THE ZONING MAP CHANGING THE ZONING ON A TRACT OF LAND ON THE EAST SIDE OF SHARON AMITY ROAD, NORTH OF AND ADJACENT TO, THE BEN SALEM PRESBYTERIAN CHURCH.

Upon motion of Councilman Stegall, seconded by Councilman Tuttle, and unanimously carried, the subject ordinance was adopted changing the zoning from R-6 to O-6 as recommended by the Planning Commission.

The ordinance is recorded in full in Ordinance Book 15, at Page 217.

ORDINANCES ORDERING THE DEMOLITION AND REMOVAL OF DWELLINGS PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 15, CHAPTER 160 OF THE GENERAL STATUTES OF NORTH CAROLINA.

Motion was made by Councilman Stegall and seconded by Councilman Smith to adopt the following ordinances:

- (a) Ordinance No. 805-X ordering the demolition and removal of dwelling at 4230 Morris Field Drive;
- (b) Ordinance No. 806-X ordering the demolition and removal of dwelling at 1519 South Church Street;

The vote was taken on the motion and carried unanimously.

The ordinances are recorded in full in Ordinance Book 15, beginning at Page 218.

ORDINANCES ORDERING THE REMOVAL OF ABANDONED MOTOR VEHICLES PURSUANT TO ARTICLE 13-1.2 OF THE CODE OF CHARLOTTE AND CHAPTER 160-200(43) OF THE GENERAL STATUTES OF NORTH CAROLINA.

Upon motion of Councilman Smith, seconded by Councilman Stegall, and unanimously carried, the following ordinances were adopted:

- (a) Ordinance No. 807-X ordering the removal of an abandoned motor vehicle in the 300 block of East Third Street;
- (b) Ordinance No. 808-X ordering the removal of an abandoned motor vehicle at 620 South Torrence Street.

The ordinances are recorded in full in Ordinance Book 15, beginning at Page 220.

SANITARY SEWER MAINS CONSTRUCTED.

Upon motion of Councilman Stegall, seconded by Councilman Jordan, and unanimously carried, contracts for the construction of sanitary sewer mains, were authorized, as follows:

- (a) Construction of 2,105 feet of main to serve a portion of Hampshire Hills, inside the city, at the request of John Crosland Company, at an estimated cost of \$11,325.00. All cost of construction will be borne by the applicant whose deposit in the full amount has been received and will be refunded as per terms of the agreement;
- (b) Construction of 1,411 feet of main in Scottsdale Road, inside the city, at the request of Roseland Apartments, Inc., at an estimated cost of \$7,640.00. All cost of construction will be borne by the applicant whose deposit in the full amount has been received and will be refunded as per terms of the agreement.

APPRAISAL CONTRACTS.

Motion was made by Councilman Jordan, seconded by Councilman Stegall, and unanimously carried, approving appraisal contracts as follows:

- (a) Contract with Sam Atkinson, Jr. for appraisal of one parcel of land for East Thirtieth Street Project;
- (b) Contract with Lionel D. Bass, Sr. for appraisal of one parcel of land for East Thirtieth Street Project;
- (c) Contract with O. D. Baxter, Jr. for appraisal of one parcel of land for Poplar Street Widening;
- (d) Contract with James G. Bolton, Jr. for appraisal of one parcel of land for Poplar Street Widening;
- (e) Contract with Zollie A. Collins for appraisal of one parcel of land for Poplar Street Widening;
- (f) Contract with Kemp R. Dunaway for appraisal of one parcel of land for Poplar Street Widening.

LEASE WITH NATIONWIDE AIRLINES SOUTHEAST, INC. APPROVED.

Councilman Smith moved approval of a lease with Nationwide Airlines Southeast, Inc. for a period of one year for air taxi operations between Atlanta and Douglas Municipal Airport, with rent \$25 per month for approximately 60 square feet of counter and working space in the terminal building; \$80 per month landing fee; \$30 per month airport use fee and \$30 per month overnight parking fee and 15% of the monthly charge paid by Lessee to the phone company for direct phone service between the local airport and Atlanta. The motion was seconded by Councilman Tuttle and carried unanimously.

CONTRACT FOR CONSTRUCTION OF SANITARY SEWER TRUNK AND MAIN TO SERVE HEATHERSTONE SUBDIVISION.

Motion was made by Councilman Smith, seconded by Councilman Stegall, and unanimously carried, approving a contract for the construction of 1,325 feet of sanitary sewer trunk and 7,267 feet of main to serve Heatherstone Subdivision, inside the city, at the request of A. V. Blankenship Company, at an estimated cost of \$40,015.00, with all cost to be borne by the applicant whose deposit in the full amount has been received and will be refunded as per terms of the agreement.

TRANSFER OF CEMETERY LOTS.

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

- (a) Deed with Mrs. R. M. Clardy for Grave No. 4 in Lot No. 325, Section 7, Oaklawn Cemetery, at \$60.00;
- (b) Deed with William Graham A. Long and Daphne R. Long, for Graves No. 5 and 6, in Lot No. 84, Section 3, Evergreen Cemetery, at \$120.00.

PROPERTY TRANSACTIONS AUTHORIZED.

Upon motion of Councilman Stegall, seconded by Councilman Jordan, and unanimously carried, the following property transactions were authorized:

- (a) Acquisition of 10,335 square feet of property at 2916 Clemson Avenue, from J. B. Pritchard and wife, Edith L., at \$10,400.00, for East Thirtieth Street Project;
- (b) Acquisition of 524 square feet of property at 1004 Wesley Avenue, from Bill Johnson and wife, Mildred H., at \$350.00, for East Thirtieth Street Project;
- (c) Acquisition of 665 square feet of property at 1009 Wesley Avenue, from Virginia H. McDaniel, at \$250.00, for East Thirtieth Street Project;
- (d) Acquisition of 641 square feet of property at 931 Wesley Avenue, from Gary H. Watts Realty Company, at \$500.00, for East Thirtieth Street Project;

- (e) Acquisition of 618 square feet of property at 919 Wesley Avenue, from Martin P. Philmon and wife, Jessie B. Philmon, at \$350.00, for East Thirtieth Street Project;
- (f) Acquisition of 647 square feet of property at 828 Wesley Avenue, from Gary H. Watts, at \$200.00, for East Thirtieth Street Project;
- (g) Acquisition of 173 square feet of property at 512 Charles Avenue, from Jesse E. Prince and wife, Louise M. Prince, at \$2,000.00, for East Thirtieth Street Project;
- (h) Acquisition of 16,683 square feet of property at 427 Charles Avenue, from Alfred A. Allen and wife, Margaret P. Allen, at \$3,100.00, for East Thirtieth Street Project;
- (i) Acquisition of 210 square feet of property at 2726 North Tryon Street, from O. K. Hart, Sr. and wife, Ruby G. Hart, at \$1,000.00, for East Thirtieth Street Project;
- (j) Sale of Parcel 69, Deed Book 2265, Page 139, to State Highway Commission at \$16,862.00, for part of the I-77 Right-of-Way.

CITY MANAGER TO INVESTIGATE TRUCK PARKED BETWEEN ELEVENTH STREET AND THE EXPRESSWAY.

Councilman Stegall requested the City Manager to have someone check the truck parked between Eleventh Street on the east and the Expressway which has been sitting on the cleared land for quite a while.

CITY MANAGER TO ADVISE ON CONTRACT CITY HAS WITH LIMOUSINE SERVICE AT AIRPORT.

Councilman Stegall asked if the City receives any revenue out of the limousine service that runs out of the airport to various cities in inclement weather? Mr. Veeder, City Manager, replied he believes they have a contract with the City and he will investigate and advise him.

COUNCILMAN SMITH REQUESTS COUNCIL NOT TO ACT ON THE GREEN AREA IN PROJECT FOUR WHILE HE IS OUT OF THE CITY.

Councilman Smith stated he is not opposed to the proposal that was presented earlier in the meeting, but this property in Project Four is the last chance the City has to really show what can be done with urban renewal property. That he thinks this property will go as high as a million and a half dollars. That all these people are good and sincere and they want to do something for the alcoholics and the retarded children, but he believes they have been misled on this property.

He stated if greenery is what they want, there is the cemetery behind the First Presbyterian Church that could be made into a green area and a park. That it seems to him this is an economic question. That Council is here to put this city on a sound economic basis, and he hopes Council will not do anything on this until he gets back from his trip as he feels very strongly about it.

Councilman Alexander asked where the city can pick up some land that would serve a similar purpose? Councilman Smith replied there is land down

around Eleventh Street where Twelfth Street goes off and comes around by the railroad and behind Piedmont Homes; that could be developed for a park in that area. Councilman Alexander asked if that would offer as much as the subject property? Councilman Smith replied today when you get a big 25-acre park, there is a terrific policeing activity; that the parks should be large enough but not 25 acres; perhaps five or six acres, enough for the children to play.

**CITY MANAGER REQUESTED TO LOOK INTO POSSIBILITIES FOR CLEANING UP GREENVILLE AREA.**

Councilman Alexander stated it looks as though it will be three years or better before anything constructive can be done about the Greenville area. That he is disturbed if we have to wait until something can be done through urban renewal clearance or whatever programs are developed under Model Cities to clean up the area.

Councilman Alexander requested the City Manager to look into the possibilities open to cleaning up the area. That trash, old automobiles and other things make it unsightly right now. That he would like the City Manager to bring back some proposals with the existing forces as to what can be done to move into this area and clean it up to make it at least look presentable until such time as we can really get into it.

Mayor Brookshire stated when supplemental funds are available under the Model Cities Program, we can begin using some of that; in the meantime, there are the city ordinances relating to abandoned automobiles and trash removals.

**CITY ATTORNEY TO PRESENT ORDINANCE CONCERNING VANDALISM BY TEENAGERS IN MOTELS AND HOTELS.**

Councilman Short stated this past week at one of the motel there was a happening in which a room was dismantled reportedly by teenagers. That moteling and hoteling is quite a big business in Charlotte and we owe them protection. That he has suggested to the City Attorney an ordinance that might help in this connection. That perhaps he will have a version of this available next week for Council consideration.

**CITY MANAGER REQUESTED TO SCHEDULE MEETING WITH SUPERINTENDENT OF INSPECTION AND OTHERS CONCERNING PERMANENT HEATING FACILITIES IN NEW CONSTRUCTION.**

Councilman Short stated about a month ago the Charlotte Observer made the suggestion that perhaps Council should consider whether newly constructed homes in Charlotte should have some kind of permanent heating; that this would be a strong fire deterrent. Apart from the Fire Department, it seems to build a home for human beings to live in, in the City of Charlotte in 1968, <sup>without any provisions for heating</sup> is out of order regardless of the fire factor. Apparently our code does not require this, and as pointed out by the Observer, people are liable to rig up most anything in an effort to get the necessary heating. Frequently what is rigged up is dangerous.

Councilman Short urged the City Manager to schedule Mr. Jamison, Superintendent of Inspection Department, and others who might be involved to give Council their views on this at a conference session of Council.

Councilman Alexander stated consideration should be given in whatever review is made to the fact that in Double Oaks they have apartments that are gas heated; a space heater is furnished and in making a survey just last week, he found over 20-odd apartments not using the permanent heating equipment available; in several cases when he checked with the gas company they had been cut off as far back as June, 1967; and in some cases they were using small electric heaters and in other cases they were using oil type heaters - stove pipe and other types. He stated permanent heating facilities are one thing and seeing they are used is another and this is an example of permanent heating facilities being furnished and not being used. The point being, having another ordinance on the books that cannot be sensibly enforced.

CITY MANAGER REQUESTED TO BRING REPORT TO COUNCIL ON NEXT MONDAY ON THE FEASIBILITY OF THE RECOMMENDATIONS FOR THE GREEN AREA.

Councilman Tuttle stated the County is up against a deadline in the selection of a site for the Mental Retardation Center; they have to let the State know and have an application in the State's hand by April 1st. In view of the deadline involving the County, he moved that Council request Mr. Veeder, City Manager, in his report/<sup>to</sup>study the feasibility of this and come up with some estimated cost to the city, getting with the Redevelopment Commission, and report back by next Monday in order that Council may make a decision on next Monday, with the motion to carry the provision that, if after a vote next Monday, Mr. Smith's "no" will affect the outcome of the vote, then that vote will not be counted. The motion was seconded by Councilman Alexander.

The City Manager advised what Mr. Tuttle is suggesting can be accomplished informally but it should not be voted on in a formal meeting. Councilman Tuttle stated that is right, it can be decided in the informal session.

PUBLIC RELATIONS AND COMMUNITY SERVICES BUREAU TO BE CONSIDERED AT NEXT BUDGET.

Councilman Jordan stated two years ago at budget time and again last year, he brought up the idea of a public relations and community services bureau. It seemed to be well received by most of the Council, but because of the shortage of money it was taken out of the budget.

Councilman Jordan stated at the time he presented it last year, he was told to present it again this year so there would be a chance to get it in the budget, and that is what he is doing today. With the many new services the City has, the new departments and Model Cities Program, there will be many people calling City Hall to gain information, and he believes this bureau will serve a great need.

Councilman Smith stated if there are any complaints he gets about City Hall, it is the lack of communications. Councilman Jordan stated the cost of this bureau will be nominal and will serve a great purpose. That this was one of the subjects at a League Meeting Council members attended; that it would not require a tremendous amount of money, and possibly could be handled by one good person and a secretary.

Councilman Alexander asked with the added services and the new responsibilities that will necessitate the need for information at City Hall, with the Model Cities beginning to move, is there some way to take care of this type of public relations through that program? Mr. Veeder replied the

answer would be yes as it relates to the Model Cities Area, but not as it relates to the total city.

Councilman Jordan moved that the public relations and community services bureau be considered in the next budget. The motion was seconded by Councilman Smith, and carried unanimously.

DISCUSSION OF LEASH LAW AND PUBLIC HEARING.


Mr. Veeder, City Manager, stated in connection with the leash law discussion, it has been pointed out to him that there was some conversation when the residents appeared that perhaps they would have an opportunity to express themselves on any ordinance that is presented.

Councilman Smith stated he thinks Mr. Veeder is 100% right and he would like to make a motion for a public hearing.

Councilman Stegall stated Council has not agreed on this law at this point, and he thinks Council should agree on it among themselves before a public hearing is set.

ADJOURNMENT.

Upon motion of Councilman Short, seconded by Councilman Tuttle, and unanimously carried, the meeting was adjourned.

  
Ruth Armstrong, City Clerk