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The City Council of the City of Charlotte, North Carolina, met in regular session on Monday, March 25, 1974, at 3:00 o'clock p.m., in the Council Chamber, City Hall, with Mayor pro tem James B. Whittington presiding, and Councilmembers Fred D. Alexander, Kenneth R. Harris, Pat Locke, Milton Short, Neil C. Williams and Joe D. Withrow present.

ABSENT: Mayor John M. Belk at the beginning of the meeting.

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INVOCATION.

The invocation was given by Councilman Neil C. Williams.

MINUTES APPROVED.

Motion was made by Councilman Alexander, seconded by Councilman Harris, and unanimously carried, approving the minutes of the last meeting on Monday, March 18, 1974, as submitted.

DISCUSSION OF CENTRALINA COUNCIL OF GOVERNMENT ACTIVITIES.

Mayor pro tem Whittington stated Councilman Short has requested that this item on Centralina Council of Government be considered first as he has a prior engagement and must leave the meeting at 4:30 p.m.

Councilman Short stated this item was placed on the agenda at the suggestion of Councilman Harris, and various councilmembers. That he has a time difficulty and will have to be away in a little while and has asked that this item be advanced to the head of the agenda. That he thinks this is primarily a matter of addressing our thoughts to the questions of Councilmembers.

Councilman Harris stated he has three basic concerns about our membership in Centralina Council of Government. That material has been furnished to each member of Council and it has been very helpful and the Chamber of Commerce report added further information.

First of his concerns is financial. That he understands at present eleven cents per capita is being paid by the City of Charlotte to Centralina Council of Government with a proposal to increase this amount to fifteen cents per capita. He asked if this was approved at the COG meeting last Wednesday? Councilman Short replied this budget has not been approved and has not been officially presented to the City yet; the proposed budget will be this way. Councilman Harris stated he understands the budget has to be submitted by March 31 according to the General Statutes. Councilman Short stated he does not have that answer specifically in terms of the timing technicalities; however, on some basis of deferment, which he assumes can be arranged, the Council has called a special meeting on April 10 to address this question. Councilman Harris stated City Council needs information concerning the budget as soon as possible, as well as the expenditures on the budget at least on a quarterly basis. Since we are funding approximately 49 percent of the total budget with the County, he thinks it is only reasonable that we have this information, which he understands has not been furnished before.

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He stated second is the area of representation. Presently we have one vote, one member of the entire COG. He asked how many votes totally are there? Councilman Short replied 35. Councilman Harris stated we furnish 49 percent of the costs and we have one vote. From talking to other people in other COGs around the country there is a provision where we can ask for a prorata representation on a vote basis by having the votes allocated on the basis of the per capita representation that the individual has. He asked if this has ever been discussed?

Councilman Short replied it has been discussed many times; the COG in Greensboro has such a provision. This is a standby provision; if any member wishes to invoke this provision he can, and there would be proportional voting on a per capita basis. That he understands it has never been used although it has been in the Triad bylaws for some period of time. That it is not in the Centralina bylaws. As the bylaws now stand Centralina does not have such a provision. It has been discussed a number of times. That he proposed such an arrangement after giving much thought about how it could be done, without seemingly to completely overbear the other communities. Here in Charlotte-Mecklenburg we have almost enough population to have a majority control just by ourselves. He stated he did not press this at the time; there was not a lot of local comment. At that time he gathered the feeling of all the other members from the other counties, and their feelings are they want to support Charlotte; they do not want to be in opposition to it; they feel this voice binds them to the center of their metropolitan area. They are proud of Charlotte; they like it the way it is. That he did not pursue the matter of a couple of years ago. He stated one thought made is that COGs may eventually evolve into another level of government. If they had proportional voting then it would be like a level of government rather than what it is now - just a club, or an association. That he does not feel it will ever, under any circumstances evolve into another level of government, and he would be the main opponent of such a thing. If there ever was any move to accomplish such, we would be moving more in that direction if we had a per capita type vote.

Councilman Harris stated his concern is that it is another level of government already; and basically it does not have adequate representation, without this protection of a proportional vote on issues that directly affect this community. Some of the items on the agenda for the COG meeting last Wednesday night included some of the following for Mecklenburg; trunk lines to eliminate Stonehaven Lift Stations; Community Crisis Center for Mecklenburg County; second year funding for PIN Terminal for Mecklenburg County; Public Inebriates Program for Mecklenburg County; Redevelopment section in Brooklyn Urban Renewal Area; Twelve Oaks FHA, 41 acre tract located off Sandy Porter Road; and going on down even to the widening of The Plaza, from Eastway Drive to Hickory Grove-Newell Road. That to him does not sound as if it is regional planning as relating to another body passing on the funding of these types of projects. They are governmental and they should be confronted and administered by the County Commission or this Council. This is his concern - if we come to a point where we are confronted with the approval of one of the projects and this COG turns it down as such, then we have no recourse through this COG on a proportional basis, on a proportional vote to exercise any control at all over perhaps some federal funding of a project in Mecklenburg County being denied.

Councilman Short stated he has attempted to implement the one man, one vote arrangement or at least some sort of proportional voting; that he does not mean one man one vote necessarily as there would be categories. He did not press this too hard a couple of years ago as there was no local comment accordingly. He stated he would appreciate any thoughts the Councilmembers have - either publicly or on a one for one conversation as to their desires in this matter, and how far it should be pushed. That Commissioner Hair and he have tentatively talked about giving this a little more push at this time. He stated as to the voting by COG on projects such as lift stations which are strictly Charlotte projects, those who provide these funds, the FEDs, prefer that this sort of routine be run through. This was one of the basic reasons

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for setting up COG; they want it done this way. The FEDs have the responsibility not only to the City of Charlotte, but to all citizens for this entire nation; and particularly they are aware of the difficulties that have occurred since the early 60s, and even since the beginning of Federal Government in placing money with one community which has an adverse effect on other communities. They want it this way, and have set up this elaborate system nationwide, and it has been bulwarked by legislation in this State. He stated he reminds Council this is a matter of letting other communities comment on things that are done by the FEDs for and in the City of Charlotte. It is not a veto in any sense of the word; it is a comment. In his mind it is similar to a public hearing that this Council has. What happens in one neighborhood in Charlotte can effect other neighborhoods.

Councilman Harris stated he is sure most of the things that we talk about here, to the general public is absolute foreign because this is an unknown body to the general public. He stated he is for regionalism as far as planning is concerned; that he is 100 percent for planning on a regional basis; but the idea of this kind of creation, expansion of another bureaucratic level of government - whether it is called the club or anything else - being financed with taxpayers' money regardless of what they do, and if they are not accountable to somebody - that he is talking about voters who put the money into it - then he gets concerned about it.

Councilman Harris stated he wants to serve notice that June 30 is the fiscal year end for COG, and according to the statutes that created this COG, and our relationship to it, we can give 60 days notice to withdraw from COG. He stated he is not thinking of anything that drastic today; but that gives until April 30. He thinks a COG could be formed from a Mecklenburg Regional Council - Mecklenburg County, City of Charlotte, and the other cities in this county. We could form our own COG if we need to. The only thing we need is to go by the statutes and get the approval of the government. He stated he wants this issue brought out in the open; then take the next few weeks for City Council to look at it, think about it, and make a decision by April 30 on whether or not we stay in.

Councilman Short stated the present system of the eight county region around Charlotte has been a good one. That fears are imaginary; he does not believe any given difficulty can be pointed out that has come to the City of Charlotte; on the contrary it appears to be just the opposite. When we need something here and solicit the funds and aid of the federal government, it goes to federal government with the endorsement of all of those around us.

He stated he would like to suggest that we refer to this Body for comment and feelings of others around about us in the eight counties; other items than those related to federal funds. That he would suggest to the City Manager that someone in his office look through governmental projects for the City of Charlotte, look through the agenda, and those that have nothing to do with federal funding, but which could bear upon the lives and well being of those around us, and then we voluntarily submit these to Centralina for their comment and review. He stated we do not have to pay any attention to what they say if we do not want to, but it seems to him not only a courtesy but a wise and excellent way to operate in a family of communities like we have in this region.

Councilman Alexander stated he appreciates Mr. Harris' concern. From the day COGs were made he expressed his opposition to all the authority that was vested in the philosophy of regionalism. That he too is not opposed to some things on a regional level. That the philosophy under which COG was instituted was no strange philosophy to him; he has never been able to accept the club attitude that he continues to hear, not only from Mr. Short - that he just holds the unfortunate position of being City Council's representative and all of it falls on his shoulders. That he has not read anything yet that did not tell him that COG did have authority, and it was more than just club benefits.

It has more authority than any association that he ever knew about under the pretence of not having it, and more authority than it should have over what he is suppose to do as the elected representative of citizens of Charlotte, North Carolina. It is just wishful thinking if you think that it does not. That he is opposed to the authority that takes away from him the authority invested in him by the citizens of Charlotte to represent them as their elected official. You can call it anything you please, but it is a third bureaucracy when it does that. This is just what happened. That he cannot understand why it makes any difference to Gaston County, Cabarrus County or any county where a bridge is built in the City of Charlotte with federal money, or where a housing project is built in the City of Charlotte with federal money, or where anything that is native to Charlotte with federal money. That he cannot see why other communities have to pass on what is done with federal money for Charlotte. That he is broad enough to understand that when it comes to water-sewer and things of that sort that effect other communities up and down the line where that form of regionalism can benefit everyone. There is nothing wrong with that. His objections is when it goes beyond that and begins to tell this City Council what it can do and what it cannot do. That he thinks it is unfair for the federal government to "throw its rock and hide its hand" behind COG.

Councilman Alexander asked the effects upon Charlotte if Charlotte withdrew from the Council of Governments? What would be our position on state level and federal level when it comes to what we want to do? That nobody honestly tells him what that position would be, and he would like to know. Councilman Short replied he doubts if the Centralina organization would continue at all without participation of Charlotte. Some disagree with this; but it would be difficult to have an organization centered on a metropolitan area, centered on Charlotte, that did not include the City of Charlotte.

Councilman Withrow stated he does not believe Council understands what COG is, how it performs, and he thinks Council needs to have a study period with our attorney, with the City Manager and with representatives of COG to absolutely inform this Council what it is all about.

(MAYOR BELK CAME INTO THE MEETING AT THIS TIME AND PRESIDED UNTIL HE LEFT THE CHAIR AS NOTED IN THE MINUTES.)

Councilman Short stated recently some persons with one of the media here investigated the situation of those who live in other counties who are supported but are working in employment in the City of Charlotte. The number of employees and their dependents was given at about 105,000 people. There are a great many people living just beyond the boundaries of Mecklenburg who are dependent upon the City of Charlotte, particularly in the case of Union County. Those people there are concerned specifically about housing; those officials there are dubious about whether they can weigh upon the northern end of their county or provide all the water, sewer, roads, and schools that our spill-over requires them to provide. Those from Union County are not going to agree that housing does not have any regional implications; we are not getting their spill-over; they are getting our spill-over. It seems to him that COG did a great service for them in regulating to some extent the density and intensity of housing there on one occasion they could not accommodate but which Charlotte was necessitating.

Councilwoman Locke stated she has asked twice for an operating budget; that she would like to see an operating budget. She asked if City Council is invited to attend the Council meeting on April 10? Councilman Short replied they are invited to every meeting; that efforts have been made in the past to get Councilmembers to attend. That he does not know where the meeting will be held, but all members will be welcome.

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ORDINANCE NO. 111-X TRANSFERRING FUNDS FROM THE UNENCUMBERED BALANCE OF THE GENERAL REVENUE SHARING TRUST FUND TO PROVIDE A SUPPLEMENTAL APPROPRIATION FOR THE GOVERNMENTAL PLAZA PARKING.

Mr. William McGuire, developer of the Governmental Center Parking Garage, was present to review the plans for the parking garage.

Mr. McGuire stated the City requested that he along with City Staff, look into what could be done to alleviate the problem of blocking the view of the Tabernacle A. R. Presbyterian Church as you look down Trade Street. He stated two things can be done that would move the garage. One would be to shorten the garage about six feet and slide it three feet over. In shortening the garage, ten parking spaces will be lost reducing the spaces from 460 down to 450, and will save approximately \$7,500 in cost. A second six foot move could be done. That six foot move would involve building a fire wall on the end of the garage; then moving the garage from its present ten foot setback of the property line to a four foot setback of the property line. That will cost about \$20,250. Then on three sides of the garage you will have your floor, rail and it will be open. On one end the fire wall would be built immediately behind the rail, it would be concrete blocks and they would propose to cover it with spandrel-light which looks like black glass.

Mr. McGuire stated the Council can elect to do either one or the other, or both of them. One would move it six feet; and both would move it twelve feet; the two combined would have a cost of \$12,750, with the lose of ten parking spaces.

Councilman Harris asked if the 12 feet would be off the street? Mr. McGuire replied the front edge of the garage would be out of the street, almost exactly where the existing building is located. Councilman Whittington asked if there would be any of the building in that portion of Trade Street? Mr. McGuire replied the back corner would bearly break into Trade Street.

Councilman Withrow asked about the difference in the construction and the materials; will it conform? Mr. Burkhalter, City Manager, replied the only change would be the fire wall. The building was to be open on that end; you cannot place it that close to the other building without the fire wall. Mr. McGuire stated before the building was to be ten feet from that property line; now it will be four feet from the line, and when you get that close, you are required to have fire protection. Mr. Burkhalter stated even if Council decides only to do the first, which is to reduce the size, the saving is a little misleading; that the average cost is about \$2,500 per space. Mr. McGuire stated it will cost you money. If it had been cheaper to do it the first way, they would have done it. These bids were taken in competitive bidding, and the purpose of competitive bidding is to get the best price you can for the number of parking spaces. If you give up parking spaces it will cost you.

Mr. Dal Shefte, Member of the Board of Trustees of the Tabernacle A. R. Presbyterian Church, stated the Church has not been notified of these proposed changes; today is the first they have realized what was in store. If the line does not come out into the street, and it is 12 feet back from the way it was proposed the last time, then it will be satisfactory, and the Church will really appreciate it.

Councilman Alexander asked if the city is paying more money and getting less parking spaces, and the answer was yes.

Mr. Shefte stated the Church does not like to be in the position of trying to get the Council to spend more of the citizens' money, and is reluctant to press for it; but feel compelled to do it at this time. He stated the last time they appeared they had some requests about parking, and there was an indication that those would be satisfactory. That they would like to have instructions to the administration to look into that.

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Councilman Harris moved that Council approve the 12 foot move, and the additional cost. The motion was seconded by Councilman Whittington, and carried unanimously.

The ordinance transferring the additional cost of \$12,750 from the unencumbered balance of general revenue sharing trust fund is recorded in full in Ordinance Book 20, at Page 458.

RESOLUTION DECLARING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRES THE TAXICAB SERVICE PROPOSED BY THE APPLICATION OF VICTORY CAB COMPANY, INC. FOR THE ISSUANCE OF SIX ADDITIONAL CERTIFICATES TO OPERATE TAXICABS IN THE CITY OF CHARLOTTE.

The hearing was held on the application of Victory Cab Company, Inc. for six new and additional certificates of public convenience to operate six taxicabs in Charlotte.

Council was advised that the application has been reviewed by the Taxicab Inspector who reports the request is in order of compliance with the City Code; that the six vehicles have been properly insured as taxicabs and will be licensed, and placed into service immediately upon approval by City Council.

No one appeared to speak for or against the application.

Motion was made by Councilwoman Locke, seconded by Councilman Withrow, and unanimously carried, adopting the subject resolution declaring that public convenience and necessity require the taxicab service.

The resolution is recorded in full in Resolutions Book 9, at Page 434.

RESOLUTION CLOSING A CERTAIN PORTION OF THE PUBLIC ALLEY WITHIN THE BLOCK BOUNDED BY EAST TRADE, SOUTH COLLEGE, EAST FOURTH AND SOUTH TRYON STREETS, IN THE CITY OF CHARLOTTE, NORTH CAROLINA.

The public hearing was held on petition of the Urban Redevelopment Department of the City of Charlotte to close a portion of the public alley within the block bounded by East Trade, South College, East Fourth and South Tryon Streets.

Mr. Allison, Attorney for the Urban Redevelopment Department, stated the parties in particular the Urban Redevelopment Department, Home Federal and I.S.A., have reached an agreement and they can now proceed with the closing of the alley. He stated this is a normal part of their acquisition in the Downtown Urban Renewal Area.

Councilman Short asked if the agreement has been reduced to writing? Mr. Allison replied there has been a written agreement among the three parties he mentioned. There could be others who will appear in opposition as this is a published public hearing.

No one appeared in opposition to the closing.

Upon motion of Councilman Whittington, seconded by Councilman Harris, and unanimously carried, the resolution closing a certain portion of the public alley was adopted, and is recorded in full in Resolutions Book 9, beginning at Page 435.

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HEARING ON DISPOSITION PARCEL NO. 1 BROOKLYN PROJECT NO. N.C. R-43.

The scheduled hearing was held on Disposition Parcel No. 1, Brooklyn Project No. N.C. R-43, on which the following bids have been received for the development of the property on February 15, 1974:

- (a) Contemporary Leasing Corporation, \$297,576.58, for four one-story buildings containing a total of 42,000 square feet.
- (b) Joint Venture (Harold Greene, N.C. Monroe, A. V. Saffo, Henry P. Berman, Jerry N. Thomas), \$288,613.43, for an eleven story motel, 219 rental units, meeting rooms, restaurant, cocktail lounge, enclosed swimming pool and health club facilities.

Mr. Sawyer, Director of Urban Redevelopment Department, stated the hearing concerns two bids received for the purchase and development of property known as Parcel No. 1 in the Brooklyn Urban Renewal Project No. 4. It is located on the east side of South McDowell Street, south of the proposed Independence Expressway. The parcel contains 179,263 square feet, and is something over four acres. He stated the bid offering specified among other things that proposals for development would be evaluated on the basis of bid price on the land, and on the basis of which development would result in the greatest assessed valuation for taxation; would provide the greatest beneficial effect on the neighboring property, the project area and the community as a whole; and would tend to induce greater investment in other property in the area, and would facilitate the relocation of persons or firms displaced by redevelopment projects to the greatest degree. The offering stated that the highest bid price for the land would not be the only criteria used in the selection of the developer.

Mr. Sawyer stated at the bid opening on February 14, 1974, two bids were received. One from the Contemporary Leasing Corporation in the amount of \$297,576.58 for the land and development of an office park. The other bid was from a Joint Venture comprised of five persons in the amount of \$288,613.43 for the land for a motel with the usual amenities and health club facilities. The higher bid for the land exceeds the lower bid by just under \$9,000. The summary of additional information furnished by the two bidders has been furnished to the Council members. That representatives of both redevelopers are present today.

Councilwoman Locke asked if the Planning Commission has been consulted about which would be the best to have in this area? Mr. Sawyer replied not on these proposals. He stated they are operating under the North Carolina urban redevelopment law; and the law is quite specific on whose responsibility this is. They would welcome any help they could get, but they have not gone to the Planning Commission in the past concerning these types of decisions. Councilman Short asked if the Urban Redevelopment Advisory Commission has been consulted? Mr. Sawyer replied they have not presented this to the Advisory Commission.

Councilwoman Locke stated since Council has been presented with the Comprehensive Plan would it not be advisable to ask the Planning Commission to give some advise on something like this? Mr. Sawyer replied they did not think so in this situation. That they work very closely with the Planning Commission in planning for the land uses that are approved for the project district; and within the scope of the general land uses the Department makes the decision concerning the details.

Councilman Harris asked what the general plan use of the area states? Mr. Sawyer replied it zones the land and designates it for B-2 for development; but beyond that it is restricted to a list of uses which includes the motel development and the office type development. Councilman Harris stated then both are approved within the scope of what the Planning Commission originally designated the land to be. Mr. Sawyer replied that is correct; that the Planning Commission did approve the list of uses that are in the plan.

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Councilman Alexander stated since we still hold that the Urban Redevelopment Commission is an advisory commission to Council why has it not gone before them? Mr. Sawyer replied their understanding of the resolution passed by City Council setting up the advisory commission was that it was to involve itself in the future in planning matters, program matters, amendments to plans. He stated in their interpretation this is an operational matter and therefore fell within the scope of the staff to evaluate and recommend to the Manager for Council's consideration.

Mr. T. LaFontine Odom, Attorney representing the Joint Venture, stated when Council studies the types of the two projects, side by side, and looks at comparative additions to the tax base for this county and this city; looks at the possibility of a substantial increase in sales tax benefits to the county; and when you look at the increase for employment for the city, he thinks the obvious answer as to which of these two projects is the best for the city it comes down to the motor hotel.

Mr. Odom presented a rendering which is completely in line with what was given to the Planning Department heretofore. This would be a very good addition to the sky line of the City of Charlotte; it is very much in keeping with the development that is taking place on McDowell Street. They are talking about a 219 unit motor hotel, 11 stories high. One of the major attractions is that it will have a 24-hour restaurant operation which would be at the corner of McDowell and Baxter Street; it will also contain the hotel; it will have a health club, similar to the Charlotte Athletic Club or the Charlotte Y; it will have an enclosed swimming pool, which will have a top that can be taken off in the summer. It is also proposed to have a parking deck behind the motel. The major part of the parking will be at the side and behind so that as much land as possible will be left open between the boundary of the street and the main driveway area of the building.

Mayor Belk asked what hotel it will be? Mr. Odom replied at this time they have not determined which chain will be involved; the group of investors involved is not just a matter of businessmen getting together and saying let's go into business. Each has an experienced background in it. One is a part owner involved with about nine different projects ranging from Holiday Inns to Ramada Inns and several different types.

Mr. Odom stated what is proposed would blend very beautifully with the proposed park area just beyond the property. They propose a 109,000 square foot building, and they understand the proposed alternate, the four one-story office buildings since the bids were submitted have revised theirs somewhat - it was their understanding that you were not suppose to do that - and with their revised plans the Joint Venture will be over twice that square footage. He stated in the brochure they have given to councilmembers they have attached the hard and fast figures that would indicate that this project would involve an expenditure of close to \$5.0 million. He stated they have gone to the tax office and have the tax listings for the Downtowner which is almost at \$3.0 million and the Sheridan which is currently at a little over \$4.0 million, and they understand there is some discussion about whether some of that will have to be increased or not. If you compare the proposed tax revenue from the motor hotel complex you would see it would be at least somewhere between \$59,000 per year up to \$95,000, where they think it will be closer. From the tax office they understand that across the street there are already four one-story buildings, which the same people who put in the other bid, already have; that one is on the tax books at \$691,000. He stated they understand their bid proposal for the Redevelopment Department's consideration is at \$31.00 per square foot, and it is difficult to see how they can build basically the same thing and it to cost double in the last 18 months. Their taxes they are paying now is a little over \$13,000 a year for the building. He stated their feeling is that when you talk about leases and prospective tenants coming into office rental space that is in an area of speculation. You do not know who is going to sign a lease, or what kind of equipment they will bring. Whereas with the motel such as they plan, the ad valorem taxes will come in whether anyone is in the room or not.

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Mr. Odom stated with him today are Mr. Harold Greene, Jerry Thomas the contractor who will build the project, and Mr. Harry Berman. He stated two of the five people involved in the joint venture own a construction company so they have a construction company that will be ready to go with the project if it is approved. He and Mr. Thomas then showed sketches of the basic layout; the green area around McDowell and Baxter Street; a layout of the basic floor plan of the ground floor was shown, indicating the meeting rooms, kitchen, dining room and 24 hour restaurant; then the wing that will go straight up for eleven stories.

During the discussion that followed Mr. Thomas stated the membership in the athletic club would be available to the local professional people; and Mr. Odom stated this is an open project.

Councilman Harris stated Council sees all these drawings and he hopes all the trees will be exactly where they are placed when it is finished. He stated if it is the quality of the Sheridan which is across Independence, then he thinks it could be a great asset to Charlotte. That he is concerned about whether Council has the right of review of the project as it goes along. He asked if the exact specifications will be reviewed by the city? Mr. Odom replied yes; that he understands it will be reviewed each step of the way. Councilman Harris stated he likes things adhered to is what he is trying to say; that Council has already approved the project beside it and he hopes it will be going up some day.

Councilman Whittington asked if the City has a financial statement on each of the participants. Mr. Odom replied there are financial statements on each of the proposed participants in the venture; also in the brochure is a letter from Cameron Brown, and he understands they are most anxious to proceed with helping with whatever financing is needed.

Councilman Whittington asked some of the motels or tradenames that this corporation of Joint Venture is operating under? Mr. Thomas replied Ramada Inn, Quality Inn, Hilton, Sheridan; that franchises now available are Hilton, Stoffers, Quality.

Councilman Alexander asked if the development package has been put together where it is ready for construction if by chance they are awarded this land; or is it still in the formative stage? Mr. Thomas replied it would take approximately 30 days to complete their working drawing; that he has full working drawings on the Tower with the exception of the 11th floor; the commercial area is basically laid out. But 30 days from today, if they have their loan commitments, they could go to construction.

Mayor Belk asked how long it will take to put the whole package together - the financing and so forth? Mr. Thomas replied 30 to a maximum of 45 days; that he has been told by one source that he can get the financing in about 20 days; but he would like to have the commitment in his hand and have it reviewed.

Councilman Short asked how much capital is this group putting into this? Mr. Thomas replied they do not have any money in it at this time; but from the financial statement you can see what financing they can get to determine how much additional equity capital will be necessary. But they do not like to think about putting in any more than necessary initially. They are prepared to put probably in the area of \$1.0 million in a combination between chattle and how they handle their chattle financing on the project and raw equity capital, in addition to short term money, and operating capital. That he has \$3.7 million quotation from his other lender; that Cameron Brown has not put a dollar figure on their quotation.

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Mr. Odom stated there was submitted to the Urban Redevelopment Department the auditor's statements on each of the individuals involved; their cash statements; stocks and money in the banks. Mr. Thomas replied to a question that they have two additional projects that are not complete; both are completely financed. That they have approximately 8 motels completed and two under construction with a third one that he had just received a loan commitment on last week. Mr. Odom stated the five involved in this corporation are not the same as those involved in these others; these are projects that one or more of them are involved in. Mr. Greene stated he owns six Ramadas; one is in Fayetteville, N.C., one in Ohio, one in Connecticut, one in Wilmington, one at the Beach and one in Durham; each one is operating successfully. He stated they feel they have enough experience, and they know the penalties if they do not perform.

Councilman Harris asked if they had thought about building a motel closer in town, in the area of the Civic Center? Mr. Greene replied for their purposes this site is ideal as a motel adjacent to the expressway.

Mr. Sawyer stated both bidders have met the criteria at this point in that they have submitted concept plans, financial information that meets the test at this stage. He stated their standard procedure is to enter into a contract of sale; that means to set up a schedule for each party - the Redevelopment Department and the successful bidder - to perform certain functions in a certain way at a certain time. The next stage is the concept development. Those plans are submitted for approval; beyond that is the final plan and specifications. At that stage final evidence of the financial ability to develop according to the plan is required. It is all set up on a schedule that is submitted at the time of the bid. A sales contract is presented to them from each bidder, and each bidder sets up a schedule informing them of what is proposed to be completed. Mr. Sawyer stated the land will not be deeded until final plans and specifications for the construction have been submitted to them and have been reviewed and approved; plus within 60 days after that they have to submit evidence they have the mortgage financing or the equity capital necessary to complete the plan. You are not just selling land; you are accepting a proposal for development. They will not accept anything less than is presented in their contract.

Councilman Short asked if it is bonded in any way? Mr. Sawyer replied yes. At this stage each has presented a bond representing ten percent of the bid price of the land; beyond that each has agreed to acquire a bond for the project. At this stage both bidders have satisfied the requirements for evidence of financial ability. After the final plans are approved they ask for evidence of mortgage financing. If they want their good faith deposit credited on the purchase price, 10 percent, they have to give from the general contractor a performance bond. He stated that comes down the line six or eight months now.

Councilman Withrow stated his concern is whether this will jeopardize getting a hotel around the civic center. That he is interested in a hotel around the civic center and not a motel. Mr. Sawyer replied they have not speculated on that; their interest was in this site only. That he is not qualified to say. Councilman Harris stated if the growth of the City of Charlotte is going to be even a token of what was shown to Council last Friday, he thinks we will need both of the projects, and then a lot more.

Mr. John Ingle, Attorney for the Contemporary Leasing Corporation, stated he is going to challenge those figures that have been used in this presentation. The Sheridan is the most recently built structure in the City of Charlotte, and according to the real estate people whenever they appraised it, they characterize the quality of the construction. The improvements on the Sheridan for tax purposes were \$3,757,100. This is a 310 room facility with over 10,000 square feet of meeting space for conventions and it has a big restaurant and other public areas. On the improvements per room, that is \$12,119.67 per room, for furniture and fixtures come to \$10,000; that would be an additional \$1,322.58 per room, and the total for the Sheridan would be \$13,442.25 per room.

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That he is interested in comparing that with this unknown quality. That he submits this presentation is an unknown quantity as most of it was schematics, and it does not tell you anything about the quality of the building. Until all these things are known there is no way to estimate the cost of building one of these structures. He stated without at least a convention center there is no way this building will be the quality of the Sheridan. Their improvements will come to \$17,789.95 per room; their furniture and fixtures will come to \$2,607.30 per room for a total of \$20,397.25. That is \$7,000 more per room than the Sheridan, and the largest meeting room as he understands it is less than 100. What you have in effect is a high rise group of rooms. That is more than 50 percent more than the Sheridan cost. He stated the same is true on the Downtowner East. For building each room the cost was \$10,372.00; this was an appraisal as of December 1972; their improvements per room was \$2,000.70. If you throw in the soft cost, this grew in the newspaper from \$4,755,000 to \$5,003,000, they are saying it is going to cost twice as much per room to build this as it did to build the Downtowner East. The Downtowner East has meeting facilities that will accommodate 1500 people; and this proposed place does not have that.

Mr. Ingle stated they would argue there is no way that this could come in at that price. They would be astonished if it came in at as much as the Sheridan; more likely it will come in between \$10 and \$13 thousand; something less than the Sheridan.

He stated the law basically says the sale shall be made to the high bidder. There is one exception written into that. It says the commission, and in this case the Council, may reject the highest responsible bid and accept a lesser bid if it makes the following specific findings: Assessed valuation. He stated they submit this as an estimate prepared by Mr. Monroe; there is no varification there at all; there is no detail as to what kind of material will be used; what kind of furnishings will be used. It is just a general estimate. He stated they would argue that before you can discharge your duties under this statute you would have to varify these figures to be accurate. You must make a specific finding of one of three things to varify, and that one thing would be the assessed valuation. That is what they are hitching their wagon to and he submits they are inflated figures, and they are challenging it for that reason. They also submit there is no way to varify these figures.

Mr. Ingle stated the proposal of Contemporary Leasing Corporation says 42,000 square feet; it is now 55,000 square feet and it is almost a certainty that the project will be 62,000 square feet. He stated they have a letter of intent from Eastman Kodak to lease 18,900 square feet, and they also be permitted to double their space requirement. That Eastman Kodak's investment in this initially is a little over \$600,000. In addition to the structure, they will be bringing over their furniture and fixtures. He stated they have submitted an estimate of what it will cost to build a \$50,000 structure with Eastman moving in and taking about 19,000 square feet, and that comes to over \$3.0 million. If Eastman exercises its option to acquire an additional nine or ten thousand square feet it will probably be another three to four hundred thousand dollars. He stated Mr. Miller Newton, the owner of the corporation, has been discussing with an out-of-state corporation of moving its headquarters here. If they move, and the chances are good, it will involve a computer being moved there in excess of \$4.0 million. He stated they have a \$3.0 million project now, and within the next few short years they fully expect it to be over \$5.0 million.

Mr. Michael Kaye, Vice President of Hospitality National Corporation, spoke for the Contemporary Leasing Corporation.

(COUNCILMAN SHORT LEFT THE MEETING AT THIS TIME AND WAS ABSENT FOR THE REMAINDER OF THE SESSION.)

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Mr. Kaye stated in looking at the plans for the hotel, it is hard to understand how it can possibly cost \$20,000 a room with the minimum level of meeting space, and minimum size restaurant, and lounge facilities. He suggested that if it does cost that kind of money and with as little supporting facilities as proposed the developers in his opinion will have a very difficult time financing a project that cost in excess of \$20,000 a room in today's market. That that project is worth \$13,000 to \$13,500 a room in his opinion.

Mr. Charles Morrison Grier, Architect, stated he would like to present a plan for a beautiful valley and rolling hills which has already begun in the area with the initial executive park of one story buildings in the area. The area is parcel number one, and he presented a rendering showing their plans for development. He stated all the parking is planned for the inside with greenery all around it. Everything else in the area is beautifully landscaped. The property across from Executive Park I is also one story buildings. Lot number six, already under contract is planned with much landscaping; and the city has put two parks in the area. The McDowell Street has a center planting strip, and everything is into a beautiful landscaped area. Mr. Grier stated in this parcel there is an additional opportunity to carry through with the planning that is actually already begun in the area to the west of McDowell Street. They are carrying through with a plan that will give a beautiful valley with one to two story buildings.

Mr. Grier showed the design of the building and stated it is a beautiful design; it shows the planting of trees and the shrubbery. It is all one floor with the proposal that one building be two stories. The original contract was for 43,850 square feet and they are now up to 61,550 square feet at a proposed cost of \$1,908,050.00. There has been a rise of 18 percent in the cost of construction since they built Executive Park I.

Mr. Doug Osborne of Eastman Kodak Company spoke for the Contemporary Leasing Corporation stating their needs and desires in locating in this area. He stated they have given their letter of intent and would like very much to become located in this location and to continue to make a contribution to the City of Charlotte, and hope Council's decision will allow them to do so.

Mr. Newton, owner of Contemporary Leasing, stated they have had a very successful operation in Executive Park, and he thinks they will be an asset to the City. He stated there is a need for this type of business and this type of operation.

Mr. Ingle stated they would argue as the high bidder that there is not enough information here for City Council to varify any ad valorem tax increase. They also say this type of building would complement the growth of downtown. It will stop people like Eastman Kodak from having to move out of the city. He stated they would hope that Council will accept the high bid.

Mr. Odom stated they do not want to be critical of what the other bidder proposed; but they understood that at the bid letting, prices were given and bids were opened at that time, and it was a matter of submitting it at that same time with the proposed price. They have now gone from 43,000 square feet up to what they understand is now 60,000 square feet. He stated he does not think that is quite fair.

He stated the brochure he gave to Council has in black and white exactly the tax rates, and the exact listings at present for the Downtowner and for the Sheridan and for what Mr. Newton already has.

Mr. Odom stated insofar as tenants are concerned, they have no lease as such. That he does not think it is a matter of them meeting a pressing and emergency need. That the Joint Venture proposal is more positive overall, tax wise, structure wise, skyline wise and employment wise, and sales tax wise.

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Councilman Alexander asked if there is any time pressures on them? Mr. Odom replied only that three of the five he has talked to by phone indicated they would like to start as soon as possible as the money market is probably the best right now that it has been in many months; the money is available. If it was a matter of waiting another six months it could be that the project could not go.

Councilman Alexander asked Mr. Ingle if there is any time pressure from his angle? Mr. Ingle replied there is some; they had promised Eastman Kodak they would have them in there the first of January, 1975.

Mr. Sawyer stated they own the land and the quicker it can be deeded the quicker they can get out from under the interest payment. They would like to proceed. This is the same parcel of land they advertised once before and took bids in November, 1973. At that time they did not receive a single bid. They speculated the reason was that the land price was probably too high; and interest rates were at the highest point in history.

Councilman Alexander stated he would like to get some more information on this, and if there is no objection he moved that final action be deferred until the next Council Meeting. Councilwoman Locke stated she would second the motion, and she would like to hear a recommendation from the Planning Commission.

Councilman Whittington stated he would like for this Council to not make a decision on this today; that he thinks it should be made next week in the interest of what both sides have said. But before he makes a decision he would like to know in addition to what the Planning Commission says, what the Charlotte Advisory Commission on Urban Redevelopment has to say.

Councilwoman Locke asked if that can be done between now and next Monday? Mr. Sawyer replied they have a meeting scheduled on some other matters on next Thursday.

Councilman Harris stated he is a firm believer in the sealed bid process, and he thinks we should stick to whatever is submitted. It is always interesting that this land has been sitting around, and we have been trying to sell it for years, and then all of a sudden everybody wants it; that is a good thing. But when we receive bids, and the time has passed, then we rest with the material at hand. If someone wants to bring up additional material at the hearing that is fine.

Mr. Sawyer replied they agree, and they have been advised by their counsel that the only thing they can consider is what was submitted at the bid opening. That is what they did, and that is what their recommendation is based on.

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

CONTRACT WITH HASKINS AND SELLS TO AUDIT FINANCIAL STATEMENTS OF MODEL CITIES DEMONSTRATION PROGRAM, NO. ME-32-001.

Councilman Whittington moved award of contract to Haskins and Sells to audit the financial statements of the Model Cities Demonstration Program, No. ME-32-001, with the total fee not to exceed \$25,000. The motion was seconded by Councilman Withrow, and carried unanimously.

The City Manager stated the City had been using another audit firm for a number of years, and when time would come up for renewal, Council would ask when a change would be made. That Council itself made the determination to change the auditing firm every three years. Haskins and Sells is doing the present audit for the city, and Model Cities is now a department of the city, and this audit of its accounts is required by the federal government.

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RESOLUTION AMENDING PAY PLAN OF THE CITY OF CHARLOTTE TO ADD CLASS NO. 025, CLERK-STENOGRAPHER III: ORDINANCES AMENDING ORDINANCE NO. 828-X, AMENDING THE TABLE OF ORGANIZATION FOR THE CITY MANAGER'S OFFICE AND MAYOR AND CITY COUNCIL TO DELETE ONE CLERK-STENO II POSITION AND SUBSTITUTE ONE CLERK-STENO III POSITION IN EACH DEPARTMENT.

Motion was made by Councilman Whittington, seconded by Councilwoman Locke and unanimously carried, adopting the following resolution and ordinances relating to the pay plan:

- (a) Resolution amending the Pay Plan of the City of Charlotte to add Class No. 025, Clerk-Stenographer III, Assigned to Pay Range 12, Pay Steps A-F.
- (b) Ordinance No. 112-X Amending Ordinance No. 828-X, the 1973-74 Budget Ordinance, amending the Table of Organization for the City Manager's office to delete one Clerk-Steno II position, and to substitute in lieu thereof one Clerk-Steno III position.
- (c) Ordinance No. 113-X Amending Ordinance No. 828-X, the 1973-74 Budget Ordinance, amending the Table of Organization for the Mayor and City Council to delete one Clerk-Steno II position and to substitute in lieu thereof one Clerk Steno III position.

The resolution is recorded in full in Resolutions Book 9, at Page 437.

The ordinances are recorded in full in Ordinance Book 20, beginning at Page 459.

ORDINANCE NO. 114-X AMENDING ORDINANCE NO. 828-X, THE 1973-74 BUDGET ORDINANCE, AMENDING THE TABLE OF ORGANIZATION FOR THE PUBLIC WORKS MOTOR TRANSPORT DIVISION TO DELETE ONE CLERK I POSITION AND SUBSTITUTE IN LIEU THEREOF ONE CLERK II POSITION.

Councilwoman Locke moved adoption of the subject ordinance deleting one Clerk I position and substituting in lieu thereof one Clerk II position in the Motor Transport Division to maintain proper internal relationships among similar clerical positions in the city. The motion was seconded by Councilman Williams and carried unanimously.

The ordinance is recorded in full In Ordinance Book 20, beginning at Page 461.

ORDINANCE NO. 115-X AMENDING ORDINANCE NO. 828-X, THE 1973-74 BUDGET ORDINANCE, AMENDING THE TABLE OF ORGANIZATION FOR THE CHARLOTTE POLICE DEPARTMENT TO DELETE ONE CLERK I POSITION AND SUBSTITUTE IN LIEU THEREOF ONE CLERK II POSITION.

Upon motion of Councilman Williams, seconded by Councilwoman Locke and unanimously carried, the subject ordinance to delete one Clerk I position and substitute in lieu thereof one Clerk II position in the Police Department was adopted.

The ordinance is recorded in full in Ordinance Book 20, at Page 462.

WAIVER FOR EQUIPMENT PURCHASED WITH MODEL CITIES MONEY TO THE OPEN HOUSE THERAPEUTIC COMMUNITY AND THE COMMUNITY HEALTH ASSOCIATION.

Motion was made by Councilman Harris, seconded by Councilwoman Locke and unanimously carried, approving a waiver for equipment purchased with Model Cities money to the Open House Therapeutic Community and the Community Health Association as the existing policies and regulations provide for a waiver to these agencies upon the agreement that the equipment will be used in perpetuity in support of the objectives as originally outlined.

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Councilman Alexander stated in making these transfers are we stripping ourselves down to where we may have some problems in case changes would come meaning that the federal government institutes existing Model Cities programming, and then we would have to go back and buy additional equipment? Mr. Williams, Assistant City Manager, replied Staff has thought about this also, and the equipment being waived now will not be needed; but the equipment that might be used later is being kept.

RESOLUTION PROVIDING FOR PUBLIC HEARINGS ON TUESDAY, APRIL 16, 1974 ON PETITIONS NO. 74-6 THROUGH 74-10, 74-12 AND 74-13 FOR ZONING CHANGES.

Councilman Whittington moved adoption of the subject resolution providing for public hearings on Tuesday, April 16, on Petitions No. 74-6 through 74-10, 74-12 and 74-13 for zoning changes. The motion was seconded by Councilman Harris and carried unanimously.

The resolution is recorded in full in Resolutions Book 9, at Page 438.

RESOLUTION AUTHORIZING THE REFUND OF CERTAIN TAXES WHICH WERE LEVIED AND COLLECTED THROUGH CLERICAL ERROR AGAINST ONE TAX ACCOUNT.

Upon motion of Councilman Withrow, seconded by Councilman Whittington, and unanimously carried, the subject resolution was adopted authorizing the refund of certain taxes in the total amount of \$38.00 which were levied and collected through clerical error against one tax account.

The resolution is recorded in full in Resolutions Book 9, at Page 439.

MAYOR BELK LEAVES CHAIR AND MAYOR PRO TEM WHITTINGTON PRESIDES.

Mayor Belk left the Chair at this time and Mayor pro tem Whittington presided until his return as noted in the Minutes.

CLAIM OF WILLIAM RICHARD ROSS FOR PROPERTY DAMAGE, DENIED.

Councilman Williams moved that claim of William Richard Ross, 738 Heather Lane, in the amount of \$940.86 for property damage be denied as recommended by the City Attorney. The motion was seconded by Councilman Withrow, and carried unanimously.

RESOLUTION AUTHORIZING A MUNICIPAL AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF CENTRAL AVENUE, FROM JUST BEYOND SHARON AMITY ROAD TO ALBEMARLE ROAD.

Motion was made by Councilman Alexander, seconded by Councilman Withrow and unanimously carried, adopting the subject resolution for the widening of Central Avenue, from just beyond Sharon Amity Road to Albemarle Road, with the city to pay ten percent of the total right of way cost which is \$93,000.

The resolution is recorded in full in Resolutions Book 9, beginning at Page 440.

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CONTRACTS FOR CONSTRUCTION OF WATER MAINS AUTHORIZED.

Upon motion of Councilman Withrow, seconded by Councilwoman Locke and unanimously carried, the following contracts for the construction of water mains, were approved:

- (a) Contract with D. L. Phillips Investment Builders, Inc. for the construction of 2,200 feet of 8 inch water main and two fire hydrants to serve property abutting on Barringer Drive, inside the city, at an estimated cost of \$14,100.00. Funds will be advanced by the applicant and refunds will be made, all in accordance with the existing city policies.
- (b) Contract with Futren Development Corporation for the construction of 900 feet of 8 inch water main and one fire hydrant to serve property on Colony Road, inside the city, at an estimated cost of \$6,100.00. Funds will be advanced by the applicant and refunds will be made, all in accordance with the existing city policies.

LICENSE NO. DOTFA74SO-8149 GRANTING FEDERAL AVIATION ADMINISTRATION THE RIGHT TO CONTINUE TO MAINTAIN AND OPERATE AIR NAVIGATION FACILITIES AT DOUGLAS MUNICIPAL AIRPORT, APPROVED.

Councilman Harris moved approval of the subject license from July 1, 1974 through June 30, 1975 with renewal rights from year to year to June 30, 1985 at the option of the FAA. The motion was seconded by Councilwoman Locke, and carried unanimously.

LEASE BETWEEN DILWORTH UNITED METHODIST CHURCH AND URBAN REDEVELOPMENT DEPARTMENT FOR NEIGHBORHOOD ASSISTANCE PROGRAM, APPROVED.

Upon motion of Councilwoman Locke, seconded by Councilman Withrow and unanimously carried, the subject lease was approved for space at 1716 Springdale Avenue, at \$30.00 per month for a period of one year or from April, 1974 to March 31, 1975

ENCROACHMENT AGREEMENT WITH DEPARTMENT OF TRANSPORTATION AND HIGHWAY SAFETY FOR CONSTRUCTION OF SANITARY SEWER LINE.

Councilman Withrow moved approval of an encroachment agreement with the Department of Transportation and Highway Safety permitting the City to construct a 12-inch, 10-inch and 8-inch sanitary sewer line within the right of way of Robinhood Road, Albemarle Road and Lake Forest Road East to serve Albemarle Road at Lake Forest Road. The motion was seconded by Councilman Alexander, and carried unanimously.

ACQUISITION OF PROPERTY IN THE GREENVILLE URBAN RENEWAL PROJECT NO. N. C. R-78, AUTHORIZED.

Upon motion of Councilman Harris, seconded by Councilman Williams and unanimously carried, acquisition of property located in the Greenville Urban Renewal Project No. N. C. R-78, was authorized, as follows:

BLOCK & PARCEL	OWNER	ADDRESS	ACQUISITION PRICE
34-3	Glenn	519 West Liddell Street	\$11,500
34-4	Leggette	521 West Liddell Street	12,200

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RESOLUTIONS AUTHORIZING CONDEMNATION PROCEEDINGS FOR ACQUISITION OF PROPERTY IN URBAN RENEWAL PROJECTS.

Councilman Withrow moved adoption of a resolution authorizing condemnation proceedings for the acquisition of an unnamed alleyway in the Downtown Urban Renewal Project No. N. C. A-3. The motion was seconded by Councilman Williams, and carried unanimously.

The resolution is recorded in full in Resolutions Book 9, beginning at Page 442.

Motion was made by Councilman Williams, seconded by Councilman Withrow, and unanimously carried, adopting a resolution authorizing condemnation proceedings for the acquisition of property belonging to Murray L. Grier in the Greenville Urban Renewal Project No. N. C. R-78.

The resolution is recorded in full in Resolutions Book 9, beginning at Page 444.

PROPERTY TRANSACTIONS AUTHORIZED.

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

- (a) Acquisition of 13.40' x 90.67' x 14.28' x 90.59' at 1627 Oaklawn Avenue, from Milton Daniel Cunningham and wife, at \$5,168.00, for Oaklawn Avenue Widening.
- (b) Acquisition of 14.96' x 71.24' x 34.67' x 39.50' x 94.96' at 1641 Oaklawn Avenue, from Carson Hezekiah Beckwith and wife, at \$6,500.00, for Oaklawn Avenue Widening.
- (c) Acquisition of 38.20' x 32.21' x 32.41' x 9.76' x 60.72' plus construction easement at 1927 Oaklawn Avenue, from Abraham Prince and Susan P. Prince, at \$2,850.00, for Oaklawn Avenue Widening.
- (d) Acquisition of 15' x 24.52' of easement at 7400 Plott Road, from H. S. Linker and wife, at \$130.00, for Hickory Grove Area Sanitary Sewer Trunks.
- (e) Acquisition of 25.00' x 65.0' x 80.0' x 62.51' x 17.49' x 61.88' at 7410 Plott Road, from H. C. Linker and wife, at \$2,600.00, for Hickory Grove Area Sanitary Sewer Trunks.
- (f) Acquisition of 15' x 323.41' of easement at 3701 Nevin Road, from David Beemer Carter and wife, at \$400.00, for Derita Woods Area Sanitary Sewer Trunks.
- (g) Acquisition of 15' x 1,150.23' of easement at 3603 Interstate - I-85, from Clarence Kluttz et al, at \$1,150.00, for Derita Woods Area Sanitary Sewer Trunks.
- (h) Acquisition of 15' x 981.78' of easement at 8200 Old Monroe Road, from Alexander Childrens Center, at \$970.00, for various sanitary sewer trunks to eliminate Stonehaven Lift Stations.
- (i) Acquisition of 15' x 1,610.76' of easement at 7301 Albemarle Road, from New South Properties, Inc., at \$1.00, for sanitary sewer to serve Albemarle Road at Lake Forest Road.
- (j) Acquisition of 15' x 100.89' of easement at 1244 Marlwood Circle, from Perry Jones Churchwell, Jr. and wife, at \$150.00, for sanitary sewer to serve Albemarle Road at Lake Forest Road.

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- (k) Acquisition of 15' x 398.84' of easement in 6200 and 6300 block Countryside Drive, from Countryside Apartment Associates, A Limited NC Partnership, at \$500.00, for sanitary sewer to serve 6300 N. Tryon Street.
- (l) Acquisition of 15' x 271.75' of easement at 6832 Sterling Court, from Jarvis A. King and wife, at \$1,625.00, for Hickory Grove Area Sanitary Sewer Trunks.

PURCHASE OF PROPERTY AT 801 BROOKHURST DRIVE, AUTHORIZED.

Councilwoman Locke moved approval of the purchase of the property located at 801 Brookhurst Drive, from the State Highway Department, at a purchase price of \$7,650.00. The motion was seconded by Councilman Withrow, and carried unanimously.

MAYOR RETURNS TO CHAIR.

Mayor Belk returned to the Chair during the following discussion, and presided for the remainder of the Session.

CITY COUNCIL'S GOALS AND PRIORITIES DISCUSSED AND APPROVED.

Council was advised that at its last meeting, Mayor pro tem Whittington requested that an item be placed on the agenda for Council's discussion of the following seven goals:

1. Emergency Medical Services.
2. Public Housing.
3. New City Hall.
4. Parking Garage.
5. Public Incinerator.
6. Sharon Amity Road widening.
7. New Dimensions.

Mayor pro tem Whittington stated he would like for Council to agree on these goals as listed, and the other members of Council would add to this list of priorities. That he would hope Council would approve these, and feel free to add to the list at any subsequent council meeting.

Councilman Williams asked if one can be added now; that Transit is conspicuously absent; that he does not know if that is an oversight or not? The City Manager replied these before Council today are the ones that have not been discussed. Councilman Alexander asked if the matter of transit would not take its own priority when the report of the Committee comes in, regardless of what has been done here. Mr. Burkhalter stated he hopes Council will discuss these items to give him and staff some ideas. Councilman Alexander stated whenever this Transit Committee comes back to Council with a report, on Council's own motion, priority can be placed on transit wherever Council wants to place it; that it is of such import that Council did set it to a Committee. When it comes back it is an item in itself. Councilman Williams stated just so it is not forgotten.

Mayor pro tem Whittington stated his thought is just to get some priorities set up; that Council has been talking about this since December, and certainly Council would want to add to this, and he would hope Council would. What number they are put in is entirely up to Council; but he thinks it is a place where Council can move, and he would hope that someone would move for the adoption.

Councilman Alexander moved that the seven (7) items be accepted as priorities for Council with Council authority to call any item on its motion for discussion and adjudication. The motion was seconded by Councilwoman Locke.

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Councilman Harris stated it does not help staff to give them this as a shopping list unless Council takes the list and agrees in open discussion which is the most important item starting with number one, and coming on down the list. Then staff has a list to work from; they would know that if Council agreed to number one being transit then that is the top priority item staff will work on.

Councilman Alexander stated he would assume that staff is working on some of each of these to some extent; that each of the seven items have some work being done on them now.

(MAYOR BELK RETURNED TO THE CHAIR AT THIS TIME.)

Councilman Alexander asked if Council would be in better shape as he says in a portion of his motion accepting these as Council priorities and leaving administration to come to Council with the ones they think are important enough to be working on and are in an advanced stage of working on for Council's consideration. Mr. Burkhalter stated he would prefer that Council talk about these a little more in front of him so that he can get a better idea. Councilman Alexander stated he does not want staff wasting its time talking to Council about New Dimensions if Council needs to be talking about a new city hall. There should be some way for Council to set in motion a procedure where staff is working on those things that are most necessary for Council to approve some answers on. Mr. Burkhalter stated about three and half or four years ago, Council and the County did some joint work on a new city-county office building. Staff tried to keep it alive and updated just for our own information and benefit; but probably will not come to Council with any suggestion unless Council says it is interested in doing something about that now, and how it should be started.

Councilman Whittington stated Council needs to get something down on paper that all members of Council agree needs to be done. What number is placed on it, is going to depend on the Council. He stated he put down these seven items, and all members of Council have other lists. That he would hope Council would list these today, and next week and the weeks after that if anyone wants to add to the list it can be done. That he does not see how any priorities can be set until they are listed. Then when you talk about money the priority becomes something else.

Mr. Burkhalter stated Council sets priorities all the time, and they are already determined. For example, on a parking garage, Council has instructed staff to proceed to start to build one. Then staff came back to Council with information that private people were concerned and Council relieved staff of that responsibility and turned around and said to find a site in another quadrant. He stated staff is under Council's mandate now that this is something Council is concerned about and interested in. He stated another thing is the Sharon Amity Road widening. He saw preliminary schematics on this last week; and the preliminary design is practically finished; the bond money is voted and the people have been told that it will be done; the plans are well underway and an engineer has been employed to do it. Councilman Whittington replied that Council knows that; but it does not want to take it off the priority. He would like to see it completed this year, and he thinks it is a big priority. When that shopping center is completed out there, and we are not any better prepared for that than we were the widening of Fairview, it should stay as a priority. So should the parking garage.

Councilman Withrow stated he hopes staff is working on each one of these items as fast as they can; whether it is on transportation or emergency ambulance service; they are all important. But he does not see how you can say you are going to start on transportation and do it before anything else. That he hopes all of them will be done; the different members of staff should be working on different things.

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Councilman Harris stated when he works for a corporation and the Board of Directors, which he thinks Council is, comes up with a list saying these are preferred items and asks that they be worked on, usually that list is kept on the desk, and it receives priority attention. He does not think Council should have to tell Mr. Burkhalter directly they would like to have a new city hall and for staff to wait for Council to request that it be on the agenda. He thinks if Council had a listing of ten items or more, agreed to by Council that these are the priorities. When Council puts them on there; from a staff point of view, it gets immediate and continuing attention. He stated if Council had this list and it had the emergency medical services, then he should never have to bring up a request on the status of the report. It should be a continual feedback to Council on every item on the list. That he thinks Council should come up with a list and says these are the priority items; and until Council changes them, they are the priority items that Council wants to see implemented. When one gets done, then take it off and put another item on.

Councilman Alexander withdrew his motion and Councilwoman Locke who seconded the motion, agreed to the withdrawal.

Councilman Whittington moved that these items, 1 through 7, and not in that order of importance, as it is a list of priorities this Council wants to get into, be approved with the thought that if anyone on this Council has additions, they may add at any time they see fit. The motion was seconded by Councilman Harris.

Mr. Burkhalter stated there is one way this can be done and that is in the budget; and it is the only way to do it. This is by law, and you have to follow the law in this matter of doing things and appropriating money. If these are things Council would like to talk about, and sets its goals for and some program recommended for it in the future, this is fine.

Mr. Burkhalter stated we do have goals; there is a book full of objectives which were adopted for this year, and that is what we are working toward every single day. Those objectives include capital improvements; the money for these capital improvements, and in some ways the order of importance. They are in the objective budget, and that is Council's instruction to him. If Council wants to change those in the middle of the year, it can be done and there is a way of doing this. Council does have goals and objectives and they are spelled out in detail.

Councilman Whittington stated suppose between now and the time the budget is adopted on July 1, Council wants to put some of these items in and put a money figure on it, will Staff object to that? That Council has not seen the proposed budget as yet. Mr. Burkhalter stated they will see in the proposed budget what he thinks Council wants to do. That Council has appropriated monies for public housing, Sharon Amity Road widening and New Dimensions; these items are in the current budget.

Councilman Withrow stated he thinks everyone is confused about priorities and goals; that each has his pet peeves. Council should say to the City Manager that these are things that should be put into the budget; it might not be 20 different items. Something like the new city hall would not be put into the budget until Council has had a full session on it and finds out how much rent the city is now paying for office space, and if enough rent is being spent on office space to afford a new building. Councilman Harris stated if Council gives the right directions to staff they should be coming back with a full report on this type of activity so that Council should begin making decisions through the discussions. Councilman Withrow stated he thinks Council should tell the City Manager that it wants this information, and not necessarily on a priority.

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Councilman Alexander asked when Council will get to the point where someone will tell Council about all these definitive factors that will have a bearing on what is done about public housing when it gets to budget time. That he sees a lot of things that affect public housing, and there are a lot of things being done in zoning that affects public housing, and there a lot of things that COG does that will affect public housing. This is what he is talking about that has an effect on somethings. This is the reason Council should have some talk on the items. This could apply to a new city hall. How close are we to talking with the County about one governmental administrative building rather than two. We must begin to realize what we are playing with and begin to accept realities as they are. This is what he hopes we can get to so that we will know where we are in priorities.

Councilman Harris asked Councilman Whittington if he will add transit, and sidewalks and bikeways to his motion? Councilman Whittington stated transit is already on the list and it is all right to add the sidewalks and bikeways.

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

SPECIAL OFFICER PERMITS AUTHORIZED.

Upon motion of Councilman Withrow, seconded by Councilwoman Locke, and unanimously carried, the following Special Officer Permits were approved for a period of one year:

- (a) Renewal of permit to John F. Athey for use on the premises of 1 Jefferson First Union Plaza and 308 South Tryon Street.
- (b) Renewal of permit to David Arthur Burleson for use on the premises of 1 Jefferson First Union Plaza and 308 South Tryon Street.
- (c) Renewal of permit to Charles W. Freeman for use on the premises of J. B. Ivey and Company.
- (d) Renewal of permit to Raymond Gheen for use on the premises of 1 Jefferson First Union Plaza and 308 South Tryon Street.
- (e) Renewal of permit to James Thomas Good for use on the premises of 1 Jefferson First Union Plaza and 308 South Tryon Street.

RESOLUTION AUTHORIZING MR. DAVID A. BURKHALTER, CITY MANAGER, TO FILE AN APPLICATION REQUESTING STATE ASSISTANCE FOR WATER WORKS IMPROVEMENTS FOR ANNEXATION SECTION I (3 & 4), SARDIS ROAD-ALBEMARLE ROAD.

Councilman Withrow moved adoption of the subject resolution authorizing the filing of an application for a grant in the amount of \$120,658.00 with the total project being \$482,620.00. The motion was seconded by Councilman Whittington and carried unanimously.

The resolution is recorded in full in Resolutions Book 9, beginning at Page 445.

CONTRACTS AUTHORIZED.

Councilman Harris moved that contract be awarded to the only bidder, Motorola, Inc., in the amount of \$4,964.00, on a unit price basis for eight remote consoles. The motion was seconded by Councilman Whittington, and carried unanimously.

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Motion was made by Councilman Whittington to award contract to the low bidder, Motorola, Inc., in the amount of \$2,558.00 on a unit price basis for two portable units, six frequency. The motion was seconded by Councilman Withrow, and carried unanimously.

The following bids were received:

Motorola, Inc.	\$2,558.00
RCA Corporation	3,008.00

Motion was made by Councilman Withrow, seconded by Councilman Whittington and unanimously carried, awarding contract to the low bidder, Motorola, Inc. in the amount of \$1,826.00 on a unit price basis for one base station with antenna.

The following bids were received:

Motorola, Inc.	\$1,826.00
RCA Corporation	2,318.00

Upon motion of Councilman Alexander, seconded by Councilman Whittington, and unanimously carried, contract was awarded on the only complete bid to Motorola, Inc., in the amount of \$17,913.00 on a unit price basis for eight mobile units.

The following bids were received:

Motorola, Inc.	\$17,913.00
RCA Corporation, (incomplete)	17,128.00

Councilman Whittington moved award of contract to the low bidder, Burris Chemicals, Inc., in the amount of \$45,308.25, on a unit price basis, for aluminum sulphate (ground alum). The motion was seconded by Councilwoman Locke and carried unanimously.

The following bids were received:

Burris Chemicals, Inc.	\$45,308.25
Allied Chemical Corp.	45,630.00
American Cyanamid Co.	57,324.00

Motion was made by Councilman Withrow to award contract to the only bidder, Moreland Chemical Company, in the amount of \$12,852.00, on a unit price basis, for activated carbon. The motion was seconded by Councilman Harris, and carried unanimously.

Motion was made by Councilman Whittington, seconded by Councilman Withrow, and unanimously carried, awarding contract to the only bidder, Jones Chemical, Inc., in the amount of \$7,500.00 on a unit price basis, for anhydrous ammonia.

Upon motion of Councilman Whittington, seconded by Councilman Withrow, and unanimously carried, contract was awarded the low bidder, Jones Chemical, Inc. in the amount of \$66,400.00, on a unit price basis for liquid chlorine.

The following bids were received:

Jones Chemical, Inc.	\$66,400.00
Burris Chemicals, Inc.	68,475.00

Councilman Harris moved award of contract to the only bidder, Gardinier, Inc. in the amount of \$27,624.00 on a unit price basis, for sodium silicofluoride. The motion was seconded by Councilman Withrow, and carried unanimously.

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Upon motion of Councilwoman Locke, seconded by Councilman Harris, and unanimously carried, contract was awarded the low bidder, PPG Industries, in the amount of \$36,255.00 on a unit price basis, for liquid hydrogen peroxide.

The following bids were received:

PPG Industries	\$36,255.00
FMC Corporation	36,300.00
Allied Chemical Corp.	36,300.00
Burris Chemical, Inc.	36,304.50

Councilman Whittington moved award of contract to the only bidder, Steele & Tank Service Company, in the amount of \$10,538.00 for cleaning and painting Craig Avenue water tank. The motion was seconded by Councilwoman Locke, and carried unanimously.

NOMINATIONS TO PARK & RECREATION COMMISSION.

Councilwoman Locke placed in nomination the name of Mrs. Nell Lorick to succeed Mrs. Howerton on the Park & Recreation Commission. She stated Mrs. Lorick is a volunteer with the Park & Recreation Department and has been very faithful about being a volunteer. She is President of Southeastern College of Beauty Culture and member of the Chamber of Commerce and Board of Directors.

Councilman Withrow placed in nomination the name of Mrs. Juddie Bacot to succeed Mrs. Howerton on the Park & Recreation Commission. He stated Mrs. Bacot is with the Plans Department in the County Office Building.

Councilman Whittington placed in nomination the name of Mr. Marc Silverman to succeed Mr. Walker to the Park & Recreation Commission. He stated Mr. Silverman is President of Schloss Outdoor Advertising.

NOMINATION TO THE COMMUNITY FACILITIES COMMITTEE.

Councilman Harris placed in nomination the name of Mr. Mark Bernstein to fill the unexpired term on the Community Facilities Committee.

INVESTIGATION REQUESTED ON DANGEROUS CURVE ON TOM HUNTER ROAD IN FRONT OF THE MOTEL.

Councilman Alexander requested the City Manager to have someone check Tom Hunter Road in front of the motel and see whose responsibility this is; that is a dangerous curve in front of the motel and someone is going to run off the road.

DISCUSSION OF BRINGING ALL THE PLANS FOR DOWNTOWN TOGETHER INTO ONE PLAN.

Councilman Alexander stated he learned a lot from the session last week on the Comprehensive Development Plan. One of the things he thinks Council can begin to act on immediately is putting together all these uptown plans and come up with one plan that will get all the other plans off the record so that we will know which plan is the plan, and start moving on it. He asked if there is anything to keep Council from moving straight ahead on that proposal. We have the Ponte Plan, the old Pease Plan, and the Odell Plan.

Mayor Belk stated it seems to him that this should be an annual thing for the Planning Commission; that they have been working on the plan for three years, and we should have a constant plan, and every year bring it up to date. The Downtown started out with Pease, and it included the governmental plaza; then there was the Odell Plan back in the 60s; then it changed to the Ponte, Travers-Wolfe Plan and that was an up to date. That Phil Hammer says it is time now to bring another up to date plan. He stated we do not have four or five different plans, and he thinks we should keep bringing it up to date annually. The thing that impressed him in the Planning Commission presentation was that it pointed straight into consolidation, and everything that was said was on consolidation.

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Councilman Alexander stated if we have worked from one plan to another we should be at a point on some plan where some plan is uppermost. If that is the case, he will buy it; but he thinks we should get all these other plans that are outdated off the record for nothing other than referral so that people will not think we are working on two or three plans. A lot of people think we are dealing on two or three uptown plans.

Councilman Harris stated the Civic Review and Design Committee could pull this kind of thing together.

Councilman Alexander stated he agrees with the Mayor that we should not have to wait two or three more years if we approve this comprehensive plan or whatever is approved at this point, and we should not have to go back. We should move from that point on.

MAYOR REQUESTED TO REVIVE THE GOVERNMENTAL PLAZA COMMITTEE AND MAYOR AND COUNCIL TO CONSIDER SETTING UP A CIVIC DESIGN COMMITTEE.

Councilman Whittington stated as the comprehensive plan goes along they are going to be talking about a lot of things downtown. This old idea that Mr. Odell presented in the 60s was to do something about Fourth Ward to bring people back downtown to live and work. We have also talked about a city hall; we have been talking about a city hall for ten years. We know now that the County is going to build some kind of a building on their property.

Councilman Whittington suggested that the Mayor consider reviving the Governmental Plaza Commission and that this Council thinks with the Mayor and the Planning Commission about a Civic Design Committee to talk about some of the things and coordinate some of the things that Councilman Harris and Councilman Alexander have talked about. Also, if we are going to dream, and we have been dreaming about Fourth Ward because of Edwin Towers and the Old Settlers Cemetery, and because it is Downtown, and if we are really serious about getting high rise development down there, that we try and get developers and investment bankers and planners together and see if there is a plan that we can come up with that would get this kind of development off the ground.

He stated it will take great concessions on the Planning Commission staff, and the Planning Commission because what we have tried to do up to now has not worked. That we are all standing off waiting for someone to do something. That he does not believe it will be done without the leadership of the Mayor and Council.

That he brings this up today for each one to think about and hopefully it will come up later. That is the Civic Design Committee, and the Governmental Plaza Commission reviewed, and somehow get on track with Fourth Ward. That he thinks this will do a great deal to building the downtown that we have all been talking about since the 60s.

Mr. Burkhalter stated the Ponte, Travers, Wolfe Plan covers 12 block area downtown, and is in operation. The Governmental Plaza Committee is almost defunct; and has very little to go now because everything is completed or underway with the exception of the city hall. All of this is the full responsibility of the Planning Commission to see that everyone conforms to the concept as proposed.

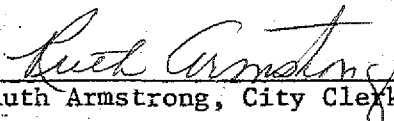
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REPORT ON MEETING WITH HUD OFFICIALS IN WASHINGTON.

Mr. Burkhalter, City Manager, stated the Mayor and he went along with Mr. Vernon Sawyer and Mr. Tom Creasy of the Urban Redevelopment Department for an appointment today arranged by our Congressman with Mr. David Bleaker, Assistant Director of Community Development of HUD, and his assistant Mr. Warren Butler who makes the administrative decision concerning our Urban Redevelopment Programs. He stated they met with them today concerning the settlement on the award suits of the property at the Square. He stated HUD will not participate in paying this kind of money; but they have agreed to relieve the City of expenditures in other areas which will offset this extra cost to the City, which in effect is the same thing.

ADJOURNMENT.

Upon motion of Councilman Harris, seconded by Councilman Alexander, and unanimously carried, the meeting was adjourned.


Ruth Armstrong, City Clerk