

Special Meeting
Tuesday
4:00 P.M., October 25, 1961
Court Room

Present: Mayor Robert H. Butler
Mayor Pro-tem Sol C. Rose

City Manager, G. W. Ray
City Attorney, J. O. Tally, Jr.

Councilmen: Ted O. Rhodes
Eugene Plummer
D. B. Maness

A special meeting of the City Council was held to consider the rezoning of a tract of land and to discuss further the acquisition of the Kyle property on Green Street by the City for a downtown park.

A public hearing was fully advertised on the rezoning matter. Mr. M. C. Sigman, 3000 Sigman Street voiced opposition for himself and several others to the proposed rezoning.

A brief discussion followed.

Upon motion by Councilman Rhodes, seconded by Councilman Rose, the Council voted unanimously to amend the city's zoning ordinance as follows:

Rezone from R-6 Residential District to C-1 Local Business District the following tract of land at the corner of Bragg Boulevard and Elm Street along a portion of Sigman Street described in detail as follows:

BEGINNING at a point in the southern margin of Sigman Street, said point being where the boundary of the C-1 Local Business District crosses the southern margin of Sigman Street; and running thence in a westwardly direction 264 feet to a point in the southern margin of Sigman Street; and running thence perpendicular to the southern margin of Sigman Street in a southerly direction approximately 125 feet to the boundary of the C-1 Local Business District; and running thence in a easterly direction with the boundary of the C-1 Local Business District approximately 264 feet to a corner in the C-1 Local Business District; and running thence in a northerly direction with the present boundary of the C-1 Local Business District to the beginning.

Mayor Butler then called on Attorney Tally for details on the acquisition of the Kyle property on Green Street. Attorney Tally read a letter from Mr. Henry Anderson, Attorney, for the owners of the property to clarify length of term of lease which is for a 36 month period and dates of payment under terms of the lease. Briefly, the proposed lease is as follows:

The price of the property is \$65,000.00. The terms of the lease to the city are that the city would rent the property for a 36 month period at \$700.00 per month and that city would pay owners in advance \$18,900.00 representing the rental for 27 months and pay the remainder of the rental to wit \$6,300.00 by July 31, 1962 and at any time during the 36 months the city would have the option to purchase the property at \$65,000.00 and apply against this purchase price all that had been paid as rent. Owners would pay all taxes, assessments and carry fire and extended insurance coverage at a minimum of \$30,000.00.

Mayor Butler stated that the Council had visited and inspected the property and that City Building Inspector Bowen had also visited and checked the building.

Mayor Butler stated that he had received a number of letters from various civic and garden clubs which endorse the purchase of the property. He then polled the audience, which consisted of approximately 75 persons representing various civic, garden club and community groups, for opposition to the proposed purchase. There was none. He then asked if anyone wished to speak in favor. Several did including Mr. Charles vonRosenberg, Mrs. Ernest Reinecke, Mrs. Charles C. Rose, Jr., and Mrs. Rudolph Singleton who stated the various clubs they represented would lend their moral and financial support to the project. Mr. Frank McMillan also stated that their group had hired a landscape architect for the project.

Councilman Rose then made a motion that Mayor Butler and City Attorney Tally be authorized to proceed with the lease-purchase of the Kyle property in accordance with their offer.

There followed further discussion with Councilman Rhodes advocating that Councilman Rose's motion should specify acquisition of property to be for city office space use first and park use later and Councilman Rose stating that property could be used for offices of Mayor and Council's Executive Chamber thus allowing for expansion in the City Hall.

There were further comments from the club representatives in the audience that they would support the project.

Mayor Butler then stated that in his opinion all discussion had been exhausted and that further delay might lose the city the opportunity to acquire the property and that he was in favor of the proposal. He cited as comparative examples of this matter, the recent acquisition by the State of the Battleship North Carolina and the commitment of the city to participate in cost of building a dam on the Cape Fear River for water resources and flood control.

Councilman Plummer then commented on the Council's recent inspection of the property and of the immediate necessity to expend approximately \$10,500.00 to install heating and air conditioning facilities and to convert the building for city office space use as based on an estimate by the City Building Inspector. He cited further the failure of two other projects of this nature namely: a cultural center project in Honeycutt Place and a park at Cross Creek site on Grove Street.

He then made a substitute motion that the Council take no action on the purchase of the Kyle property at this time. The motion was seconded by Councilman Maness and passed with the following vote: Councilmen Plummer, Maness and Rhodes voting yes. Mayor Butler and Councilman Rose voting no.

On other matters the Council voted unanimous approval for Taxi Drivers Permits for the following persons upon a motion by Councilman Plummer, seconded by Councilman Rose:

Rodney Glenn Holmes
Clifton Lee Brothers
Archie Boyd Grant

Willis Conrad Davis
John Carl Vinson
Howard Ray Doyle

Robert L. Cooper

There being no further business, the Council adjourned at 5:20 P. M.

M. W. Downs
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City Clerk-Treasurer