AGENDA

Meeting Type	B
Date.	06/01/1981

City of Charlotte, City Clerk's Office

Charlotte

IN MEETING ON MONDAY, JUNE 1, 1981

5·00 P M - Executive Session
Cafeteria
7 00 P M - Citizens Hearing
7 30 P M - Council Meeting
Auditorium
Park Road Elementary School
3701 Haven Drive

ITEM NO

1 Invocation

2 Consideration of approval of minutes of the last meeting on Monday, May 18, 1981.

POLICY AGENDA

Community & Economic Development

3 Recommend approval of an agreement between the City and the United States Department of Labor, Office of Administrative Law Judges for the settlement of CETA Audit exceptions in Case No 81-CETA-120, in the total amount of $865,000

Attachment No 1

Staff Resource Assistant City Manager

council agenda

Mayor Eddie Knox Mayor Pro Tem Betty Chafin

L David Berryhill, Jr
Don Carroll
Tom Cox, Jr
Charlie Dannelly
Laura Frech
Ron Leeper
Pat Locke
George K Selden, Jr
Herbert Spaugh, Jr
Minette Conrad Trosch

4 Consideration of The Housing Cost Task Force Report prepared by the Charlotte Board of Realtors and the Charlotte Home Builders Association, and referral to the City Manager for review and recommendation of an implementation plan for Council's consideration and presentation to the task force within 45 days

Attachment No 2

Staff Resource Planning Director

Environmental Health & Protection

5 Recommend adoption of an ordinance amending the 1980-81 budget ordinance estimating federal and state grant revenues and transferring funds from the unappropriated balance of the County sewer bond fund to provide a supplemental appropriation for construction of Four Mile Creek Outfall, in the amount of $1,186,000

Attachment No 3.

Staff Resource Utility Director

Policy Formulation & Administration

6 Consideration of the employee residency requirement

Attachment No 4

Staff Resource Personnel Director

7. Recommend adoption of an ordinance amending Chapter 11, Section 11-8 of the City Code pertaining to the imposition of the city auto license tax to allow its collection through the office of the City/County Tax Collector, and adoption of a resolution delegating certain powers and duties with respect to this tax

Attachment No 5

Staff Resource City Attorney

8. Recommend approval of an interlocal cooperation agreement between the City of Charlotte and Mecklenburg County establishing the Charlotte-Mecklenburg Planning Commission

Attachment No. 6

Resource Convener of Ad Hoc Committee on Planning.

9 Consideration of nominations for two positions on the Spirit Square Board of Directors.

The nominating committee for the Board recommends the reappointment of Ms. Pat Locke, and Mr Edgar Love for a second three year term each

Attachment No. 7

10 Consideration of appointment to the Civil Service Board for a three year term.

The following nominations have been made·

(a) Marvin Smith, nominated by Councilmember Berryhill
(b) Mary Jo Hamrick, nominated by Councilmember Frech

11 Consideration of nominations to fill the unexpired term of Harold Rudd, resigned, on the Municipal Information Advisory Board.

Attachment No 8

BUSINESS AGENDA

12. Consideration of the following bid items

(a) Recommend award of contract to the only bidder, Statustronics Corporation, in the amount of $16,850, on a unit price basis for emergency voice dispatching and alerting system for fire department

(continued)

12. (continued)

(b) Recommend award of contract to the low bidder, Rockwell International, in the amount of $73,300, on a unit price basis for 2,500 - 5/8 inch cold water displacement type meters

(c) Recommend award of contract to the low bidder, Rockwell International, in the amount of $4,100, on a unit price basis for 60 - 1 inch cold water displacement type meters

(d) Recommend award of contract to the low bidder, Rockwell International, in the amount of $3,738, on a unit price basis for 25 - 1½ inch cold water displacement type meters.

(e) Recommend award of contract to the low bidder, Rockwell International, in the amount of $6,961 50, on a unit price basis, for 35 - two inch cold water displacement type meters

(f) Recommend award of contract to the low bidder, Rockwell International, in the amount of $8,070, on a unit price basis, for 10 - three inch cold water compound type meters.

(g) Recommend award of contract to the low bidder, Hersey Products, Inc., in the amount of $6,280, on a unit price basis for five - four inch cold water compound type meters

(h) Recommend award of contract to the only bidder, Hersey Products, Inc , in the amount of $20,200, on a unit price basis for five - six inch cold water MFM-MCT Magnetic Drive meters for fire and domestic service

(i) Recommend award of contract to the only bidder, Hersey Products, Inc., in the amount of $12,024, on a unit price basis for two - 8-inch cold water, MFM-MCT Magnetic Drive meters for fire and domestic service

(j) Recommend award of contract to the only bidder, Hersey Products, Inc , in the amount of $10,305, on a unit price basis for one 10-inch cold water MF-MCT Magnetic Drive meter for fire and domestic service

(k) Recommend award of contract to low bidder, Crowder Construction Company, in the amount of $12,948, on a lump sum basis for Freedom Park Lagoon Improvements

(continued)

12 (continued)

(l) Recommend award of contract to the low bidder, Rea Brothers, Inc , in the amount of $1,055,188 50 on a unit price basis for sanitary sewer construction - Four Mile Creek Interceptor

(m) Recommend award of contract to the low bidder, Palmer Mountain Farm, in the amount of $40,338 85, on a unit price basis, for construction of 8-inch sanitary sewer main to serve Cedar Point Apartments.

Attachment No. 9

Staff Resources Purchasing Director, Fire Chief, Utility Director, and City Engineer.

13 Recommend approval of a contract with Michael Roberts to conduct thirteen days of Stress Awareness Training for all police personnel in the amount of $11,552.

Attachment No. 10.

Staff Resource Police Chief

14 Recommend approval of an agreement with Southern Bell on a two-tier payment plan for leasing a "Horizon" telephone system for the new Landscaping/Park Maintenance Facility on Tuckaseegee Road

The agreement commits the city to an annual payment of $8,331 60 for a three year period for a total expenditure of $24,994 80.

Attachment No 11

Staff Resource· General Services Director

15 Recommend approval of a request by ITT Grinnell Corporation to serve beer at their company picnic in Bryant Park Picnic Shelter June 20, 1981, from 2·00 P M to 6 00 P M

Staff Resource Director Parks & Recreation

16 Recommend approval of a lease/purchase contract and related maintenance agreement with Charter Data Products, Inc , for an automated remittance processing system

The costs of acquiring this equipment over a five year period from Charter Data Products, Inc., is $3,037 monthly in addition to equipment maintenance costs of $762 permonth (total annual cost $45,588). The System will be used by the Finance Department's Treasury-Collections Office located in City Hall

Attachment No. 12

Staff Resources Directors MIS and Finance

17 Recommend approval of a contract with Burroughs Corporation for lease of a line printing device, with the initial lease period for a 12 months' period, at a cost of $2,476 per month (annual cost $29,712), including maintenance costs

Attachment No. 13

Staff Resource MIS Director.

18 Recommend approval of an amendment to the contract with Family Housing Services, Inc , (dated October 1, 1980) relative to a Home Management & Improvement Program to increase the contract price by $16,281

Attachment No 14

Staff Resource Community Development Director

* * * * * *

The City Attorney advises Agenda Items No. 19 through 38 may be considered in one motion However, any member of Council may request an item be divided and voted on separately

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19 Recommend adoption of a resolution authorizing O Wendell White, City Manager, and successors so titled, to officially submit documentation from the City of Charlotte that may be required by grantor agencies

Staff Resource Special Projects Director.

20 Recommend approval of loans for permanent financing to purchase residential units in the Fourth Ward Redevelopment Project Area

(a) Clarinda W Gibson, $45,900, for Unit 3, Davidson Square
(b) Horace J Lee, Jr., $58,950, for Unit 41, Springfield Square
(c) Hoy Neal and Terri F Stirewalt, $97,100, for Unit 15, Hackberry Court.
(d) James M. Turk, $55,000 for Unit 40, Springfield Square

Staff Resource· Community Development Director

21 Recommend approval of a loan agreement with Harvey Johnson and Mildred Johnson, in the amount of $13,150, for rehabilitation of house at 804 East 35th Street, in North Charlotte Strategy Area

Staff Resource· Community Development Director.

22 Recommend approval of an increased loan amount of $4,400, to Michael D Smith for permanent financing to purchase residential Unit 15, Graham Court, Fourth Ward Redevelopment Project Area, increasing the loan amount from $69,950 to $74,350

Staff Resource Community Development Director.

23 Recommend adoption of a resolution authorizing the execution of grant contracts with the North Carolina Department of Transportation for planning funds to finance six transit planning projects, in the amount of $7,000

The studies include transit wage data collection, short-range transit planning, planning for the transportation disadvantaged and transit corridor studies.

Staff Resource Transportation Director

24 Recommend adoption of an ordinance amending the 1980-81 budget ordinance to reappropriate North Carolina Department of Commerce energy grant funds for an Energy Conservation Project initiated in FY79, in the amount of $11,759 93.

Staff Resource· Transportation Director

25 Recommend adoption of a resolution authorizing the release from liability from Motor Vehicle Privilege Tax for eight owners totaling $910.00

Staff Resource· City Attorney.

26 Recommend adoption of a resolution authorizing the refund of certain taxes in the total amount of $1,364 21, which were collected through clerical error and illegal levy against 11 tax accounts.

Staff Resource· City Attorney

27 Recommend corrections of two previously approved tax abatement and release requests as to amounts

(a) Property at 2010 Roswell Avenue amended to show the total amount of city taxes released is $763 09 plus advertising and interest.

(b) Wilson-Lewith Machinery Corporation abated for $1,569 73 for 1980.

Staff Resource City Attorney

28 Recommend approval of a proposed settlement in City of Charlotte vs Norman Clum, et al, 1979 Annexation, Mt Holly Road/Parcel 3-109 (81-CVS-514) in the total amount of $1,100.

Staff Resource· City Attorney

29 Recommend City Council accept a gift of land from Roberts Development and Construction, Inc , consisting of a parcel thirty feet in width, connecting Brenda Court and Cheviot Road, to provide pedestrian access to Allen Hills Park

Staff Resource City Engineer

30 Recommend that two properties acquired from Matthews Utilities, Inc., be declared surplus and authorized sold by sealed bid.

Staff Resource City Engineer

31 Recommend approval of the sale of property at 1032 South Boulevard and 313 Lexington Avenue to Claes C Honig, the only bidder, in the amount of $15,025

Staff Resource City Engineer

32 Recommend adoption of a resolution declaring an intent to abandon and close the northerly portion of a ten-foot alley extending from West Trade Street to West Fourth Street, in the block bounded by West Fourth Street, South Church Street, West Trade Street and South Tryon Street, and calling a public hearing on Monday, June 29, 1981, 3 00 P.M., Council Chamber.

Staff Resource City Engineer

33 Recommend approval of property transactions

(a) Acquisition of 5,161 35 square feet by donation, from the Charlotte-Mecklenburg Board of Education, on the southeast corner Fairfax Drive and Michael Baker Place, at $1 00, for land donation, Michael Baker Place.

(b) Acquistion of 134 63 square feet of easement from William F Pittman, widower, 5641 Starkwood Drive, at $1 00, for sanitary sewer to serve 5641 Starkwood Drive

(c) Acquisition of 488.87 linear feet of easement, from NCNB Trust U/W T E. Hemby, Sr., southwest corner Hugh Forest Road and NC 51, at $1.00, for sanitary sewer to serve Hembstead Subdivision

(d) Acquisition of 1,122 92 linear feet of easement, from Standard Properties, Inc., southeast Providence Road and NC 51, between Providence Road and Hugh Forest Road, at $1 00, for sanitary sewer to serve Hembstead Subdivision

(e) Acquisition of 571 56 linear feet, plus temporary construction easement, from Della G Cox, widow, 7404 York Road, at $625, for Coffey Creek Interceptor

(f) Acquisition of 1,987.31 linear feet, plus temporary construction easement, from Robert E. McDowell, Jr , and Dorothy G McDowell, on 100 acres off York Road, at $2,225, for Coffey Creek Interceptor

(g) Acquisition of 694 94 linear feet, plus temporary construction easement, from Lillian S Freeman, 5320 Piney Top Lane, at $1,000, for Coffey Creek Interceptor

(h) Acquisition of 181.78 linear feet, plus temporary construction easement, from James Jackson Bigger and wife, Elizabeth F , 5333 Piney Top Lane, at $500, for Coffey Creek Interceptor.

(i) Acquisition of 331 30 linear feet, plus temporary construction easement, from Warren Courtney Dixon and wife, Annie, behind 5703 Piney Top Drive, at $600, for Coffey Creek Interceptor

Staff Resources City Engineer and Utility Director

34 Recommend approval of contracts for construction of water mains

(a) Contract with John Crosland Company for construction of 2,300 feet of 8-inch water main to serve Brandon Forest Subdivision, outside the city, at an estimated cost of $36,800, at no cost to the city.

Located south of Sharon Road West, and west of Park Road

(b) Contract with Real Estate Planning & Development, Inc , for the construction of 3,175 feet of 8-inch, 6-inch and 2-inch water mains to serve Hickory Ridge 4C, outside the city, at an estimated cost of $33,600, at no cost to the city

Located east of Delta Road and south of Pence Road.

(c) Contract with Real Estate Planning & Development, Inc. for the construction of 3,995 feet of 8-inch, 6-inch and 2-inch water mains to serve Hickory Ridge II, outside the city, at an estimated cost of $44,800, at no cost to the city.

Located south of Pence Road, and west of Delta Road.

Staff Resource Utility Director

35, Recommend adoption of resolutions for state grants

(a) Resolution authorizing the City to apply for a 25% state grant in the amount of $43,203, to assist in the construction of a 12-inch water main in Park Road

(b) Resolution authorizing the acceptance of a Step 2/3 state grant offer in the amount of $68,892, for the design and construction of the Metro Charlotte Sewer System Rehabilitation Program.

Staff Resource Utility Director

36 Recommend approval of the issuance of a special officer permit to Larry Rembert Reid, 1532 Kimberly Road, for a period of one year, to serve on the premises of Charlotte Park and Recreation Department

Staff Resource Parks & Recreation Director

37 Recommend approval of amendments to contracts in the CETA program as follows

(a) Amendment No 1 to the administrative Services Contract between Charlotte Employment & Training Department and Employment Security Commission of North Carolina to increase the contract amount by $39,135, from $99,674 to $138,809

(b) Amendment No 1 to the current CETA Title II-B services contract with the North Carolina Employment Security Commission to increase the contract amount by $278,152, from $977,929 to $1,256,081

(c) Amendment No 1 to contract with North Carolina Employment Security Commission for operation of the CETA Title IV Summer Youth Employment Program (SYEP) for economically disadvantaged youth, ages 14-21, who are residents of the City of Charlotte, to increase the contract amount by $639,249, from $18,942 to $658,221.

(d) Amendment to contract with Bethlehem Center/Gethsemane Enrichment Program, for operation of a special youth summer project under CETA Title IV Youth Employment and Training Program (YETP), to increase the contract amount by $20,000, from $152,789 to $172,789.

(e) Amendment to contract with Charlotte-Mecklenburg Youth Council for the operation of a special youth summer project under the CETA Title IV Youth Employment and Training Program (YETP), to increase the contract amount by $16,000, from $118,436 to $134,436

(f) Amendment to current CETA Title II-B contract with the Plaza School of Beauty Culture, to increase the contract amount by $4,750, from $8,399 to $13,050

Staff Resource Director Employment & Training

38 Recommend adoption of ordinances affecting housing declared unfit for human habitation

(a) Ordinance ordering the occupied dwelling at 1105 Louise Avenue to be vacated and closed
(b) Ordinance ordering the unoccupied dwelling at 1115 Louise Avenue to be closed

(continued)

38 (continued)

(c) Ordinance ordering the unoccupied dwelling located at 1711-13 Luther Street, in Cherry CDRS area, to be demolished and removed

(d) Ordinance ordering the unoccupied dwelling located at 239 Nance Road to be demolished and removed

(e) Ordinance ordering the unoccupied dwelling at 1812 Luther Street, in Cherry CDRS area, to be demolished and removed.

Staff Resource: Building Inspection Director.

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SCHEDULE OF MEETINGS
JUNE 1 THRU JUNE 5, 1981

Monday, June 1	City Council-Executive Session/ Dinner Cafeteria - Park Road Elementary School	5 00 P M
	Citizens Hearing	7·00 P M
	Council Meeting Park Road Elementary School 3701 Haven Drive	7·30 P.M.
Tuesday, June 2	City Council - Budget Workshop Training Center - City Hall Annex	4 00 P M.
	Environmental Health & Protection Committee Tour of Landfill Site	5 30 P M
	Environmental Health & Protection Committee Reams Road Landfill Hearing North Mecklenburg High School	7 00 P M
Wednesday, June 3	City Council - Budget Workshop Training Center - City Hall Annex	4 00 P M.
Wednesday, June 3 thru Friday, June 5	Chamber of Commerce Inter-City Trip - Baltimore, Maryland	
Thursday, June 4	City Council - Budget Workshop Training Center - City Hall Annex	4 00 P.M.

PENDING MATTERS

In meeting on Monday, June 15, 1981, City Council will make nominations to fill positions on the following Commissions·

(a) Historic Properties Commission - two positions - three year terms each, terms expire July 16, 1981

1) William E. Bluford has completed two consecutive full terms, and is not eligible for reappointment
2) Ernest Hunter has completed two consecutive full terms, and is not eligible for reappointment

(b) Historic District Commission - two positions - three year terms each, terms expire June 30, 1981

1) Dean Charles C. Hight (serves on faculty of School of Architecture at UNCC) has completed two consecutive terms and is not eligible for reappointment
2) Peggy Culbertson (serves as member of Planning Commission) has completed one term, and is eligible for reappointment.

(c) Planning Commission - two positions - three year terms each, terms expire June 30, 1981

1) Peggy Culbertson has completed one term and is eligible for reappointment
2) William J McCoy has completed one term and is eligible for reappointment

Charlotte

Public Service & Information Department
City Hall, 600 E Trade Street
Charlotte, North Carolina 28202
704/374 2395

Meetings in June '81

THE WEEK OF JUNE 1 – JUNE 6

1	Monday, 5 00 p m	CITY COUNCIL EXECUTIVE SESSION – Park Road Elementary School, 3701 Haven Dr
	Monday, 7 00 p m	CITIZENS HEARING – Park Road Elementary School, 3701 Haven Drive
	Monday, 7 00 p m	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE – Belmont Regional Center, 700 Parkwood Avenue
	Monday, 7 30 p m	CITY COUNCIL MEETING – Park Road Elementary School, 3701 Haven Drive
2	Tuesday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center
	Tuesday, 5 00 p m	CITY COUNCIL ENVIRONMENTAL HEALTH & PROTECTION COMMITTEE – North Mecklenburg High School, Statesville Road
	Tuesday, 7 00 p m	REAMES ROAD LANDFILL PUBLIC HEARING – North Mecklenburg High School, Auditorium, Statesville Road
	Tuesday, 7 30 p m	CHARLOTTE TREE COMMISSION – Cameron Brown Building, Fifth Floor Conference Room
	Tuesday, 7 30 p m	PLANNING COMMISSION Cameron Brown Building, First Floor Conference Room
3	Wednesday 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY Charlotte Athletic Club
	Wednesday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center
	Wednesday, 4 30 p m	COMMUNITY RELATIONS COMMITTEE/MARTIN LUTHER KING TASK FORCE – Community Relations Conference Room 623 E Trade Street
4	Thursday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center
	Thursday, 5 30 p m	MAYOR'S TRAFFIC SAFETY COMMITTEE – United Community Services Building, 301 S Brevard Street, Room 108
	Thursday, 7 30 p m	TASK FORCE ON RESIDENTIAL BURGLARY – Law Enforcement Center, Third Floor Conference Room

THE WEEK OF JUNE 7 – JUNE 13

8	Monday, 12 Noon	PLANNING COMMISSION – Cameron Brown Building, First Floor Conference Room
	Monday, 2 00 p m	CITIZENS HEARING – City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING/PUBLIC HEARING ON 1981 82 CITY BUDGET/PUBLIC HEARING ON AMENDMENT TO THIRD WARD REDEVELOPMENT PLAN – City Hall, Council Chamber
9	Tuesday, 9 00 a m	HISTORIC DISTRICT COMMISSION – Edwin Towers, First Floor Conference Room
	Tuesday, 9 00 a m	CIVIL SERVICE BOARD/HEARING (Open) – City Hall, Council Chamber
	Tuesday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center
	Tuesday, 7 00 p m	PUBLIC HEARING ON 1981-82 CITY BUDGET – City Hall, Council Chamber
10	Wednesday, 9 00 a m	CIVIL SERVICE BOARD/HEARING (Open) – City Hall, Council Chamber
	Wednesday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center

– MORE –

THE WEEK OF JUNE 7 – JUNE 13 (Continued)

10	Wednesday, 4 30 p m	COMMUNITY RELATIONS COMMITTEE EDUCATION TASK FORCE – Community Relations Conference Room, 623 East Trade Street
	Wednesday, 7 30 p m	HISTORIC PROPERTIES COMMISSION – City Hall, Second Floor Conference Room
	Wednesday, 7 30 p m	PUBLIC HEARING/CITIZEN TASK FORCE ON RESIDENTIAL BURGLARY – Myers Park High School, 2400 Colony Road
	Wednesday, 7 30 p m	PUBLIC HEARING/CITIZEN TASK FORCE ON RESIDENTIAL BURGLARY – North Mecklenburg High School, Statesville Road
11	Thursday, 2 00 p m.	TAXICAB REVIEW BOARD/HEARING (Closed) City Hall, Council Chamber
	Thursday, 3 00 p m	CITY COUNCIL ENVIRONMENTAL HEALTH & PROTECTION COMMITTEE – City Hall, Second Floor Conference Room
	Thursday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center

THE WEEK OF JUNE 14 – JUNE 20

15	Monday, 6 00 p m	CITY COUNCIL MEETING - ZONING HEARINGS/PUBLIC HEARING ON PROPOSED TRANSIT FARE INCREASES – Education Center Board Room
16	Tuesday, 10 00 a m	AUDITORIUM COLISEUM-CIVIC CENTER AUTHORITY – Civic Center, Conference Room
	Tuesday, 2 00 p m	HOUSING AUTHORITY – 1301 South Boulevard
	Tuesday, 3 00 p m	COMMUNITY FACILITIES COMMITTEE – Utility Department Operations Center 5100 Brookshire Boulevard
17	Wednesday, 8 00 a m	AIRPORT ADVISORY COMMITTEE – Douglas Municipal Airport, Airport Manager's Office
	Wednesday, 2 00 p m	TECHNICAL COORDINATING COMMITTEE – City Hall Annex, Department of Transportation Conference Room
	Wednesday, 4 00 p m	EMPLOYMENT & TRAINING ADVISORY COUNCIL – Belmont Regional Center 700 Parkwood Avenue
18	Thursday, 8 00 a m	CHARLOTTE CLEAN CITY COMMITTEE – Cameron Brown Building, Fifth Floor Conference Room

THE WEEK OF JUNE 21 – JUNE 27

22	Monday, 2 00 p m	CITIZENS HEARING – City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING – City Hall, Council Chamber
23	Tuesday, 4 00 p m	MUNICIPAL INFORMATION ADVISORY BOARD – Cameron Brown Building, Third Floor Conference Room
24	Wednesday, 8 45 a m	CIVIL SERVICE BOARD – City Hall, Second Floor Conference Room
	Wednesday, 10 00 a m.	CIVIL SERVICE BOARD/HEARING (Open) – City Hall, Council Chamber
25	Thursday, 4 00 p m	ELECTRICIAL ADVISORY BOARD – City Hall Annex, Building Inspection Conference Room
27	Saturday, 3 00 p m	DEDICATION OF THE MARION DIEHL RECREATION CENTER – 2219 Tyvola Road

JUNE 28 – JUNE 30

29	Monday, 2 00 p m	CITIZENS HEARING – City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING – City Hall, Council Chamber
	Monday, 7 00 p m	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE – Belmont Regional Center, 700 Parkwood Avenue
30	Tuesday, 3 00 p m	ZONING BOARD OF ADJUSTMENT – City Hall, Council Chamber

ADDENDUM #1

1. Recommend adoption of an ordinance transferring funds from the General Fund Contingency to provide an appropriation for West Trade Street Land Acquisition in the amount of $85,200.

   Attachment

   Staff Resource: City Engineer.

Request for Council Action

Charlotte

To the City Manager May 29, 1981
Date

From C. D. Readling, City Engineer, Engineering Department

Action Requested That City Council approve the expenditure of $85,200.00 for the purchase of the Pinto Brothers-Mecklenburg Hotel Property Tax Code - 78-55-01

On April 21, 1981, a poll of Council members authorized Engineering/Real Estate to proceed in the tax sale of the above property with a sum up to $91,000 00 There were originally two tracts of land that the City wished to purchase Council approved the purchase of one tract, tax code 78-55-02, on March 16, 1981

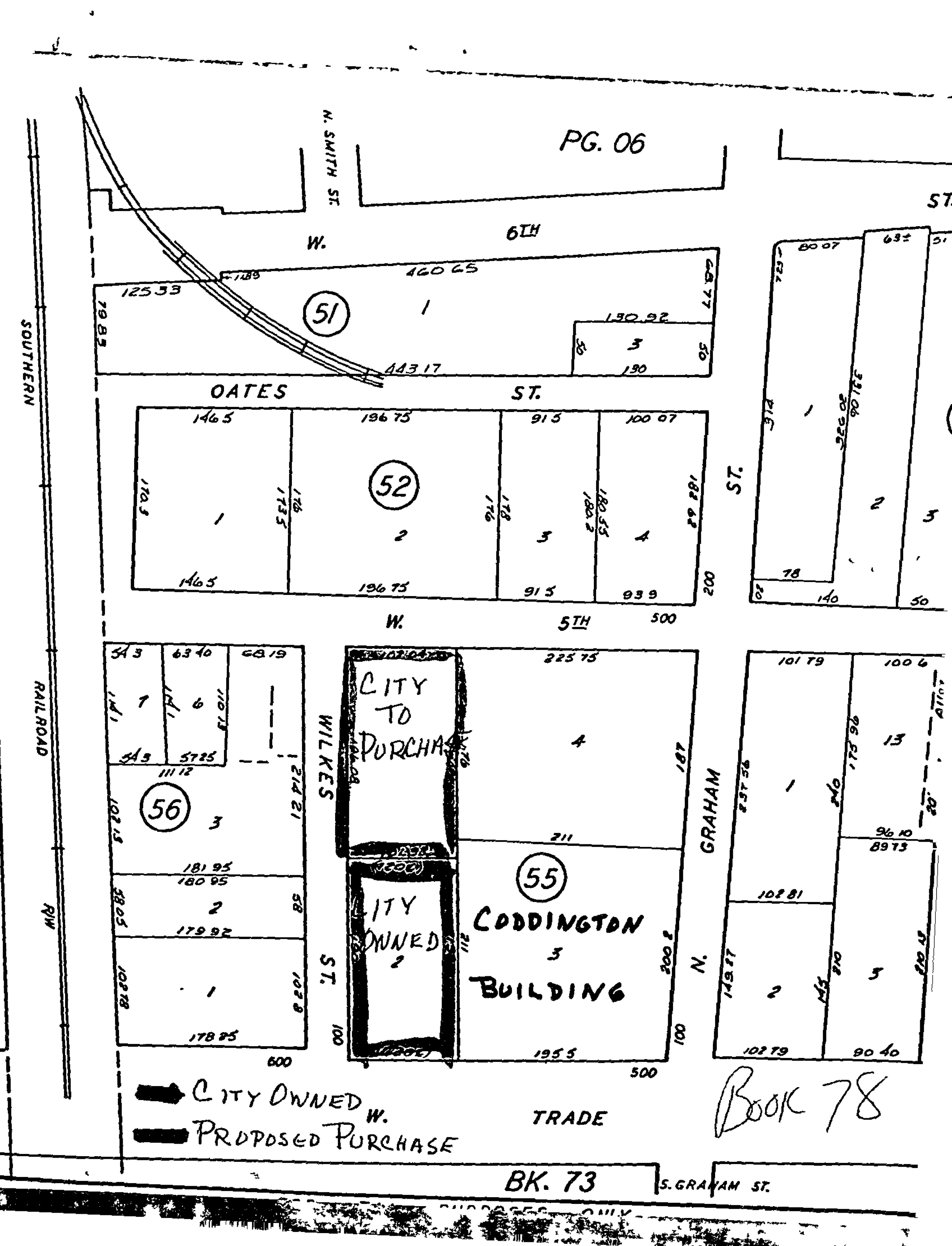
On tax code 78-55-01, the City was the successful bidder at $85,200.00. The bids closed on May 28, 1981.

It is recommended that Council approve the amount of $85,200 00 which is now due and payable to Mr Hamlin Wade, Attorney for Mecklenburg County Clerk of Superior Court.

This will complete this assignment to the Real Estate Division

sd

cc Ms. Ruth Armstrong
City Clerk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PROPOSED PURCHASE
BK. 73
BOOK 78

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ORDINANCE NO 394-X, THE 1980-81 BUDGET ORDINANCE, TRANSFERRING FUNDS FROM THE GENERAL FUND CONTINGENCY TO PROVIDE AN APPROPRIATION FOR WEST TRADE STREET LAND ACQUISITION.

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina;

Section 1. That the sum of $85,200 is hereby transferred from the General Fund Contingency account (530.00) to the West Trade Street Land Acquisition account (482.00). These funds will be used to purchase one of the lots formerly occupied by the Mecklenburg Hotel.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective upon its adoption.

Approved as to form

City Attorney

#1

Request for Council Action

Charlotte

To the City Manager

May 27, 1981
Date

From C. Don Steger, Assistant City Manager

Action Requested Council approval of an agreement between the City of Charlotte and the United States Department of Labor, Office of Administrative Law Judges for the settlement of CETA Audit exceptions in Case No. 81-CETA-120 for $865,000.

Staff is recommending approval of a proposed agreement with DOL in Case No. 81-CETA-120 for settlement of audit exceptions totaling $865,000. This audit exception is for the Summer Youth Employment Program (SYEP) operated by the Charlotte Mecklenbueg School Board for the years 1974 and 1975.

The proposed agreement would stipulate that the City would operate and fund from non-CETA funds work experiences to be generated by a Special Summer Youth Employment Program (SYEP) which will be above and beyond those employment opportunities that are afforded CETA eligible youth in the CETA funded SYEP.

The agreement would further stipulate that:

- The City provide $233,314 for jobs for CETA eligible youth in the summer of 1981;
- Provide $400,000 for jobs for CETA eligible youths in the summer of 1982; and
- Provide $250,000 for jobs for CETA eligible youths in the summer of 1983.

The agreement would further provide that the City will include indirect administrative costs incurred for each of the three years of program operation; and that the City may fluctuate the yearly amounts, depending upon availability of funds and job opportunities. In case the City is able to provide special jobs for these CETA eligible youth on the same basis in some year round program, that amount would be amended to this agreement.

This matter, which was approved by Council in Executive Session on May 4, 1981, carries accompanying budget appropriations which will be presented at the appropriate time for Council action.

It should be pointed out that this recommendation will allow the City to settle this audit by expending funds that will benefit the City and the Citizens of Charlotte, while satisfying the Department of Labor's requirement that the City serve an appropriate number of CETA eligible youths from which group an equal appropriate number of youths were not served by the SYEP in the program and years identified above.

UNITED STATES DEPARTMENT OF LABOR
OFFICE OF ADMINISTRATIVE LAW JUDGES
WASHINGTON, D C 20036

In the Matter of	)	
	)	Case No. 81-CETA-120
CITY OF CHARLOTTE	)	
	)	

STIPULATION

WHEREAS the Secretary of Labor, United States Department of Labor ("the Department") has audited (Report Number 04-6-342-L-055-046) Grant Numbers 37-5-0140-10, 37-6-0205-21, 37-4-0063-32, 37-5-056-32, and 37-5-0311-60 performed by the City of Charlotte ("the Grantee") through its subcontractors Charlotte-Mecklenburg School System and the Charlotte Area Fund, Inc , during the period from inception to 9/30/75, under the Comprehensive Employment and Training Act ("CETA"), and

WHEREAS, the Department has determined that $865,835 36 in expenditures should be disallowed under the grants referenced above, and

WHEREAS, the Grantee and the Department have agreed to settle this dispute in the amount of $865,835.36 and wish to resolve the method of payment.

NOW THEREFORE, the parties stipulate and agree that repayment shall be made in the following manner

1. The Grantee shall operate a Special Youth Employment Program effort ("SYEP").

2. The Grantee shall fund this SYEP from non-CETA funds.

3. Work experience opportunities that will be generated by this SYEP shall be above and beyond those employment opportunities that will be afforded CETA eligible youth via the regular Title IV-SYEP.

4. The Grantee shall repay $233,314 of the total settlement by operating the SYEP during Federal Fiscal Year 1981.

5. The Grantee shall repay $400,000 of the total settlement by operating the SYEP during Federal Fiscal Year 1982.

6 The Grantee shall repay $250,000 of the total settlement by operating the SYEP during Federal Fiscal Year 1983

7. The Grantee shall include indirect administrative costs incurred for each of the three years of program operation on a year-by-year basis.

8. This settlement shall not be invalidated because of fluctuations in expenditure levels described above in numbers 4, 5 and 6.

9. The Department may seek to collect the full settlement, less allowable payments made in cash or through in-kind services, any time that the Grant Officer learns that the repayment costs violate this agreement or are unallowable.

10. Nothing in this agreement shall prevent the Department from pursuing action under the Claims Collection Act, 31 U.S.C. § 951 et seq., in the event the Grantee fails to make full payment of the settlement.

11. The parties further agree that payment consistent with this stipulation in full, final and complete settlement of the audit arising from Grant Numbers 37-5-0140-10, 37-6-0205-21, 37-4-0063-32, 37-5-056-32, and 37-5-0311-60 for the period from inception to 9/30/75.

THE CITY OF CHARLOTTE

EDDIE KNOX
Mayor

UNITED STATES DEPARTMENT OF LABOR

NATHANIEL BACCUS III
Associate Solicitor for
Employment and Training
United States Department of Labor

NEILDA C. LEE, Attorney for
Employment and Training
United States Department of Labor

WILLIAM M. EVES
Grant Officer
United States Department of Labor

Request for Council Action

Charlotte

To the City Manager

May 28, 1981
Date

From Martin Cramton, Director, Charlotte-Mecklenburg Planning Commission

Action Requested Consideration of The Housing Cost Task Force Report prepared by the Charlotte Board of Realtors and the Charlotte Home Builders Association, and referral of the report to the City Manager for review and recommendation of an implementation plan for Council's consideration within 45 days.

On Thursday, May 28, 1981, a housing task force, developed as an outgrowth of the Urban Symposium discussions, presented its study of making housing affordable to our community. The task force members represented the Charlotte Board of Realtors, and the Charlotte Home Builders Association. Study areas covered zoning, direct building costs, building permit and inspection procedures, subdivision approval procedures, and the land development process. The study pointed to areas of concern which if appropriate ordinance amendments occur could lead to cost savings for the consumer and the industry. In order to assist the task force in its work, you are requested to refer the study to the City Manager for a review of the report and recommending a plan for implementation within 45 days. The County Commissioners will be considering similar action on an upcoming agenda. The Housing Cost Task Force Report has been made available to community leaders, elected officials, and City and County staff present at the May 28 presentation.

MC:p

#2

Request for Council Action

Charlotte

To the City Manager

From R. D. Campbell, Director — May 21, 1981 (Date)

Charlotte-Mecklenburg Utility Department

Action Requested

Recommend Adoption of a Budget Ordinance Appropriating $1,186,000 for Construction of the Four Mile Creek Sewer Outfall

Request is made to transfer $1,186,000 to Account "631.35" (Four Mile Creek Sewer Outfall). This major sewer outfall which is approximately four miles long will begin at Providence Road and extend easterly along Four Mile Creek to the Town of Matthews.

Construction of this project will complete another phase of the original 201 Facility Plan as outlined and approved by the Environmental Protection Agency and the City of Charlotte.

Eighty Seven and One-half percent (87-1/2%) of the funds required for the construction of this project have been made available by the U.S. Environmental Protection Agency and N.C. Division of Environmental Management. Local funds required for this project will amount to $170,380.00.

Please have the City Council take the necessary action related to the approval of this budget ordinance.

RDC.WTJ.ck
Attachment - ordinance

cc. Mr. L.P. Bobo
Ms. Pam Syfert
Mr. J.B. Fennell

ORDINANCE NO._____

AN ORDINANCE TO AMEND ORDINANCE NO 394-X, THE 1980-81 BUDGET ORDINANCE, ESTIMATING FEDERAL AND STATE GRANT REVENUES AND TRANSFERRING FUNDS FROM THE UNAPPROPRIATED BALANCE OF THE COUNTY SEWER BOND FUND TO PROVIDE A SUPPLEMENTAL APPROPRIATION FOR CONSTRUCTION OF FOUR MILE CREEK OUTFALL.

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina,

Section 1. That the sum of $1,186,000 is hereby transferred to the Four Mile Creek Outfall account (631.35) in accordance with the following schedule

Source of Revenue	Amount
Environmental Protection Agency Grant	$ 870,531
State of North Carolina Grant	145,089
County Sewer Bond Fund	170,380
Total	$1,186,000

These funds will be used to construct the Four Mile Creek Outfall.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective upon its adoption.

Approved as to form

Henry W. Underhill Jr
City Attorney

#3

CM

Charlotte Request for Council Action

To the City Manager

From William H. Wilder, Personnel Director — May 21, 1981 (Date)

Action Requested Consideration of Employee Residency Requirement

On May 11, 1981, City Council directed staff to provide additional information on the enforcement of the residency requirement for review at its June 1, 1981, meeting. Council also voted to delay the pending termination of five employees who do not reside in Mecklenburg County. In response to Council's request, the Personnel Department has prepared a report which includes a review of background information leading up to Council's December 1980 decision to retain the rule, enforcement efforts, and additional considerations which should be taken into account at this time.

Attachments

CITY OF CHARLOTTE
INTER-OFFICE COMMUNICATION

DATE: May 22, 1981

TO. Mr. Wendell White
City Manager

FROM: William H Wilder
Personnel Director

SUBJECT· Residency Requirement for City Employees

Background

Prior to Council's action of December 22, 1980, to retain the residency requirement, the Personnel Department and operating departments had experienced problems with administration of the residency policy The lack of a clear definition of "residence" made it extremely difficult to enforce the rule In addition, our experience showed that the residency requirement had been detrimental to the Affirmative Action program, this was in no way an indication that qualified women and minorities did not reside in Mecklenburg County, but instead a reflection of the fact that for certain vacancies we were unable to hire the best qualified applicants, who were residing outside of the County On November 26, 1980, the attached report elaborating on these problems was filed with the City Manager. On December 22, 1980, the City Council considered a staff recommendation to abolish the residency requirement, but voted to retain it

Enforcement

Subsequent to City Council's decision to retain the residency requirement, the Personnel Department worked with the Legal Department to clarify the definition of "residence " Although providing "hard and fast" guidelines was extremely difficult, it was determined that simply spending one or more nights per week in the County did not constitute residence Instead, residence is the place where an employee lives and intends to make a home on a full-time, permanent basis. Among the factors which determine residence are the following

1. Location of personal property.
2. Place of voting registration
3. Residence of spouse and minor children
4. Mailing address
5. Location of checking and savings accounts
6. Location of automobile registration.
7. Address as indicated on driver's license.
8. Place of church membership.

In determining whether an employee is a resident of Mecklenburg County, all factors such as those listed above are considered in combination and as a whole, no single factor determines residence

In a memorandum of March 12, 1981, all department heads were informed of the definition of residence and the procedures to be followed in enforcement of the rule These procedures provided that employees who were not residents of Mecklenburg County and who failed to establish residence by May 15, 1981, would be terminated As a result of the enforcement effort, ten employees were found to be residing outside of Mecklenburg County. Four of these employees have relocated to Mecklenburg County, and one employee has resigned in lieu of being terminated The remaining five employees were to have been terminated effective May 15. Of the five employees scheduled for termination, two have thirteen (13) years of service, one has twelve (12) years of service, one has eleven (11) years of service, and one has six (6) years of service.

Additional Considerations

It is suggested that the following considerations be taken into account as City Council has further deliberations on the residency requirement

1. "Grandfather Provision" - In the May 11 meeting of City Council, several members expressed interest in a "grandfather" provision When the residency requirement was being reviewed in 1976, the City Council elected not to establish a "grandfather" provision. In the enforcement effort taking place at that time, a survey of employee residence was conducted and the results were as follows -

   70 - Number of employees who were reported to be living outside of Mecklenburg County.

   15 - Number of employees living outside County who either voluntarily quit or retired instead of moving into County.

   3 - Number of employees who were terminated by failing to move into County within six months.

   52 - Number of employees living outside County who moved into County within six months.

   It is possible that a "grandfather" provision at this point would be of concern to some of the employees who were affected in 1976 Also, a "grandfather" provision would probably concern those employees who recently moved into the County or resigned their employment in order to comply with the policy.

2. Enforcement - The nature of the residency requirement is such that there will, to some degree, always be problems associated with its enforcement In City Council's discussion on May 11, concern was expressed that managers may not have done their jobs in enforcing the rule Employees are supposed to report changes of address, and managers can only take necessary actions if they are made aware of suspected cases of violation. Experience has shown that these cases are most frequently brought to the attention of management through anonymous inquiries It is very easy for employees to move outside the County without the knowledge of management and to live there for indefinite periods of time Also, employees hired since 1976 have been informed of the residency requirement at the time of employment.

   Although five employees have been identified as living outside the County, there is reason to believe that other cases exist based on the number of anonymous inquiries we have received However, there is no way of dealing with these cases when the employees whose residence is being questioned are not identified.

3. Employment Program - The residency requirement's adverse effect on the City's employment program is being experienced in 1981 as it was in 1980. In 1980 there were twenty-four cases in which applicants either declined offers of employment or withdrew applications due to the residency requirement There have been fifteen (15) such cases in 1981.

4. Police Personnel - In addition to the City Personnel Rule regarding residency, the City Charter grants authority to the Civil Service Board to establish entrance requirements for employees of the police and fire service, " .. subject to reasonable limitations as to residence . ." Police personnel are required to live in Mecklenburg County based on a departmental regulation approved by the Civil Service Board on July 27, 1962, and by City Council on September 10, 1962. City Council should be aware of this in its discussions about residency.

WHW tmj

Attachment

CITY OF CHARLOTTE
INTER-OFFICE COMMUNICATION

DATE: November 26, 1980

TO. Mr. David A. Burkhalter
City Manager

FROM: William H. Wilder
Personnel Director

SUBJECT Residency Requirement

We are continuing to experience problems with the employee residency requirement and recommend action be taken by Council to abolish the rule. Therefore, the purpose of this report is to provide further information relative to the residency requirement for City employees and support our recommendation. This requirement, as provided in the City's Personnel Rules and Regulations, states

> "All persons regularly employed in the City's service shall be residents or become residents of Mecklenburg County within six months after the date of their employment, and shall remain residents of Mecklenburg County during the period of employment."

The scope of this report does not include the provision of the City Charter which requires that department heads live in the City limits, the City Council recently voted to recommend to the Legislature that this provision of the Charter be deleted Instead, this report provides background information on the subject rule, a review of the reasons for which City Council has historically supported a residency requirement, a review of the effects of the residency requirement and a summary of recommended changes to the present residency rule.

Background

Following is a brief history of residency requirements for City employees. A review of these requirements shows that over the years the type of employees covered and the residency boundaries have changed rather substantially.

1939 - The first residency requirement was enacted apparently as part of a general revision to the City Charter. This rule stated that all employees must have been residents of the City two years prior to their employment, however, the rule did not apply to "casual, technical, or specially-trained employees."

1943 - The Charter was amended to provide that employees be residents of the City at least one year prior to their employment and that the City Manager could waive the requirements of the residency rule for "employees the principal duties of whose positions require them to work outside the City."

1947 - The Charter was amended to provide that City Council could establish rules governing the residence and age of employees, including department heads, provided that such employees live in Mecklenburg County.

1965 - The last general Charter revision occurred and excluded any reference to a general residency requirement applying to all employees. It did require, however, that department heads and the City Manager be residents or become residents of the City within sixty days after their appointment. It is not clear whether or not the omission of all other employees from this Charter provision was intentional.

1972 - The City Council adopted an amendment to the City's Personnel Rules and Regulations requiring that employees be residents of Mecklenburg County.

There have been two suits filed against the City relative to the residency rule. The more significant of these two was filed in 1972 and was not settled until 1976. The District Court had ruled against the City's residency rule, but the Fourth Circuit of Appeals reversed the District Court opinion on the basis of a decision by the U. S. Supreme Court, in which it had ruled that residency requirements by municipalities do not violate the employee's individual right of freedom of travel, or 14th Amendment rights. Because of the status of the suit, the residency rule was not enforced for a period of several years. However, based on the outcome of the suit, the City Council directed staff in 1976 to again enforce the residency rule. As part of the enforcement effort, a questionnaire was given to all permanent City employees wherein they were required to attest to their residence and their plans for moving into the County if, in fact, they were not living in the County. The results of the survey and the actions taken are indicated below.

70 - Number of employees who reported to be living outside of Mecklenburg County.

15 - Number of employees living outside County who either voluntarily quit or retired instead of moving into County.

3 - Number of employees who were terminated by failing to move into County within six months.

52 - Number of employees living outside County who moved into County within six months.

This information is being provided so that there can be an awareness of the impact which any further changes to the residency rule might have on either current or former City employees. It is possible that a change to the rule would be of concern to some of the employees who were required to move into the County in 1976. We feel, however, that there is more than sufficient justification for abolishing the rule.

Reasons for City's Residency Rule

In previous discussions by City Council, the reasons most frequently cited in support of the residency rule were as follows

1. Employees who live in the County would likely have a better understanding of local problems and needs, a greater interest in ensuring the efficient delivery of City services, and thereby an incentive for better job performance.

2. Employees who live in the County would presumably spend a good portion of their salaries in the area in which they live, thus ensuring that some, if not most, of the tax revenues expended for employees' salaries would remain within the local community.

3. Employees whose job responsibilities require responding to emergencies, as is the case with most Police and Fire Department employees, will be able to respond more quickly if they are "called back" during their off-duty time to respond to emergency situations.

Effects of City's Residency Rule

The City's residency rule has hampered several programs and resulted in several problems which must be addressed. The programs which have been affected and the resulting problems can be categorized under two areas: (1) job placement/affirmative action, (2) rule enforcement.

Job Placement/Affirmative Action - The most recent action by City Council relative to the residency rule was in 1976, and the City's Affirmative Action Plan was adopted by Council in 1977. The effect which the residency rule would have on recruitment efforts in general, and especially those toward the achievement of affirmative action goals, was apparently not anticipated. Our experience in this regard has shown, however, that the residency rule has hindered the City's recruitment efforts and has resulted in our not meeting some very important affirmative action goals. Records which show the specific effect of the City's residency policy on our recruitment and selection program prior to 1980 were not maintained, but such information has been compiled for the period January 1980 to the present. This information is provided on Table No. 1 which is attached. Although each of the cases detailed in Table No. 1 is of great concern and importance to the City, of particular significance is the effect which the rule has had on the recruitment and/or placement of women and minorities for or into non-traditional jobs.

Rule Enforcement - There are several problems which have been encountered relative to the enforcement of the residency rule. One of the most difficult of these relates to the definition of "residence." There have been numerous legal opinions on the subject of residency requirements for municipalities, and a review of these indicates that a point which is often at issue is the difference between the definition of "residence" and the definition of "domicile." In some, but not all cases, the two terms have been considered synonymous. Apparently, "residence" usually refers to a person's actual place of abode, whether permanent or temporary, while "domicile" denotes a person's permanent dwelling place, to which, when absent, there is the intention of returning for a permanent or indefinite period of time. Some of the factors which may be considered in determining a person's domicile are

1. place of church membership,
2. place of voting registration,
3. location of personal property;
4. location of checking and savings accounts;
5. location of automobile registration,
6. driver's license address,
7. residence of spouse and minor children, and,
8. mailing address.

We have received a number of questions at different points in time as to what combinations of factors constitute a person's residence in Mecklenburg County for the purposes of compliance with the City's residency rule. Lacking a clear understanding of Council's intentions on this, many of these questions have been difficult if not impossible to answer.

Furthermore, as you are aware, we have received some anonymous calls and letters alleging that certain City employees do not meet some of these conditions. In some of these cases, the individuals who allegedly live outside of the county are not identified, and in other cases, it is difficult to determine whether or not conditions are sufficiently met to meet the definition of "residence."

Conclusions

Upon considering the reasons which have historically served as the basis for the City's residency rule versus the problems which have in recent years been encountered relative to the City's recruitment and affirmative action programs and the enforcement of the rule, it is concluded that the arguments against a residency rule outweigh the arguments for such a rule. In this regard, the following points are made.

1. There is no evidence that employees who live in the county have an incentive for better job performance than those who live outside the county. This is particularly the case for employees of technical, professional and administrative positions whose contributions to the organization are probably more influenced by achievement of career goals and personal motivations than residence.

2. There is no reason to believe that the abolishment of the present residency requirement would result in a large number of City employees moving to other surrounding counties. It is likely that the present price of housing and gasoline would further discourage this. Even those employees who chose to move outside of the county would likely continue to spend a good portion of their salaries in the city because of the services which are available and activities which are offered here.

3. Because of the geographical configuration of Mecklenburg County, it is possible that employees living outside Mecklenburg County can actually travel to their work locations more quickly than some employees who live outside the county. This is particularly important to understand in regard to the argument that Police and Fire Department employees who must be able to respond to emergency call-back situations should live close to their work locations. Another consideration with regard to this point is that emergency call-back situations in the Fire Department have been practically non-existent for the past ten years.

4. It is believed that the City's recruitment program and affirmative action efforts should not continue to be impeded by the residency requirement.

Recommendations

Based on the above conclusions, it is recommended that the City's Personnel Rules and Regulations be amended to delete the requirement that all employees either be residents of Mecklenburg County, or become residents of the county within six months after their employment.

WHW.meb

Table No. 1

NUMBER OF APPLICANTS BY RACE AND SEX
WHO WITHDREW APPLICATIONS OR DECLINED OFFER OF EMPLOYMENT
DUE TO RESIDENCY REQUIREMENT

(January 1980 - Present)

Position Classifications For Which Applications Filed	White Males	White Females	Minority Males	Minority Females
Computer Programmers/ Operators	1	1	-	1
	2 females - race unknown 1 male - race unknown			
Accountants	1	-	-	-
Accounting Supervisors	1	1	-	-
Civil Engineers	5	1	-	-
Public Information Specialists	-	1	-	-
Systems Analysts	1	-	-	-
Firefighters	-	-	-	1
Secretaries	-	1	-	1
Administrative Assistants	-	-	-	1
	1 male - race unknown			
Museum Curators	-	1	-	-
Automotive Mechanics	1	-	-	-

#4

Request for Council Action

Charlotte

To the City Manager

From Henry W. Underhill, Jr., City Attorney

May 5, 1981
Date

Action Requested Recommend adoption of an ordinance amending Section 11-8 of the City Code pretaining to the imposition of the city auto license tax to allow its collection through the office of the City-County Tax Collector; and adoption of a resolution delegating certain powers and duties with respect to this tax.

Henry W. Underhill Jr.

As you are aware, the County Manager recently agreed to have the Tax Supervisor and Tax Collector's offices take on the responsibility of billing and collecting the city auto license tax as a part of the ad valorem tax collection efforts beginning with the tax bills mailed in the fall of this year. I have had several discussions with Mr. Ham Wade, the City-County tax attorney, in an effort to identify potential problems that the billing and collection process by the County might pose.

As a result of these discussions, Mr. Wade and I have prepared the attached ordinance which, if adopted, would completely replace the present language found in Section 11-8 of the Code, which is the section providing for the collection of the motor vehicle privilege tax. The proposed new ordinance contains the following key features:

1. It would impose a privilege tax of $5 annually, which tax will be on a fiscal year basis beginning July 1, 1981.

2. The determination of whether the vehicle is taxable will be made as of January 1 of each year. Most importantly, determining whether or not a motor vehicle is "resident" in the city will be decided utilizing the criteria set forth in the Machinery Act which is the state law that provides for the ad valorem taxation of motor vehicles.

3. The ordinance also gives the authority to delegate to the Tax Supervisor, the Tax Collector and the Board of Equalization and Review the full authority to list, assess, and collect the tax as well as the right to issue rebates in the event of a clerical error or some other invalid levy of the tax. Moreover, the ordinance empowers the Tax Collector and the Board of Equalization and Review to collect and administer the collection of this tax in the same manner as the collection of ad valorem taxes under the Machinery Act.

4. This ordinance becomes effective upon adoption with the first tax to be applicable for the first fiscal year following adoption. For our purposes this means fiscal year 1981-82.

The central purpose of this amendment is to make assessment and collection of the motor vehicle privilege license tax as consistent with the assessment and collection of ad valorem property taxes as is possible.

I have also attached a resolution which, if adopted, would delegate authority to the Tax Supervisor, the Tax Collector and the Board of Equalization and Review to list, assess, collect the tax, as well as the right to issue rebates in the event of a clerical error or some other invalid levy of the tax. Mr. Wade suggests that a resolution of this type be adopted separately and apart from the adoption of the ordinance.

Will you please place this matter before the City Council for its consideration and approval.

HWUjr:ps
Attachments

cc: Nathan Alberty
J. A. Stone
Jack Mayes
Carol Loveless
Joe Motto
Doug Carter

ORDINANCE NO. _____ AMENDING CHAPTER 11

AN ORDINANCE AMENDING CHAPTER 11 OF THE CITY CODE TO PROVIDE FOR COLLECTION OF THE MOTOR VEHICLE PRIVILEGE TAX

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina·

Section 1. Section 11-8 of the City Code shall be amended by the deletion of the present section in its entirety and substituting in lieu thereof the following:

"(a) Each motor vehicle licensed by the State of North Carolina which is resident within the City of Charlotte on January 1 of each year shall be subject to an annual privilege tax of five dollars ($5.00). The tax shall be imposed for the fiscal year beginning on July 1 following the January 1 date on which the motor vehicle becomes resident in the City. For purposes of determining whether the motor vehicle is 'resident' within the City of Charlotte, the provisions of the Machinery Act (G.S. 105-271, et. seq.) shall be applicable, and any such motor vehicle which under the Machinery Act would be taxable for ad valorem property taxes shall be subject to the tax imposed herein.

"(b) The City of Charlotte may delegate to the Mecklenburg County Tax Supervisor the authority to issue all or part of the tax bills for the tax imposed herein, and may delegate to the Charlotte-Mecklenburg County Tax Collector the authority to collect all or part of the tax imposed herein, and if so appointed, the Tax Supervisor, the Tax Collector, and the Mecklenburg County Board of Equalization and Review shall respectively have the powers of listing, assessing, discovery, collection, levy, attachment, garnishment, release and rebate authorized to them under the Machinery Act, to the same extent as such powers and authorities are available for the listing, assessing and collection of ad valorem taxes under the Machinery Act.

"(c) This ordinance shall become effective upon adoption, and the tax imposed herein shall first become applicable for the fiscal year which begins after the date of adoption. To the extent that this ordinance shall be declared by law to be ineffective to impose the license tax set forth herein for the fiscal year beginning July 1, 1981, the prior ordinance no. 345 adopted by the City Council on May 5, 1980, shall remain in full force and effect.

"(d) This ordinance is adopted pursuant to the provisions of G.S. §20-97(a)."

Approved as to form:

Henry W. Underhill Jr.
City Attorney

A RESOLUTION OF THE CHARLOTTE CITY COUNCIL DELEGATING TO THE MECKLENBURG COUNTY TAX SUPERVISOR, THE CHARLOTTE-MECKLENBURG COUNTY TAX COLLECTOR, AND THE MECKLENBURG COUNTY BOARD OF EQUALIZATION AND REVIEW, CERTAIN POWERS AND DUTIES WITH RESPECT TO THE CITY AUTO PRIVILEGE LICENSE TAX IMPOSED BY SECTION 11-8 OF THE CITY CODE.

WHEREAS, the Mecklenburg County Tax Supervisor and the Charlotte-Mecklenburg County Tax Collector's offices will begin to administer the city privilege license tax imposed by Section 11-8 of the city Code beginning with fiscal year 1981-82, and

WHEREAS, the City Council desires to delegate to the Tax Supervisor, the Tax Collector and the Mecklenburg County Board of Equalization and Review, certain powers and duties with respect to this tax.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the city of Charlotte, in regular session duly assembled, that it does hereby delegate to the Mecklenburg County Tax Supervisor the authority to issue the tax bills pertaining to the individually owned motor vehicles for the tax imposed by Section 11-8 of the city Code; that it hereby delegates to the Charlotte-Mecklenburg County Tax Collector the authority to collect the tax imposed on the individually owned motor vehicles by said Section 11-8; and further, the Tax Supervisor, the Tax Collector and the Mecklenburg County Board of Equalization and Review shall respectively have full powers of listing, assessing, discovery, collection, levy, attachment, garnishment, release and rebate of said taxes. Provided, however, that requests for refunds will be made to the City Council in accordance with existing procedures under the Machinery Act.

BE IT FURTHER RESOLVED that the office of the City Attorney shall be responsible for advising the tax authorities with respect to all legal matters pertaining to the assessment, levy and collection of this tax.

BE IT FURTHER RESOLVED that the office of the City Manager is hereby authorized and directed to enter into the necessary contractual arrangements with Mecklenburg County for the implementation of the services required pursuant to this Resolution, including the cost of implementation and indemnity.

This _____ day of _____, 1981.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

CERTIFICATION

I, Ruth Armstrong, City Clerk of the city of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the city of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 1981, the reference having been made in Minute Book _____, page _____, and recorded in full in Resolutions Book _____, page _____.

WITNESS my hand and the corporate seal of the city of Charlotte, North Carolina, this the _____ day of _____, 1981.

_____
Ruth Armstrong, City Clerk

#5

Request for Council Action

Charlotte

To the City Manager

May 20, 1981
Date

From Ad Hoc Committee on Planning - Betty Chafin, Convenor

Action Requested Approval of an interlocal cooperation agreement between the City of Charlotte and Mecklenburg County establishing the Charlotte-Mecklenburg Planning Commission.

One of the actions recommended through the Urban Symposium was the establishment of the Charlotte-Mecklenburg Planning Commission as a joint agency with clearly delineated powers, duties and functions defined in an interlocal cooperation agreement between the City of Charlotte and Mecklenburg County. Such an agreement does not presently exist. The Planning Commission is established through an ordinance and resolution approved by the City Council and Board of County Commissioners.

The Planning Commission staff, working with the City and County Attorneys, has prepared a draft interlocal agreement which was approved by the Planning Commission on May 11. The Ad Hoc Committee on Planning reviewed the agreement on May 19 and is forwarding the document along with the following amendments for Council approval:

Section 3.33.3 (p.6) - Delete "a two-thirds (2/3) vote of". This section would read: "Any appointed member of the Planning Commission may be removed at any time with or without cause by the governing body having authority to appoint such member's successor". The Ad Hoc Committee felt that the procedure for removal should be determined by the Council and Board of Commissioners according to their respective policies.

Section 4.21.2 (p.12) - Duration of Employment - This section should be amended to read: "The Planning Director shall hold office at the pleasure of the Planning Commission. In the event that the Planning Commission should wish to consider the removal of the Planning Director, it may do so only after serving written notice to that effect to the Planning Director and then to the City Manager and County Manager for notification of their respective governing bodies. Such notification must be presented at least 72 hours in advance of the intended action".

Attachments:
(1) Draft Interlocal Cooperation Agreement and Cover Memo
(2) Ordinance and Resolution No. 235-X

May 20, 1981

TO: Mayor and City Council

FROM: Ad Hoc Committee on Planning - Betty Chafin, Convenor

SUBJECT: Ad Hoc Committee on Planning - Interlocal Agreement

The Ad Hoc Committee on Planning has reviewed the draft "Interlocal Cooperation Agreement Establishing the Charlotte-Mecklenburg Planning Commission" and is forwarding that agreement to Council and the Board of County Commissioners for approval with the following amendments:

Section 3.33.3 (p.6) - Delete "a two-thirds (2/3) vote of". This section would read: "Any appointed member of the Planning Commission may be removed at any time with or without cause by the governing body having authority to appoint such member's successor". The Ad Hoc Committee felt that the procedure for removal should be determined by the Council and Board of Commissioners according to their respective policies.

Section 4.21.2 (p.12) Duration of Employment - This section should be amended to read: "The Planning Director shall hold office at the pleasure of the Planning Commission. In the event that the Planning Commission should wish to consider the removal of the Planning Director, it may do so only after serving written notice to that effect to the Planning Director and then to the City Manager and County Manager for notification of their respective governing bodies. Such notification must be presented at least 72 hours in advance of the intended action".

The Ad Hoc Committee would also like to direct your attention to Section 4.20 (p.12) which establishes the Metropolitan Planning Agency under the direction of the Planning Director as the necessary staff support to the Planning Commission and to Section 4.21.1 Appointment of Director which establishes the Planning Director Recruitment Committee (PDRC) as the body responsible for recruitment of the Planning Director and for making recommendations on candidates for that position to the governing bodies.

CC: Planning Commission
Board of County Commissioners

DRAFT

Date April 1 1981
Date April 23, 1981 Legal Form Corrections
Date May 11 1981 Planning Commission Review and Approval
Date
Date May 19, 1981 Ad Hoc Committee on Planning Review

INTERLOCAL COOPERATION
AGREEMENT ESTABLISHING THE
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Agreement establishing the Charlotte-Mecklenburg Planning Commission pursuant to the authority of Chapter 160A, Article 20, Interlocal Cooperation Statute of the General Statutes of North Carolina.

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Agreement establishing the Charlotte-Mecklenburg Planning Commission pursuant to the authority of Chapter 160A Article 20, Interlocal Cooperation Statue of the General Statutes of North Carolina

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State of North Carolina
County of Mecklenburg

INTERLOCAL COOPERATION AGREEMENT

This Agreement made and entered into as of July 1, 1981 by and between the CITY OF CHARLOTTE, a municipal corporation organized under the laws of the State of North Carolina, and COUNTY OF MECKLENBURG, a political subdivision of the State of North Carolina.

WITNESSETH

Section I. Policy

1.10 Findings and Declaration of Necessity

1.10

The Governing Bodies as parties to this Agreement hereby find and declare that interlocal cooperation for comprehensive planning and plan implementation are a necessity a) for orderly and coordinated growth and development, and b) to establish a land planning process and policy framework as a basis for decisions and actions related to land use, and to assure a factual base for such decisions and actions

The Governing Bodies recognize land planning and its implementation are vital to the public interest Therefore, without limiting the generality of the foregoing it is found that planning investigations and surveys formulation of development goals and objectives preparation of plans to implement goals and objectives, and development of means to carry out plans in a cooperative coordinated and efficient manner are necessary in order that the officers agents, employees and governing bodies may competently perform their duties, and, in order that the voters of the respective jurisdiction, when called on to exercise their franchise in elections relating to their affairs may do so with an intelligent understanding of the questions presented for their decisions

1.20 Purpose

1 20

The purpose of this Interlocal Cooperation Agreerent is to establish a joint planning agency and provide for its organization, administration and general terms of agreement

1.30 Enabling Statute

1 30

This Agreement is entered into pursuant to the terms and conditions of G S Chapter 160A, Article 20, Interlocal Cooperation, and further, the terms and conditions of the Agreerent confer such power, duties, rights and functions needed for the execution of the undertaking

Section II. Definitions

The words defined in this section shall have the meanings indicated when used in this Interlocal Cooperation Agreement

2.10 City

2 10

"City" means the City of Charlotte and Council" shall mean the Charlotte City Council

2.20 County

2 20

"County" means Mecklenburg County and "Board shall mean the Board of County Commissioners of Mecklenburg County

2.30 Planning Commission

2 30

"Planning Commission means the Charlotte-Mecklenburg Planning Commission as herein established under the terms of this Agreement

2.40 Governing Bodies

2 40

"Governing Bodies means the Council and the Board as the elected legislative bodies of the City and the County

2.50 Units of Local Government

2 50

"Units or Units of Local Government means a county, city, consolidated city-county, sanitary district, or other local political subdivision, or agency of local government

2.60 Comprehensive Plan

2 60

"Comprehensive Plan means a general and long range Plan(s)" for guiding physical development - considering the social cultural, economic and environmental implications of changes through provisions for goals objectives policies strategies and standards as well as localized short- and long-range plans or programs, all of which are based upon necessary inventories, analysis and synthesis of research conclusions "Planning" shall mean the process and procedures necessary to prepare and maintain a Comprehensive Plan as well as carry out the functions and duties herein established under the terms of this Agreement

2 70 Plan Implementation

2 70

Plan Implementation means those measures used to carry out Plans or Plan programs through such implementation measures as ordinances, regulations or project plans as established to carry out the functions and duties under the terms of this Agreement

Section III. Planning Commission Organized

3.10 Establishment

3 10

There is hereby established a joint agency to be known as the Charlotte-Mecklenburg Planning Commission The Planning Commission is designated as the planning advisory body to the City and the County, and shall have the powers and duties described in this Agreement subject to such other powers and duties being similar with the established authority under this agreement, and further not inconsistent with this provisions of this Agreement

3.20 Appointing Authority and Method

3 20

The Planning Commission shall consist of ten (10) voting members

Five (5) members of the Planning Commission shall be appointed by the Council and the other five (5) members shall be appointed by the Board

3.30 Membership

3 30

Membership of the Planning Commission shall be established under the following conditions

3.31 Terms of Office

3 31 Terms of Office of Planning Commissioners shall be three (3) years, but any term shall continue until a successor is appointed

3 31 1 The terms of the Planning Commission members shall expire on June 30 and following a staggered system of expiration

Position	Jurisdiction	Expiration
1	City	1981
2	City	1981
3	County	1981
4	County	1981
5	City	1982
6	County	1982
7	City	1983
8	City	1983
9	County	1983
10	County	1983

3 31 2 The Governing Bodies may make individual provision for consecutive terms permitted for their respective appointive positions

3.32 Qualifications

3 32 Members of the Planning Commission shall be residents of the County and will be subject to the following conditions

3 32 1 A member who ceases to be a resident of the County shall cease to be a member of the Planning Commission

3 32 2 Members shall serve without compensation except for reimbursement for authorized expenses

3.33 Vacancies and Removal

3 33 Filling Vacancies and Removal of members on the Planning Commission shall be carried out as follows

3 33 1 Upon resignation permanent disqualification or removal of any member of the Planning Commission the appointing authority, pursuant to this agreement will appoint a successor to fill the remaining term

3 33 2 The absence of any member of the Planning Commission from One half (1/2) or more of the scheduled meeting for the full Commission during any three (3) consecutive months shall be deemed a resignation, which resignation shall be submitted to the appointing authority for acceptance or rejection

3 33 3 Any appointed member of the Planning Commission may be removed at any time with or without cause by a two-third (2/3) vote of the governing body having authority to appoint such member s successor

3.40 Ex-Officio Members

3 40 Ex Officio members(s) of the Planning Commission may be appointed by the Governing Bodies upon recommendation of positions by the Planning Commission - and approval by the parties to this Agreement and further subject to the following

3 41 Ex-Officio members shall be non-voting members

3 42 Ex-Officio members shall serve under the same terms and conditions for voting members and their term expiration shall initially be established as a condition of appointment

3.50 Organization

3 50

The Planning Commission shall elect its own officers at or within 30 days of its regular meeting in July of each year Further the Planning Commission shall comply with the following

3.51 Officers

3 51 The officers of the Planning Commission shall be the Chairperson and Vice Chairperson

3.52 Committees

3 52 The Chairperson of the Planning Commission shall appoint advisory and sub committees of the Planning Commission as deemed appropriate

3.53 Rules of Procedure

3 53 The Planning Commission shall adopt such rules of procedure as it shall see fit for the transaction of its business A copy of such rules shall be filed with the City Clerk and the County Clerk

3.54 Meetings

3 54 The Planning Commission shall hold regular meetings, and may hold special meetings and the same shall be open to the public but shall not prevent the Board from holding appropriate executive sessions

3 54 1 The Planning Commission may invite and receive suggestions from the public concerning any and all matters within the scope of its duties

3 54 2 The Planning Commission shall keep minutes - to be action minutes if desired - in which shall be recorded all actions taken by it on all matters that it considers Such minutes shall be public records

3 54 3 Planning Commission meetings and special meetings are subject to the open meeting law of North Carolina

3.60 Powers and Duties

3 60

3.61 Planning

3 61 Pursuant to the authority and provisions of a) G S Chapter 160A Cities and Towns, Article 19, Part 1, and, b) G S Chapter 153A Counties, Article 18, Part 1, the Planning Commission shall have the power to perform the following planning duties

3 61 1 Make studies of the area within its jurisdiction and surrounding area

3 61 2 Define and recommend adoption of the goals and objectives to be sought in the development of the study area

3 61 3 Prepare and recommend adoption of a comprehensive plan and plans for achieving these goals and objectives

3 61 4 Develop and recommend policies and strategies as well as plan implementation including ordinances, administrative procedures and other means for carrying out plans in a coordinated and efficient manner

3 61 5 Advise the governing bodies to this Agreement concerning the use and amendment of means for carrying out plans

3 61 6 Exercise functions in the administration and enforcement of various means for carrying out plans that the governing bodies to this Agreement may direct

3 61 7 Perform any other related duties that the governing bodies to this agreement may direct

3 61 8 Supplemental powers shall include the following

A) The Planning Commission - with the concurrence of the appropriately affected Governing Body to this Agreement - may accept, receive and disburse in the furtherance of its functions any funds, grants and services made available by the federal government and its agencies, the State government and its agencies any local government and its agencies and any private and civic sources

B) The Planning Commission with the concurrence of the appropriately affected governing body to this agreement may enter into and carry out contracts with the State and federal governments or any agencies thereof under which financial or other planning assistance is made available to the governing body and may agree to and comply with any reasonable conditions that are imposed upon such assistance

C) The Planning Commission with the concurrence of the appropriately affected governing body to this agreement may enter into and carry out contracts with any other city, county, or regional council or planning agency under which it agrees to furnish technical planning assistance to the other local government or planning agency Any city or its designated planning agency with the concurrence of its council, may enter into and carry out contracts with any other city county or regional council or planning agency under which it agrees to pay the other local government or planning agency for technical planning assistance

3.62 Zoning

3.62 Report and recommend to the Governing Bodies - a party to this agreement, the adoption, revision, amendment or repeal of zoning ordinances intended to carry out adopted plans and planning purposes, as well as zoning regulations which are prescribed by the provisions of the General Statutes of North Carolina

3 62 1 Chapter 160A Cities and Towns, Article 19, Part 3 Zoning

3 62 2 Chapter 153A Counties, Article 18, Part 3 Zoning

3.63 Subdivision

3 63 Report and recommend to the Governing Bodies the adoption, revision amendment or repeal of subdivision regulations intended to carry out adopted plans and planning purposes as well as subdivision regulation purposes which are prescribed by the provisions of the General Statutes of North Carolina

3 63 1 Chapter 160A Cities and Towns Article 19, Part 2 Subdivision Regulations

3 63 2 Chapter 153A Counties, Article 18, Part 2 Subdivision Regulations

Subdivision regulations prepared and adopted by the Governing Bodies as hereinabove provided shall be administered for the purpose of approval or denial by the Planning Commission

3.64 Mandatory Referral

3 64 Review and Recommend actions on capital projects or the acquisition or sale of real property to units of local government including independent boards, agencies, commissions authorities, special districts and local public institutions subject to the following provisions

3.64 1 The Plann ng [redacted] date of sub[redacted]n to [redacted] the [redacted]t or action [redacted] A longe period of review may be granted by the instrumentality [redacted] submission

3 64 2 The Planning Commission may make whatever response it deems appropriate, if any, to submitted projects or actions

3 64 3 These provisions do not apply to the towns of Pineville, Matthews, Davidson, Cornelius, Huntersville and Mint Hill or boards, agencies, commissions, authorities or institutions thereof

3.65 Coordination

3 65 The Planning Commission shall coordinate with units of local government as well as the State and federal governments to

3 65 1 Advise and cooperate with units of local government upon request or on its own initiative on any matter within the Planning Commission s powers and duties

3 65 2 Make available advice or reports to the State and federal government or regional body or any matter within the Planning Commission s powers and duties

3 65 3 Make provisions for members of the Planning Commission to serve on other appointive boards or commissions as follows

A) Historic District Commission

B) Charlotte/Mecklenburg Metropolitan Planning Organization

C) Others as may be authorized by the Governing Bodies, a party to this agreement

3.66 Annual Report

3 66 The Planning Commission shall report to the Governing Bodies or an annual basis giving information regarding the condition of the planning jurisdiction and the status of planning activities

3.67 Administrative duties

3 67 The Planning Commission shall execute such administrative duties as prescribed hereinafter by Section 4

SECTION IV ADMINISTRATION

4 21 1 Appointment of Director The Chairman of the Board of County Commissioners pursuant to a vote of the Commission, the Mayor of the City of Charlotte pursuant to a vote of the Mayor and Council and the Chairman of the Charlotte-Mecklenburg Planning Commission pursuant to a vote of the Commission shall each select one member of a three member selection committee to be known as Planning Director Recruitment Committee (PDRC)

PDRC shall upon its unanimous vote have the responsibility and the full authority to recommend a new director for the Charlotte Mecklenburg Planning Commission

The PRDC may employ as staff an executive search firm and can negotiate and sign an appropriate contract with such firm Cost of this employment and other recruitment expenses shall be borne equally by City and County Governments

The following procedure shall be followed in recruiting and appointing the Planning Director

A The PDRC shall

(1) Make available to the executive search firm all applications on file,

(2) Request additional *application by personal* contact or advertising for a period of six weeks from the date of authorization

(3) Solicit input from members of Council, the Commission and the Board of Education as well as the private sector and the governing authorities of the six municipalities

(4) The search firm should be guided by the qualifications for a Planning Director provided by the Planning Commission

B PDRC shall identify three to five most qualified candidates and have candidates available for interview by any member of the Planning Commission, City Council and County Commission

C PDRC shall promptly after considering the qualifications of the candidates and input from the above sources, make a final hiring recommendation including a recommended salary

4 21 2 *Duration of* Employment The Planning Director shall hold office at the pleasure of the Planning Commission

4.21 3 Performance of the Planning Director shall be subject to evaluation by the Planning Commission consistent with all the provisions of this agreement

3.68 The Planning Commission shall carry out such powers and duties as may from time to time be given by the Governing Bodies,

4 10

There is hereby established the Metropolitan Planning Agency The Agency shall consist of the Director and subordinate employees The Metropolitan Planning Agency is designated as the administrative body for carrying out the actions required to comply with the powers and duties of the Planning Commission and such other actions as may herein, or from time to time, be imposed on it by the Governing Bodies

4 20

The Metropolitan Planning *Agency will provide such management, planning,* regulatory administration and support services as required and provided for under its annual, approved program and budget

4 21 The Administrative Head of the Metropolitan Planning Agency shall be the Planning Director

4 22 Pursuant to and consistent with the provision of the approved annual work program and budget the Planning Director shall perform the following duties

4 22 1 Appoint, reappoint, assign and reassign all subordinate employees of the Agency and prescribe their duties subject to the personnel procedures and provisions of this Agreement

4 22 2 Coordinate the activities of the Agency in its functions with other local, State and federal agencies

4 22 3 Represent the Planning Commission or Governing Bodies before any agency of a unit of local government, the State, any other State or the United States with respect to

A) Functions of the Agency

B) Adopted policies of the Planning Commission or governing bodies a party to this agreement

C) Other matters as may be directed from time to time by the Planning Commission or the Governing Bodies

4 22 4 Prepare and submit to the Planning Commission the Agency s annual work program and budget for its approval and subsequent submission to City, with an information copy sent to County Further the Planning Director will prepare revisions to the work program or budget for subsequent action

4 22 5 Perform professional planning duties - as administrative head of the Metropolitan Planning Agency including but not limited to the following

A) Meets and discusses with City and County elected officials planning issues and development of policy options in response to those issues

B) Meets and discusses with City and County departments and other public agencies or private groups on a wide range of planning programs in process, under consideration, or established as Community objectives

C) Meets and consults with interested individuals and groups about planning issues, programs and activities of the Planning Commission

D) Provides management and leadership in the development coordination and direction for physical plans, programs and projects related to growth, land use development and redevelopment, all of which consider the social, cultural, economic and environmental effects of change

E) Facilitate the efforts, and focus talents of Planning Commission and staff toward understanding planning issues and processes

F) Provide supervision for coordination services to the transportation planning process - as provided in the Memorandum of Understanding for the Charlotte Mecklenburg Metropolitan Planning Organization (CMMPO) including

- Arranging meetings and agendas
- Maintaining minutes and records of meetings
- Preparing a Prospectus and Unified Planning Work Program (UPWP) in cooperation with other local and State participants,
- Providing assistance to CMMPO in preparing the Transportation Plan (TP) and in packaging the Transportation Improvement Program (TIP) with input from other participating groups and for transmitting the TIP to State and federal agencies,
- Monitoring the transportation planning process to ensure its execution in accordance with CMMPO direction,
- Preparing an annual report to the public on the transportation planning process, and
- Carrying out coordinating duties necessary for the CMMPO to complete its responsibilities

4 22 6 Perform all other duties as may be prescribed by the Planning Commission or required to carry out the terms of this Agreement including but not limited to the following

A) Prepare an annual evaluation of areas meeting the statutory criteria for annexation of lands to the City and present such report to the Council and Planning Commission meeting jointly

B) *Prepare an annual report on the condition of Charlotte* Mecklenburg and the status of planning activities for consideration by the Planning Commission

4 22 7 Keep the Planning Commission regularly advised about the activities and program progress of the Metropolitan Planning Agency

4 30 Personnel

4 30

Personnel procedures of the City shall be followed by the Metropolitan Planning Agency regarding the following

4 31 Selection, advancement and dismissal of employees

4 32 *Compensation and expenses*

4.40 Finance

4 40

Finance procedures of the City shall be followed by the Metropolitan Planning Agency regarding the following

4 41 Annual Budget, Revisions or changes

4 42 Expenditures and Revenues

4 43 Joint funding of the annually approved budget

4 43 1 City shall pay one half (½) of annual budget approved by Council

4 43 2 County shall pay one half (½) of annual budget approved by Council

4 43 3 Participation of other units of local government may be funded by additions to the annual budget beyond that to be computed for City-County funding

4.50 Administrative Duties of Planning Commission

4 50

In carrying out its administrative requirements, the Planning Commission shall allow for the diverse planning needs of the units of local government The Planning Commission shall perform the following administrative duties

4 51 Approval of the annual work program submitted by the Planning Director together with any additions, deletions or changes it deems appropriate

4 52 *Approval of the annual budget submitted by the Planning Director together* with any additions, deletions or changes it deems appropriate

4 53 Direct the performance of the Planning Director according to all the terms, conditions and limitations of this Agreement

4 54 Adopt " rules of procedure for the conduct of its business in accord with the powers and duties of this Agreement

4 55 Adopt such policies with the advice of the Planning Director and as may be necessary to monitor, or give direction for the carrying out of the approved work program or annual budget

4.60 Property

4 60

The City shall own, and make provision for the disposition, if any, of all real and personal property required by the Planning Commission and the Metropolitan Planning Agency

SECTION V. GENERAL TERMS OF AGREEMENT

5 10

This Agreement shall continue in this form until such time as the Governing Bodies exercise their rights under Section 5 20 or 5 30

5 20

This Agreement may be amended from time to time upon mutual consent of the Governing Bodies

5 30

A party to this Agreement may terminate its participation in the terms and conditions of this Agreement under the following procedure

5 31 Termination This Agreement can only be terminated as of the beginning of a fiscal year

5 32 Notice Notice to terminate must be given in writing on or before April 30st immediately prior to the proposed July 1 termination date

SECTION VI PARTIES TO AGREEMENT

6 10

The parties to this Agreement have been authorized by appropriate and proper resolutions to sign the same

6 11 City of Charlotte - The Mayor and City Clerk

6 12 Mecklenburg County The Chairman of the Board and County Clerk

6 20

Nothing herein before set forth shall be construed to prohibit the inclusion of any municipality of Mecklenburg County from participating in the Charlotte Mecklenburg Planning Commission and receiving the services of it - or its administrative agent - under such terms and regulations as may be provided by the Governing Bodies

6 30 Signatures

In Witness Whereof, the parties hereto have set their hands and seals as of the date first above written

CITY OF CHARLOTTE	MECKLENBURG COUNTY
Mayor	Chairman of the Board of Commissioners
Clerk to the City Council	Clerk to the Board
Approved as to form	Approved as to form
City Attorney	County Attorney

NO. 235-X
ORDINANCE AND RESOLUTION ESTABLISHING
CHARLOTTE-MECKLENBURG PLANNING COMMISSION

BE IT ORDAINED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE AND THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY:

Section 1. FINDING AND DECLARATION OF NECESSITY.

The City Council of the City of Charlotte and Board of County Commissioners of Mecklenburg County, herein called "Governing Bodies", hereby find and declare that, it is a governmental necessity that a planning board be established and maintained in Mecklenburg County, including the City of Charlotte, pursuant to the provisions of General Statutes, Section 160-22 through 160-24, and that the expense of same will be necessary expense. Without limiting the generality of the foregoing it is especially declared and found that plans, investigations, surveys and recommendations by such a board are necessary in order that the officers, agents, employees, and governing bodies may competently perform their duties and in order that the voters of the City of Charlotte and/or Mecklenburg County, when called on to exercise their franchise in elections relating to the affairs of the City of Charlotte and/or Mecklenburg County may do so with an intelligent understanding of the questions presented for their decisions.

Section 2. ESTABLISHMENT OF PLANNING BOARD, DUTIES.

There is hereby established a board to be known as the Charlotte-Mecklenburg Planning Commission. Its duties shall be to make careful study of the resources, possibilities and needs of the city, particularly with respect to conditions which may be injurious to the public welfare or otherwise injurious and to make plans for the development of Mecklenburg County, including the City of Charlotte, but excluding all incorporated towns of Mecklenburg County other than the City of Charlotte, In connection with the performance of its duties the board shall make or cause to be made such surveys, investigations and compilations of facts as it may deem useful or necessary. Among other things it shall from time to time consider the desirability of the extension of the limits of the City of Charlotte, and if it finds such extension to be desirable, it shall prepare and present to the City Council a program of extension with a statement of the reasons for the same. The City Council shall not, nor shall any official of the city, approve any subdivision development which is subject to the jurisdiction of the City without first presenting the same to the Board and receiving its recommendations with respect thereto. From time to time and at least once each year, the Board shall report to the governing bodies, giving information regarding the condition of Mecklenburg County, including the City of Charlotte, and present any plans or proposals for the development of Mecklenburg County, including the City of Charlotte, which it desires to submit together with estimates of the cost of the same.

Section 3. QUALIFICATIONS FOR MEMBERSHIP, TERMS OF OFFICE.

The Board shall consist of ten (10) members, all of whom shall be residents of Mecklenburg County, North Carolina, and in addition thereto, two ex officio members who shall be the City Manager of the City of Charlotte and the Chairman of the Board of County Commissioners of Mecklenburg County. The ex officio members shall serve in an advisory capacity only and shall not have a vote and shall only attend such meetings to which they are especially invited. Five (5) members of such Board shall be appointed by the City Council of the

City of Charlotte, and the other five members of such Board shall be appointed by the Board of County Commissioners of Mecklenburg County. For the first Board each governing body shall appoint one member whose term will end June 30, 1955, two members whose term will end June 30, 1956, and two members whose terms will end June 30, 1957. Thereafter the terms of all members appointed by each governing body shall be three years except that in case of a vacancy occurring during a term the same shall be filled by the governing body having authority to make such appointment for the unexpired portion of such term.

Any appointed member of the Board may be removed at any time with or without cause by a two-third vote of the governing body having authority to appoint such member's successor.

The members of such Board shall serve without pay.

Section 4. ORGANIZATION, OFFICERS, RULES, MEETINGS.

The first board shall meet for the purpose of organization as soon as reasonably possible after its creation on joint call from the Mayor of the City of Charlotte and Chairman of the Board of County Commissioners. The Board shall elect its own officers and shall adopt such rules as it shall see fit for the transaction of its business, a copy of such rules shall be filed with the City Clerk of the City of Charlotte and with the Auditor of Mecklenburg County for inspection by interested parties and shall constitute a public record. The Board shall hold regular meetings and the same shall be open to the public, but this shall not prevent the Board when it sees fit from the holding of executive sessions. The Board shall invite and receive suggestions from the public concerning any and all matters within the scope of its duties. It shall keep mi nutes of its meetings, in which shall be recorded all action taken by it on all matters that it considers. Such minutes shall be public records.

Section 5. BUDGETS.

As soon as reasonably possible after its organization, the first Board shall prepare and present to each governing body an estimate of its monetary requirements until the end of the current fiscal year of each governing body, showing in detail the various purposes for which the money will be needed. The governing bodies, after making such modifications as they see fit, shall approve the budget for the Board until the end of the current fiscal year and shall from funds currently appropriated for planning purposes as shall be approved at joint meeting of the governing bodies, appropriate funds sufficient to meet such budget. Thereafter the Board shall annually file with the City Manager and the Chairman of the County Board of Commissioners, an estimate of its requirements for the ensuing fiscal year and such other information as such officials, or either of them, may need in connection with their presentation of the governing bodies of the budget estimate required by law. Money appropriated to the Board shall not be paid to it in a lump sum, but shall be disbursed as are other joint City-County funds and in accordance with the regular course and practice of the City of Charlotte and Mecklenburg County.

Section 6. ADDITIONAL MUNICIPALITIES PARTICIPATING.

Provided, however, nothing herein before set forth shall be construed to prohibit the includion of any municipality of Mecklenburg County from participating in the Charlotte-Mecklenburg Planning Commission and receiving the services herein provided, under such terms and regulations as may be provided by the appropriate legislative bodies.

Adopted September 8, 1954

#6

Alan E. Thomas
Vice President

Southern Bell

Post Office Box 30188
Charlotte, North Carolina 28230
Phone (704) 378-8799

May 6, 1981

Ms. Ruth Armstrong
City Clerk
City Hall
600 East Trade Street
Charlotte, North Carolina

Dear Ms. Armstrong:

The nominating committee for the Spirit Square Board of Directors' members would appreciate your assistance in initiating the necessary arrangements to request the City Council to consider Pat Locke and Edgar Love for nomination of a second three-year term as Board members. We would like to present them to the Spirit Square Board for re-election at the June 10, 1981 meeting.

If there are any questions relative to this request or if additional information is needed, please let me know. Thank you so much for your help.

Sincerely,

Alan

MUNICIPAL INFORMATION ADVISORY BOARD

(7 Members)

By Ordinance, dated June 18, 1973, the original Municipal Information Board was created to consist of seven members appointed by the Mayor, with terms of office of each member to be three (3) years.

By Ordinance, dated October 10, 1977, amended the original ordinance to establish an advisory board to review the collection, production, retention and use of personal information by the City of Charlotte and to make recommendations to the City Manager or City Council of actions necessary to limit and control the amount and type of personal information collected, produced and retained and used by the City so as to protect an individual against an invasion of personal privacy to the fullest extent possible within the framework of existing law.

The advisory board's function is to review and make recommendations to the City Manager or City Council concerning the collection, production, retention and use of personal information by the City of Charlotte. The Board shall have seven members who shall initially consist of the incumbent members at the time of the enactment of this ordinance of the former Municipal Information Review Board and shall continue to serve for the remainder of their unexpired terms. Thereafter, the City Council shall appoint the members to three year staggered terms. The Board shall elect a Chairman and such other officers as necessary to carry out its functions. Members shall serve without compensation. No member may serve more than two (2) consecutive three year terms. The City Council shall fill any vacancy for the unexpired term. A majority of the membership of the Board shall constitute a quorum. A majority of those present and constituting a quorum shall be necessary to approve any official action of the Board.

Any member who fails to attend at least 75 percent of the regular and special meetings during any one year period shall be automatically removed from the Board.

MEMBER	DISTRICT	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
Dallie Reeder B/F	2	Secretary	4-27-81		3 yrs.	4-30-84
Wiley G. (Buddy) Reid W/M	2	Data Processing	3-12-79	4-13-81	3 yrs	4-30-84
Mary Hopper W/F	6	Pub. Relations	1-16-78	4-14-80	3 yrs.	4-30-83
Virginia Ryan W/F	5	CPCC Counselor	2-05-79	4-14-80	3 yrs.	4-30-83
* Harold Rudd W/M	3	Finances	2-05-79	4-14-80	3 yrs.	4-30-83
Ron Sanders B/M	4	Southern Bell	3-26-79		3 yrs.	4-30-82
Kay Turner W/F	7	V. Pres. NCNB	9-11-78	4-23-79	3 yrs.	4-30-82

* Resigned - May 1981.

TALENT BANK NOMINEES FOR

MUNICIPAL INFORMATION ADVISORY COMMITTEE

NAME	ADDRESS	RACE	SEX	DISTRICT
Matthews, Judith S.	2041 Kimway Drive, Matthews	White	Female	-
Campbell, John E.	5900 Farm Oak Drive	White	Male	-
Capps, Carl E.	1150 Cameo Court, Matthews	White	Male	-
Proctor, Jerry B.	2318 Ginger Lane	White	Male	-
Williams, Katura D.	4438 Meridian Drive	Black	Female	-
Coffield, Thomasina	425 E. 15th Street	Black	Female	1
Scott, Sarah M.	1507 Haywood Court	Black	Female	1
Clark, Jeannine C.	504 N. Pine	White	Female	1
Jordan, Robert M.	2315 Belvedere Avenue	White	Male	1
Lewis, James W.	1812 The Plaza	White	Male	1
Morgan, Patrick A.	1933 E. Eighth Street	White	Male	1
Glasgow, Cynthia V.	3133 Burbank Drive	Black	Female	2
Reeder, Dallie J.	1538 Waddell Street	Black	Female	2
Davis, Evelyn S.	400 Lakewood Avenue	White	Female	2
Hoover, Harry W.	1139 Marietta Street	White	Male	2
Free, George L.	418 Cobblestone Court	Black	Male	3
Pettis, Harvey L.	2737 Kenhill Drive	Black	Male	3

4/13/81

TALENT BANK NOMINEES FOR

MUNICIPAL INFORMATION ADVISORY COMMITTEE

NAME	ADDRESS	RACE	SEX	DISTRICT
McLaurin, Francis	6540 Cove Creek Drive	White	Male	4
Turner, Emma J.	5511 Sonfield Drive	Black	Female	4
Guest, Egypt L.	6422 Montleth Drive	Black	Male	4
Watson, Betty L.	P.O. Box 12213	White	Female	4
Cutchen, Tommy P.	6810 Random Place	White	Male	4
Ford, Russell W.	6316 Barrington Drive	White	Male	4
Mortimer, Leo J.	1900 Terrybrook Lane	White	Male	4
Shields, Richard E. Jr.	3239 Edsel Place	White	Male	4
Young, Donald C.	1628 Cromwell Court	White	Male	4
Maloy, Linda L.	5638 Via Romano Drive	White	Female	5
Catington, James D.	6349 Forest Way Drive	White	Male	5
Duffy, Leonard	2313 Knickerbocker Drive	White	Male	5
Newman, Raymond P.	4516 Randolph Road	White	Male	5
Everett, Pamela S.	1112 Scaleybark Road	Black	Female	6
Henderson, Deborah A.	2240 Roswell Avenue	White	Female	6
Keith, Patricia A.	2253 Crescent Avenue	White	Female	6
Prowe, Jennifer H.	2133 Kenilworth Avenue	White	Female	6

4/13/81

TALENT BANK NOMINEES FOR

MUNICIPAL INFORMATION ADVISORY COMMITTEE

NAME	ADDRESS	RACE	SEX	DISTRICT
Shields, Mary J.	210 S. Caswell Road	White	Female	6
Burns, Robert D.	1222 Jersey Lane	White	Male	6
Harris, Reid A.	233 Altondale Avenue	White	Male	6
Hemphill, James C.	1120 Queens Road	White	Male	6
McRae, Jon O.	217 Cottage Place	White	Male	6
North, Michael T.	1142 Queens Road	White	Male	6
Williams, Morris J. Jr.	624 E. Tremont Avenue	White	Male	6
Clute, Audrey T.	2627 Knollwood Road	White	Female	7
Fulcher, Sarah B.	3901 Larkston Road	White	Female	7
Gardner, Linda C.	5614 Landmark Drive	White	Female	7
Hoelscher, Steven C.	6712 Old Providence Road	White	Male	7
Scher, Lloyd T.	3920 Providence Road	White	Male	7

4/13/81

#8a-l

Request for Council Action

Charlotte

To the City Manager

May 20, 1981
Date

From D. C. Brown, Jr., Purchasing Director, Purchase & Contract Dept.

Action Requested Recommend approval of attached bids as shown.

BIDS

A) Emergency Voice Dispatching & Alerting System, As Specified — Fire Dept.

		Delivery	
Statustronics Corporation	Farmingdale, N. Y.	90-120 days	$ 16,850.00

This proposed purchase is for an Emergency Voice Dispatching & Alerting System which will be used by the Fire Department to alert fire stations and provide voice communications between the communications center and stations.

City Council rejected this system on March 23, 1981, as recommended by the Fire Department in order that specifications might be revised to include options, phased development over a 3 or 4 year period, and installation by City of Charlotte technicians. Re-advertisement was carried in The Charlotte News April 29, 1981, and the above bid was received on May 14, 1981. Invitations to bid were directed to 5 prospective bidders.

Recommendation: By Fire Chief and Purchasing Director that the only bid received, Statustronics Corporation, Farmingdale, New York, in the amount of $16,850.00, be accepted for award of contract on a unit price basis.

Action: Motion to accept only bid for award of contract on a unit price basis.

Unencumbered Balance prior to contract award - Fire - Fire Alarm, Miscellaneous Equipment (402.43 549) - $26,430

WATER METERS:
****

The following bids for Water Meters includes various sizes and is the City's estimated yearly requirement. These meters are for use by the Charlotte-Mecklenburg County Utility Department to furnish service for new customers and to replace worn or discarded meters in existing service.

Advertisement was carried in The Charlotte News April 8, 1981, and bids were read on April 21, 1981. Invitations to bid were directed to 10 prospective bidders.

B) 2,500 - 5/8" Cold Water Meters, Displacement Type, As Specified.

		Utility Dept.
Rockwell International	Atlanta, Ga.	$ 73,300.00
Hersey Products, Inc.	Dedham, Mass.	92,850.00
Neptune Water Meter Co.	Atlanta, Ga.	115,200.00

Recommendation: By Utility Director and Purchasing Director that the low bid, Rockwell International, Atlanta, Georgia, in the amount of $73,300.00, be accepted for award of contract on a unit price basis.

Action: Motion to accept low bid for award of contract on a unit price basis.

See Item J.

C) 60 - 1" Cold Water Meters, Displacement Type, As Specified.

		Utility Dept.
Rockwell International	Atlanta, Ga.	$ 4,100.00
Neptune Water Meter Co.	Atlanta, Ga.	5,382.00
Hersey Products, Inc.	Dedham, Mass.	6,253.00

Recommendation: By Utility Director and Purchasing Director that the low bid, Rockwell International, Atlanta, Georgia, in the amount of $4,100.00, be accepted for award of contract on a unit price basis.

Action: Motion to accept low bid for award of contract on a unit price basis.

See Item J.

WATER METERS - Continued.

D) 25 - 1-1/2" Cold Water Meters,
Displacement Type, As Specified.

		Utility Dept.
Rockwell International	Atlanta, Ga.	$ 3,738.00
Neptune Water Meter Co.	Atlanta, Ga.	4,225.00
Hersey Products, Inc.	Dedham, Mass.	4,957.00
Badger Meter, Inc.	Milwaukee, Wis.	6,659.75

Recommendation: By Utility Director and Purchasing Director that the low bid, Rockwell International, Atlanta, Georgia, in the amount of $3,738.00, be accepted for award of contract on a unit price basis.

Action: Motion to accept low bid for award of contract on a unit price basis.

See Item J.

E) 35 - 2" Cold Water Meters,
Displacement Type, As Specified.

		Utility Dept.
Rockwell International	Atlanta, Ga.	$ 6,961.50
Neptune Water Meter Co.	Atlanta, Ga.	8,414.00
Hersey Products, Inc.	Dedham, Mass.	10,136.00
Badger Meter, Inc.	Milwaukee, Wis.	13,104.35

Recommendation. By Utility Director and Purchasing Director that the low bid, Rockwell International, Atlanta, Georgia, in the amount of $6,961.50, be accepted for award of contract on a unit price basis.

Action: Motion to accept low bid for award of contract on a unit price basis.

See Item J.

WATER METERS - Continued.

F) 10 - 3" Cold Water Meters, Compound Type, As Specified.

		Utility Dept.
Rockwell International	Atlanta, Ga.	$ 8,070.00
Hersey Products, Inc.	Dedham, Mass.	8,190.00
Badger Meter, Inc.	Milwaukee, Wis.	9,850.00
Neptune Water Meter Co.	Atlanta, Ga.	15,715.00

Recommendation: By Utility Director and Purchasing Director that the low bid, Rockwell International, Atlanta, Georgia, in the amount of $8,070.00, be accepted for award of contract on a unit price basis.

Action: Motion to accept low bid for award of contract on a unit price basis.

See Item J.

G) 5 - 4" Cold Water Meters, Compound Type, As Specified.

		Utility Dept.
Hersey Products, Inc.	Dedham, Mass.	$ 6,280.00
Rockwell International	Atlanta, Ga.	6,345.00
Badger Meter, Inc.	Milwaukee, Wis.	7,310.00
Neptune Water Meter Co.	Atlanta, Ga.	9,551.00

Recommendation: By Utility Director and Purchasing Director that the low bid, Hersey Products, Inc., Dedham, Mass., in the amount of $6,280.00, be accepted for award of contract on a unit price basis.

Action: Motion to accept low bid for award of contract on a unit price basis.

See Item J.

WATER METERS - Continued.

H) 5 - 6" Cold Water Meters, MFM-MCT Magnetic Drive Type for Fire & Domestic Service, As Specified. — Utility Dept.

Hersey Products, Inc. — Dedham, Mass. — $ 20,200.00

Recommendation: By Utility Director and Purchasing Director that the only bid, Hersey Products, Inc., Dedham, Mass., in the amount of $20,200.00, be accepted for award of contract on a unit price basis.

Action: Motion to accept only bid for award of contract on a unit price basis.

See Item J.

I) 2 - 8" Cold Water Meter, MfM-MCT Magnetic Drive Type for Fire & Domestic Service, As Specified. — Utility Dept.

Hersey Products, Inc. — Dedham, Mass. — $ 12,024 00

Recommendation: By Utility Director and Purchasing Director that the only bid, Hersey Products, Inc., Dedham, Mass., in the amount of $12,024.00, be accepted for award of contract on a unit price basis.

Action: Motion to accept only bid for award of contract on a unit price basis.

See Item J.

WATER METERS - Continued.

J) 1 - 10" Cold Water Meter, MFM-MCT Magnetic Drive Type for Fire & Domestic Service, As Specified. — Utility Dept.

Hersey Products, Inc.	Dedham, Mass.	$ 10,305.00

Recommendation: By Utility Director and Purchasing Director that the only bid, Hersey Products, Inc., Dedham, Mass., in the amount of $10,305.00, be accepted for award of contract on a unit price basis.

Action: Motion to accept only bid for award of contract on a unit price basis.

Unencumbered Balance prior to contract award - A commitment of funds is not required until a firm offer is placed. Water and Sewer - Water Services, Construction Materials (610.03.210) - $73,000.

K)

FREEDOM PARK LAGOON IMPROVEMENTS

ENGINEERING DEPARTMENT

****

The following bids have been received for "Freedom Park Lagoon Improvements, Project Number 512-78-010." This project will consist of repairs and improvements to the lagoon area on Sugar Creek in Freedom Park. The work will include extending the existing concrete bottom, sloping and riprapping the banks and providing maintenance access for silt removal. This project will be completed by June 29, 1981. Liquidated damages will be assessed at the rate of $50.00 per day thereafter.

Advertisement was carried in The Charlotte News on May 11, 1981. Bids were received by the City on May 18, 1981.

BIDS:

Crowder Construction Co.	Charlotte, N.C.	$ 12,948.00
Blythe Industries, Inc.	Charlotte, N.C.	16,500.00
Nathaniel Jones Fencing & Grading	Charlotte, N.C.	19,787.00
Charlotte Paving, Inc.	Charlotte, N.C.	21,591.27

Recommendation: By the City Engineer that the low bid of $12,948.00 as submitted by Crowder Construction Company, Charlotte, North Carolina, be accepted for award of contract on a lump sum price basis.

Action: Motion to accept low bid for award of contract on a lump sum price basis.

Unencumbered balance prior to contract award - General Capital Improvement Projects Fund, Sugar Creek Erosion Control Project (2010, 382.00) - $33,957

FACT SHEET

Title of Project.	FREEDOM PARK LAGOON IMPROVEMENTS Project Number 512-78-010
Description of Project	This project will consist of repairs and improvements to the lagoon area on Sugar Creek in Freedom Park. The work will include extending the existing concrete bottom, sloping and riprapping the banks and providing maintenance access for silt removal.
Project History.	The Sugar Creek Erosion Control Project (Sept. 1977 through Sept 1978) improved the area within Freedom Park along Sugar Creek to check erosion. This project is a continuation of measures to repair areas of erosion which have been identified since the original erosion control project.
Advertised.	May 11, 1981
Bids Taken	May 18, 1981
Construction Cost	$12,948 00
Contractor.	Crowder Construction Co. Charlotte, North Carolina
Construction to Begin and End	The completion date for this project will be June 29, 1981.
Liquidated Damages	$50 00 per day
Funding	Revenue Sharing

BIDS

Utility Dept.

L) SANITARY SEWER CONSTRUCTION - FOUR MILE CREEK INTERCEPTOR

The following bids have been received for the subject sanitary sewer construction - Four Mile Creek Interceptor - EPA Project No. C370377-09

Advertisement was carried in the Charlotte News on Saturday, April 18, 1981 and bids received on Tuesday, May 19, 1981 as follows·

BASE BIDS

Rea Brothers, Incorporated	Pineville, N C	$1,055,188.50
Dellinger, Incorporated	Monroe, N.C.	$1,090,505.07
Lockwood Construction Company	Pineville, N.C.	$1,138,587 00
Ben B. Propst Contractor, Inc.	Concord, N.C.	$1,166,606.00
Rand Construction Company	Richfield, N.C	$1,194,764.00
Propst Construction Company	Concord, N.C.	$1,199,712.00
Bryant Utilities Construction Co.	High Point, N.C.	$1,206,562 00
CFW Construction Company	Fayetteville, Tenn.	$1,227,120.00
F. T. Williams Company	Charlotte, N.C.	$1,260,551.44
Dickerson, Incorporated	Monroe, N.C.	$1,318,270.80
Sanders Brothers, Incorporated	Charlotte, N.C.	$1,358,156.00
RDR, Incorporated	Stanfield, N.C.	$1,371,727.05
Compton Construction Company	Charlotte, N.C.	$1,393,772.00
Blythe Industries, Incorporated	Charlotte, N.C	$1,407.011.00
Marbro Company	Beltsville, Md.	$1,502,936.00
Wham & Hunt Construction Company	Asheboro, N.C.	$1,633,957.50

All of the above bidders are duly qualified and licensed to perform this type construction in the State of North Carolina.

Recommendation Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Rea Brothers, Incorporated of Pineville, North Carolina in the amount of $1,055,188.50 be accepted for award of contract on a unit price basis.

Action Motion to accept low bid for award of contract on a unit price basis.

Sufficient funds are available to pay the "Local Matching Share" (12½%) in Metro Control Allotment 631.35 Fund 2071. This project is to be funded in part (75%) by the United States Environmental Protection Agency - Grant No. C370377-09 and (12½%) by the State of North Carolina Pursuant to said grants, this award shall be conditional upon E.P.A. approval.

Unencumbered balance prior to contract award - City Water and Sewer Capital Improvement Projects Fund, Four Mile Creek Outfall (2071, 631.35) $1,186,000.

BIDS

Utility Dept.

G) SANITARY SEWER CONSTRUCTION - 8-INCH MAIN TO SERVE CEDAR POINT APARTMENTS

The following bids have been received for the subject sanitary sewer construction - 8-Inch Main To Serve Cedar Point Apartments.

Advertisement was carried in the Charlotte News on Friday, April 24, 1981 and bids received on Tuesday, May 5, 1981 as follows

BASE BIDS

Palmer Mountain Farm	Concord, N.C.	$40,338.85
Rea Brothers, Inc.	Pineville, N.C.	$41,890.10
Ben B. Propst Contractor, Inc.	Concord, N.C.	$42,671.00
Sanders Brothers, Inc.	Charlotte, N.C.	$43,013.00
Lockwood Construction Company	Pineville, N.C.	$43,962.95
Rand Construction Company	Richfield, N.C.	$45,683.80
Dellinger, Inc.	Monroe, N.C.	$45,891.08
RDR, Inc.	Stanfield, N.C.	$48,289.35
Propst Construction Company	Concord, N.C.	$50,766.25
AJM Development & Construction	Matthews, N.C.	$59,218.50
Compton Construction Company	Charlotte, N.C.	$63,299.15
Abernethy Construction Company	Lincolnton, N.C.	$67,143.00
*F. T. Williams Company	Charlotte, N.C.	$71,603.00

All of the above bidders are duly qualified and licensed to perform this type construction in the State of North Carolina.

Recommendation. Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Palmer Mountain Farm of Concord, North Carolina in the amount of $40,338.85 be accepted for award of contract on a unit price basis.

Action: Motion to accept low bid for award of contract on a unit price basis.

Sufficient funds are available in Allotment 81-312, Fund 7200.

Unencumbered balance prior to contract award - Utility Construction Fund, Sanitary Sewer - Cedar Point Apartments (7201, 81.312) - $40,339.

#9

Request for Council Action

Charlotte

To the City Manager

May 22, 1981
Date

From M. M. Vines, Chief of Police

Action Requested Request Council approval of a contract between the City of Charlotte and Michael Roberts. Under the contract, Roberts will conduct thirteen days of Stress Awareness Training for all police personnel. Dr. Roberts' salary and expenses for this training will be $11,552.00. Money is available in the Police Department's budget to cover this expense.

M M Vines

The Police Department requests Council approval of a contract between the city and Dr. Michael Roberts. Under the terms of this contract, Dr. Roberts, an expert in law enforcement related stress training, will provide thirteen days of stress awareness training to all Police Department personnel, including civilians.

Dr. Roberts, a Ph.D. in psychology, is a pioneer in the study of job stress as it relates to police work. He has worked extensively with the San Jose, California Police Department and has delivered stress awareness training at police-related schools such as Northwestern University Traffic Institute and at police departments both here and abroad. Dr. Roberts has previously worked with the Charlotte Police Department in providing Officer Survival training for members of the SWAT team and has lectured at the Staff and Command School sponsored by the Department.

It is widely acknowledged that there are certain types of job stress that are inherent in police work. Police officers must work rotating shifts and meet continuously increasing workload demands with very little recognition for a job well done. Officers are constantly exposed to the least attractive elements of life and must endure the abuse and biased judgments of persons who either have no respect for police and the law enforcement function or whose heightened emotions leave them no capability for an unbiased judgment. Police officers must remain aware that every action they take is subject to scrutiny by police administrators, the public, and, in some cases, the courts. They must also be alert to the potential physical danger which may be present in even the most routine call for service.

All of these forms of stress can manifest themselves in a number of ways. Many police officers go through periods of severe depression, alcohol or drug dependency, or thoughts of suicide. They may also display aggressive or hostile attitudes or go into periods of emotional withdrawal where they are unable to communicate their feelings to anyone. In many cases, the pressures of police work carry over into an officer's home life, resulting in one of the highest divorce rates of any occupation.

If the stress of police work is not recognized and dealt with in its early stages, a police officer may well end up leaving the Department with an early mental or physical disability retirement. In the past three years, eight officers have undergone psychiatric evaluations, six of which have resulted in mental disability retirements. There are presently three additional officers undergoing psychiatric evaluation to determine whether they are able to continue in police work.

The proposed stress training will be given over a period of thirteen days with each police employee, both sworn and civilian, receiving eight hours of training. The training will concentrate on ways of identifying, understanding, and dealing with stress. Training sessions for command personnel will include ways of identifying stress in employees under their supervision. There will be a training session for captains and above and separate sessions for Sergeants, Police Officers, and civilian personnel. Where possible, each training session will be confined to 50 people.

The Department feels that the proposed Stress Awareness Training will compliment the work done by the Police Counselor and will be the cornerstone for the Department's on-going counseling program for police personnel. The Police Counselor will benefit from working with Dr. Roberts and will be able to incorporate the principles of his training into his individual counseling sessions with police officers. In working with police officers on a one-on-one basis, the Counselor will be able to individualize and reinforce the basic principles of stress awareness introduced by Dr. Roberts.

The Department anticipates that officers who have been trained to identify and cope with stress will be better able to meet the challenges of police work and will significantly improve the quality of their relationships with citizens. It is hoped that stress training will ultimately reduce the number of early retirements and the cost to the Department in training replacement officers as well as curb sick leave abuse. The Department is fortunate to obtain the services of an instructor of Dr. Roberts' caliber and feels that the training he provides will be beneficial to all police personnel.

The $11,552.00 for Dr. Roberts' expenses is available in the Police Department's budget in account 401.40.179. Dr. Roberts' fee for thirteen days of training is $9,750.00 plus travel expenses of $892 and $910 for fourteen days per diem.

MMV/lhr

#9

NORTH CAROLINA

MECKLENBURG COUNTY

C O N T R A C T

THIS AGREEMENT, entered into this _____ day of _____, 1981, by and between MICHAEL ROBERTS (hereinafter referred to as "Contractor"), and the CITY OF CHARLOTTE, NORTH CAROLINA, (hereinafter referred to as "City").

W I T N E S S E T H

THAT for and in consideration of their mutual promises to each other as hereinafter set forth, the City and the Contractor enter into the following agreement.

1. The Contractor is an independent contractor and not an employee of the City.

2. The Contractor agrees to provide his personal services in the presentation of thirteen (13) separate sessions of a Stress Awareness Program to personnel of the Charlotte Police Department.

3. The thirteen (13) sessions will be presented by the Contractor, once daily, from Monday, June 15, 1981, to Saturday, June 27, 1981, in Charlotte, North Carolina, at a site selected by the Chief of Police.

4. The City shall pay to the Contractor the sum of $9,750.00 for his services for thirteen days from June 15, 1981, to June 27, 1981; the sum of $892.00 for travel expenses, and the sum of $910.00 for his living expenses for fourteen (14) days, or a total of $11,552.00. These sums shall and do include all costs and profits of the Contractor associated with the performance of the services described herein.

5 The Contractor shall submit a bill to the City after his performance of the services described above. Payment shall not be due until thirty (30) days after receipt of a correct payment request by the City. A zero percent (0%) interest penalty rate shall be due on any partial or full payment.

6. Either party to this contract may terminate it by giving written notice to the other party prior to June 14, 1981.

THIS AGREEMENT, entered into as of the day and year first written above.

ATTEST:

_____

CONTRACTOR

_____
Michael Roberts

ATTEST

_____
City Clerk

CITY OF CHARLOTTE

By: _____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

#10

Request for Council Action

Charlotte

To the City Manager R K Seals

From Robert K. Seals, General Services Director

May 20, 1981
Date

Action Requested Approval of an Agreement between the City and Southern Bell on a Two-Tier Payment Plan for Leasing a "Horizon" Telephone System for the new Landscaping/Park Maintenance Facility on Tuckaseegee Road. Cost of the agreement is $24,994.80

This agreement commits the City to an annual payment of $8,331.60 for three years which covers Southern Bell's capital costs for the "Horizon" phone system for a total commitment of $24,994.80. At the end of the three years, the capital costs of $8,331.80 per year are eliminated.

Annual service charges of $10,682.64 will be applicable during the first three years of operation and all years thereafter. This service charge covers normal telephone expenses which include maintenance costs, extensions, trunks and phone sets which are not subject to this agreement but are controlled by the Southern Bell tariff structure as approved by the North Carolina Public Utilities Commission.

It should be noted that this is a lease arrangement. The City is not purchasing a telephone system, rather the City is taking advantage of a rate structure that eliminates payments on the capital costs of the system once these costs are covered. This rate structure allows the City to pay off over a relatively short period of time the capital costs associated with the system thereby eliminating higher monthly costs over the lifetime of the system and subsequently providing the City with a measure of cost control not currently utilized.

The "Horizon" system is a departure from the practice of providing telephone service through the CENTREX telephone system. The "Horizon" system is recommended for the following reasons:

- An equivalent CENTREX system would cost $16,000 per year. The recommended "Horizon" system for years one through three is $19,014.24 per year. At the end of the third year, the cost reduces to $10,682.64 per year. At that time the "Horizon" system will be approximately $5,300 less per year than the equivalent CENTREX system. Through the fifth year, the total costs of operating both systems are approximately the same. The $5,300 yearly savings will be realized beginning the sixth year based on current rates. Staff analysis of a Southern Bell study indicates that Centrex system costs will increase at a faster rate than other system costs. Allowing for these tariff changes, the Centrex alternative could cost $10,000 per year more than the "Horizon" system at the end of three years.

- The "Horizon" system is qualitatively superior to the alternative Centrex system. Features of the "Horizon" system include: ability to utilize single line sets as opposed to more costly key sets, shared line access, immediate

trouble indicator, power failure protection, central answering position, microprocessor controls with ability to make own changes to system, paging system, message waiting, station restructions and privacy of communications.

The Centrex system should continue to be cost effective for the next three to four years. However, alternate suppliers and systems are currently being investigated because the City's Centrex system will continue to escalate in cost. These alternative systems should become more economically feasible with future tariff filings. In light of these trends, staff has implemented a policy of making minor changes and enhancements to the Centrex system, coupled with a phased withdrawal of facilities from the Centrex system. This phased withdrawal is designed to control City telephone system costs and may include lease, lease/purchase, and purchase arrangements. This agreement for the Landscaping/ Park Maintenance Facility phone system is the beginning of this phased withdrawal.

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY

LETTER OF ELECTION

The undersigned Subscriber requests the Southern Bell Telephone and Telegraph Company to provide, at the address designated below, equipment in accordance with the Telephone Company's lawfully filed tariffs. Important tariff provisions relating to Two-Tier pricing are set forth herein:

1. Southern Bell will provide, install, maintain, and provide maintenance service for the following basic equipment and any subsequant additions subject to the availability of parts:

Horizon Communications System and associated equipment.*
One Way Integrated Paging System and Associated Equipment.*
*See attachment for itemization of equipment.

2. The subscriber agrees to pay Southern Bell for the equipment described above. The subscriber will pay:
(check appropriate box)

_____ a One-Time Payment price or

__X__ a Tier A Monthly price for __36__ months, the initial service period

plus the Tier B monthly price for the duration of service. In the case of Alternate Plan 1, an installation charge also applies. Tier A monthly prices are not subject to Telephone Company initiated change during the initial service period. Any customer caused delay in installing the ordered service could affect the Tier A price of the service. Tier B prices are subject to change at any time in conformity with currently effective tariffs.

In the event of disconnection of all or part of the equipment prior to the expiration of the Tier A initial service period, the Subscriber will be required to pay a termination charge equal to the present worth of the remaining Tier A payments at the interest rate used in determining the Tier A monthly rates. A lump sum payment for the Tier A balance due will be made. Consideration will be given as to the reusability of the equipment and credit given the Subscriber, if appropriate.

At any time during the Tier A initial service period the Subscriver has the option of making a lump sum payment of the Tier A balance using the procedures described for disconnection of equipment.

3. Suspension of service is not permitted for equipment covered by this agreement.

4. The subscriber agrees to pay any added costs incurred by the Telephone Company because of a change by the Subscriber of the location designated for the equipment prior to the time it is placed in service.

5. If the service requested by the Subscriber is cancelled prior to the establishment of service, but after the date of ordering reflected herein, the subscriber agrees to pay the cost incurred by the Telephone Company in engineering, ordering, and providing the equipment and disposing of it, less credit obtained through disposal.

6. The equipment may be relocated to another premises of the same subscriber subject to the provisions of the tariff on an out of service basis for payment of nonrecurring charge based upon the estimated cost. Billing of Tier A, is still applicable, and Tier B will continue during the period the move is in progress. In-Service moves will constitute termination of service at the old location.

7. Equipment may be transferred to another subscriber at the same location upon prior written concurrence of the Company and payment of a transfer charge by the new subscriber. The new customer will be subject to all Tariff provisions and equipment configurations currently in effect for the previous subscriber.

This agreement is effective when executed by the Subscriber and accepted by the Telephone Company and is subject to and controlled by the provisions of the Company's lawfully filed tariffs, including any changes therein as may be made from time to time.

ADDRESS: _____ Charlotte, North Carolina
Street Number & Name — City or Town, and State

SUBSCRIBER City of Charlotte--Landscaping/Parks and Recreation

BY: _____, TITLE: Mayor

ATTEST: _____
City Clerk

Approved as to form:
Henry W. Underhill Jr.
City Attorney

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY

ACCEPTED: _____, 19__, BY: _____

TITLE: MARKETING MANAGER

NOTATION:

Date of the establishment of service of the initial system:

_____

(may be entered when service is established)

Attachment to Letter of Election

Landscaping/Parks and Recreation
Horizon Communications System
Two - Tier Equipment

Quantity	Description
1	Horizon Basic Common Equipment
1	Supplemental Common Equipment
2	Electronic Station Circuit Pack
7	Auxiliary Circuit Pack
1	Toll Restricted Station Circuit Pack
2	Central Office Line Circuit Pack
1	Central Answering Position
1	Direct Station Selection Console
30	Station Line
1	Customer Access Unit
4	Multi-Button Electronic Telephone
1	Paging Common Equipment
1	Power Plant
4	Horn Type Speaker

II 11 ONL

Request for Council Action

Charlotte

May 20, 1981

To the City Manager — Date

From J. R. Motto, MIS Director, - J. B. Fennell, Finance Director

Action Requested Request authorization to enter into a lease/purchase contract and related maintenance agreement with Charter Data Products, Inc., for an Automated Remittance Processing System.

J. R. Motto

Funds for this system have been appropriated in the current MIS budget. The costs of acquiring this equipment over a five year period from Charter Data Products, Inc. is $3,037 monthly in addition to equipment maintenance costs of $762 per month (total annual cost is $45,588).

The Automated Remittance Processing System will be used by the Finance Department's Treasury-Collections Office located in City Hall.

The benefits to be derived by automating the collection activity are many. The major enhancements are; maximum management control over funds availability, a productivity increase for Collections Office personnel, greater efficiency and accuracy regarding the posting of payments received, and the generation of required audit trails. Aside from these operational factors, productivity enhancements valued at approximately $52,000 annually will be realized through the re-assignment of personnel and equipment resources in the MIS and Finance Departments.

Also, the City will realize an estimated direct cost savings in the amount of $51,000 annually in the areas of supplies, personnel, bank service charges, maintenance agreements and the generation of additional non-operating income.

The proposal submitted by Charter Data Products, Inc., represents the best combination of system features and costs of all proposals received. It also was the low bid, all factors considered. Our investigation of Charter in the market place shows them to be a reputable organization with a demonstrated ability to produce, install and maintain quality Automated Remittance Processing Systems.

In order to implement this system, it will be necessary to obtain a line printing device capable of producing optical character recognition (OCR) font. This printer is addressed in a separate agenda item.

#12 CWL

Request for Council Action

Charlotte

To the City Manager

May 20, 1981
Date

From J. R. Motto, MIS Director

Action Requested Request authorization to enter into a contract with Burroughs Corporation for lease of a line printing device. The initial lease period will be for 12 months at a cost of $2,476 per month (total annual cost is $29,712). Maintenance costs are included.

J. R. Motto

This printer is needed for support of the Automated Remittance Processing System to generate bills with an optical character recognition (OCR) font.

Obtaining this printer will not only permit the automation of the City's collections processes, it will open a new avenue of technology to the City. There are numerous instances where it would be much more efficient to enter printed information directly back into the computer system for processing; such as for payroll, purchase orders and other similar applications. Through the use of OCR technology, many of the conventional data entry methods can be improved upon, allowing for greater accuracy and increased productivity across a wide range of City operations.

Funds for this equipment have been appropriated in the current MIS budget.

#13

Request for Council Action

Charlotte

May 22, 1981
Date

To the City Manager

From Harry L. Jones, Sr., Director, Community Development Department

Action Requested Request the City Council at its June 1, 1981 meeting approve an "Amendment to the Contract Agreement dated October 1, 1980 between the City of Charlotte and Family Housing Services, Inc." relative to a Home Management and Improvement Program. The amount of the Amendment is $16,281.00 and will increase the contract amount from $116,000.00 to $132,281.00.

Approval of the Amendment is necessary in order to avoid a fiscal crisis that will affect (if not remedied) Family Housing Services (FHS) delivery of services to Neighborhood Strategy Area residents according to the Achievement and Performance Objectives of their present contract. Under their present Contract, the City of Charlotte pays approximately 65% of all of the agency's expenses. All other expenses, approximately 35%, were covered by the now non-existent direct grant from HUD. Though requested, FHS has not received a Contract or any new funds from HUD since the termination of their FY 1980 HUD Contract on January 31, 1981.

Furthermore, FY 81 funds and contracts have been held up, pending Congressional hearings on the proposed Federal budget cuts and restorations. The final decision on contracts and funding may not come out of Washington until June of this year.

FHS had anticipated receiving at a minimum $56,500.00 from HUD for FY 81 for the period of February, 1981 through January, 1982. However, the agency received its last check from HUD as of April 30, 1981, therefore leaving FHS with an anticipated deficit of $16,281. On May 1, 1981 FHS initiated steps to reduce their monthly expenses, primarily by relocating from their leased office facilities to rent-free offices in the Alexander Street Neighborhood Center.

The additional request for $16,281 will be taken from the Housing Account, the present funding source for the FHS Home Management and Improvement Program. If approved, FHS will receive 100% funding from the City of Charlotte retroactive to May 1, 1981.

Attachment:
Amendment
Budget

The Housing Cost Task Force Report
May 1981

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SUMMARY

The Housing Cost Task Force was formed in December 1980 in response to issues identified by the 1980 Urban Symposium. It addressed those issues associated with housing affordability. The general areas evaluated by the Task Force subcommittees were:

- zoning;
- direct building costs;
- building permit and inspection procedures;
- subdivision approval procedures and the land development process; and
- housing code.

In addressing what can be done on the housing front, the Task Force identified their primary concern as assisting the consumer. This should be accomplished through:

- a heightening of public awareness of the problem;
- greater public official leadership in reforming policies and ordinances;
- a cooperative effort in defining problems and preparing for the future; and
- setting an agenda for public consideration.

Demographic factors shaping housing development were identified as the coming of age of the baby boom, shrinking household size and the general aging of the population.

Contributing to these factors are demand factors which have also had a profound effect on the housing market. They include a population shift to the Sunbelt, recent recessions and changing lifestyles.

Completing the scenario are financial factors, primarily inflation and rising mortgage interest rates as well as construction factors and land supply factors.

The recommendations of the Housing Cost Task Force are offered in the hope that they will be used in establishing an agenda for public consideration. They deal with the roots of the local housing costs problem while recognizing the existence of forces beyond local control. These recommendations will:

- Simplify and streamline the development review process;
- Allow maximum flexibility in housing choice under development standards limited to levels required for public health, safety and welfare;
- Assure an adequate supply of land for flexible urban development through a revised residential zoning ordinance;
- Establish a process to help public and private sector coordination, with emphasis on the public sector taking a lead role in helping the private sector to provide affordable housing for low income families; and
- Establish programs to help to reduce the increases in housing rents and costs attributable to poor maintenance by renters and vandalism.

WHERE DO WE GO FROM HERE?

From their investigation, the Task Force generated a detailed list of recommendations dealing with housing costs. These recommendations are included in their entirety in Appendix A. These recommendations merit the consideration of and discussion by local government officials, government staffs involved in housing and the building industry. However, the impetus for action should come from Charlotte-Mecklenburg's governing bodies. Consequently, the Task Force recommends that the Charlotte City Council and the Mecklenburg County Board of Commissioners take the following action:

- Zoning Review

  Instruct the Charlotte-Mecklenburg Planning Commission to report within 30-days on how to review, evaluate and implement the recommendations of the Housing Cost Task Force dealing with zoning regulations and the zone change process;

- Subdivision Review

  Instruct the Charlotte-Mecklenburg Planning Commission in cooperation with the City and County Managers and their respective staffs, to report within 30-days on how to proceed to review, evaluate and implement the recommendations of the Housing Cost Task Force regarding the Subdivision Ordinance and the land development process;

- Housing Review

  Instruct the City and County Managers to review and evaluate those recommendations of the Housing Cost Task Force dealing with housing development procedures and requirements;

- How to Proceed

  Instruct the City and County Managers to meet jointly within the next 45-days and to prepare a report for their respective elected bodies outlining how they will proceed to evaluate and review the Housing Cost Task Force recommendations, and potential timetables for implementing this review and evaluation;

- Public Information and Outside Resources

  Instruct the City and the County Managers and the Planning Commission to begin a process that will:

1. Distribute information on housing issues and choices ahead for Charlotte-Mecklenburg; and

2. Seek out and employ as resources information from other local governments regarding their efforts to deal with the problems of affordable housing.

o <u>Assistance and Coordination</u>

Establish an ongoing process of review and evaluation for the items addressed in this report in which the Housing Cost Task Force is used as a technical resource, and in which the Planning Commission and its staff are used as a coordinating resource.

Analysis of the subcommittees' research indicates that substantial implementation of the recommendations could reduce the sale price of a house to the consumer by 9% to 10%, without affecting the health safety and welfare of the community.

INTRODUCTION

The Housing Cost Task Force was commissioned by the Charlotte Board of REALTORS, Inc., in cooperation with the Charlotte Home Builders' Association and other industry-related organizations in December of 1980. The project was undertaken with the support of the Mayor of the City of Charlotte and the Chairman of the Mecklenburg County Board of Commissioners. An outgrowth of the Urban Symposium, the Task Force's efforts were directed to presenting a study on housing affordability. Its specific purpose was to address what government can do to help reduce housing costs.

Five groups were formed from members of the realty, construction, legal, financial and development community. These groups addressed the regulatory topics of:

- zoning;
- direct construction costs;
- building permit and inspection procedures;
- subdivision approval procedures and the land development process; and
- housing code.

The specific charge given to these groups was to:

1. Review the development process as it exists;
2. Determine what would be an ideal situation for development within the confines of health, safety and welfare concerns;
3. Determine what can be done to reduce the time requirements and costs associated with the regulation process;
4. Determine how much the savings would be from all recommendations on the cost of the average home; and
5. Recommend changes in regulations that government should evaluate as possible means to realize savings for the consumer.

SYMPOSIUM FOUNDATIONS

The Urban Symposium and Housing Costs

As a result of the Urban Symposium, the City Council and County Commissioners endorsed a number of housing goals. These included a commit-

ment to study regulations and policies affecting housing costs. Regulations and delays associated with procedural reviews and subdivision and zoning standards received considerable attention in this effort. Formation of the Housing Cost Task Force was intended to assist local government in its continuing effort established through the Urban Symposium concurrently with this in mind, the Council and Commission also charged the Planning Commission to consider several points in the administration of its regulations and planning. These points related to flexible housing construction and consumer choice:

1. Use development incentives to encourage the location of new housing throughout the community;

2. Insure that public facilities, which benefit the general public as much or more than the residents of a private project, are paid for by public funds and not added to the cost of a new home;

3. Encourage new approaches for housing through changes in the zoning and subdivision standards, however, considering the need to protect existing homes;

4. Encourage the revitalization and rehabilitation of existing homes through promoting public and private finance programs, modifying unnecessarily restrictive development standards and identifying opportunities for housing conservation as supported by the neighborhood planning process;

5. Maintain an adequate supply of residential land with attention to the necessary types of zoning, basic utilities and the dangers of exclusionary zoning and controls; and

6. Encourage private sector participation in low income housing development through incentives such as low interest loans to producers and purchasers, reduced costs for building sites and public sector risk assumption for cash flow in early years of project operation.

WHAT CAN BE DONE ON THE HOUSING FRONT?

The Effort to Assist the Consumer

The purpose for the Housing Cost Task Force is to find ways of relieving the consumer who continues to be the victim of upwardly spiraling construction costs, land prices, taxes and finance charges. In addressing items within the control of government, those serving on the Task Force realize that there is no panacea for our housing ills. The complexity of the problem requires that all participants - the public, public

officials and their staffs, representatives from the building industry and financial community - must act decisively at the local, state and national levels. This report focuses on the role of local elected and public officials and their staffs relative to Charlotte's present and future housing needs.

Heightened Public Awareness

The question confronting those affected by and affecting the housing situation remains the same: what can be done on the housing front? For the general public, heightened awareness to the economics and dynamics of the housing market is needed. Likewise consideration should be given to the social, financial and political implications of proposed reforms. For example, higher density residential development cannot only produce a savings in per unit costs, but also result in the conservation of community resources. These include the costs of streets and highways, the operation of public transit systems, the effectiveness of present and future water and sewer lines and access to other municipal services.

Leadership in Reforming Policies, Procedures and Ordinances

It is to the public officials that the consumer turns for leadership. As the defenders of the public trust, it is their responsibility to determine the values, goals and objectives of their constituency and communicate such information to service providers. In this way, and services can be designed to the needs in all market segments. The most obvious means of transmitting this information is through specific development and housing policies. These should be reenforced by ordinances and the commitment from the appropriate public staffs to be creative and goal-directed in pursuing policies.

Cooperation in Defining Problems and Preparing for the Future

The housing industry recognizes its responsibility to assist the public sector and the citizenry in assessing the problems. Further, it recognizes the need to participate in this cooperative public and private sector exercise of clarifying goals and defining housing alternatives. The recommendations that evolve from this effort will hopefully form a basis for setting an agenda for consideration by the public officials who can then take appropriate action.

The Agenda for Public Consideration

The proposal presented here can be characterized as a call for increased public/private cooperation to benefit the consumer. The public and private sectors must assume less of an adversary role and more of a complementary one if the consumers' housing concerns, as expressed in the Urban Symposium, are to be addressed. Working together, the systems used to meet these concerns can be streamlined, giving Charlotte a competitive edge over other communities in attracting investment and reinvestment.

The first step in realizing this goal is the revision of existing development regulations consistent with the objectives of the Urban Symposium. The efforts of this report are directed to that end. The second step is the dissemination of information on housing needs in the 1980's to assure the developments of policies and regulations sensitive to:

- the pursuit of administrative efficiency;
- the valid public purposes for which the regulations were adopted;
- the accomplishment of and the appearance of effectiveness, fairness and procedural due process; and
- the ever-present tension between flexibility and predictability in whatever system is devised.

DEMOGRAPHIC FACTORS SHAPING HOUSING DEVELOPMENT

The housing concerns articulated during the Urban Symposium are not unique to Charlotte. They are nationwide and have their roots in the post-World War II economy.

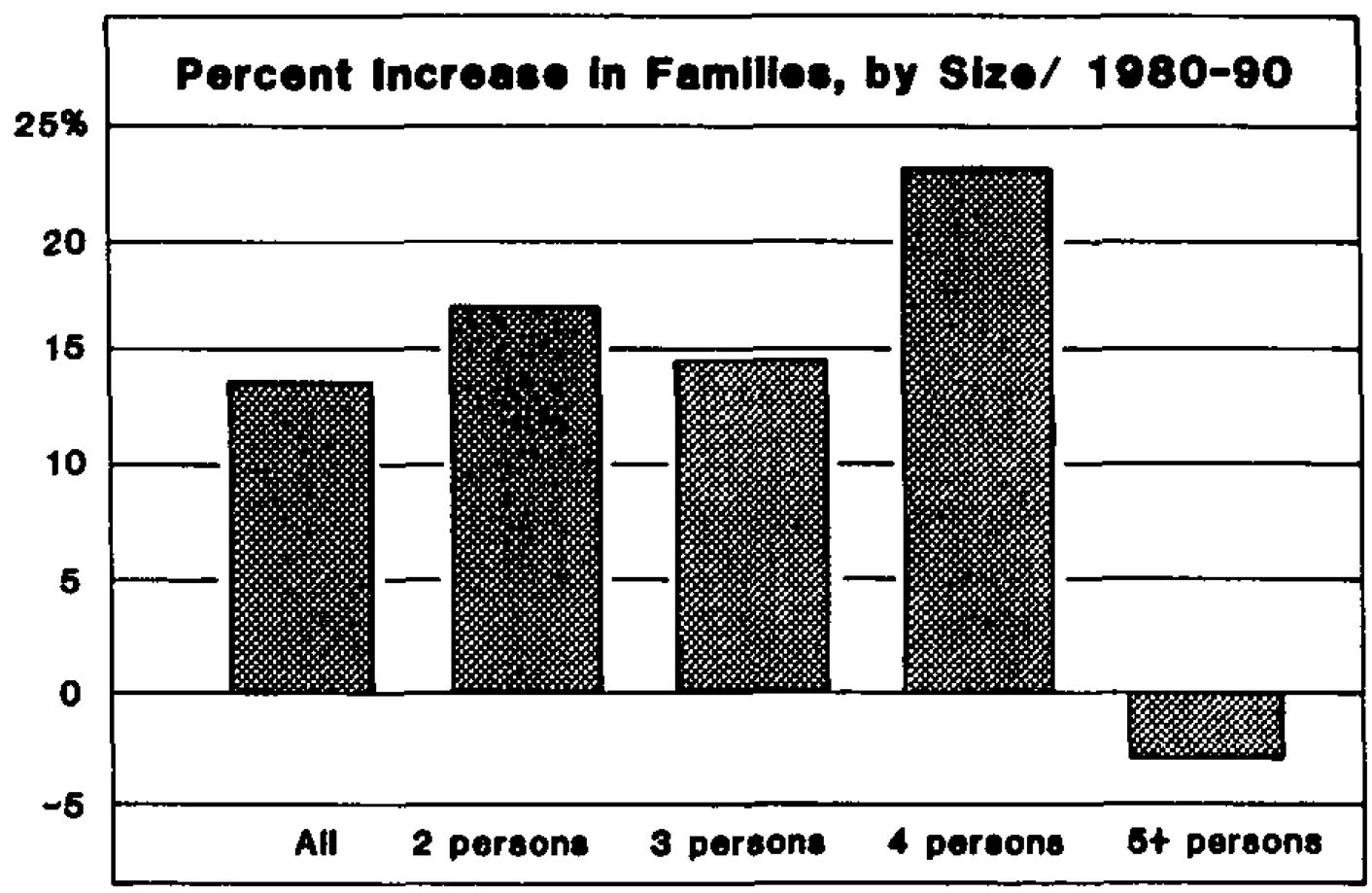
The Baby Boom Comes of Age

The broad demographic picture of the housing market is well documented. The large group of Americans born during the height of the baby boom has come of age and are beginning to establish their own households (18-24) and buy homes (25-45). Since births were highest between 1954 and 1964 (more than 4 million a year), the crest of the baby boom will pass through the housing industry throughout the eighties.

The Shrinking and Aging Household

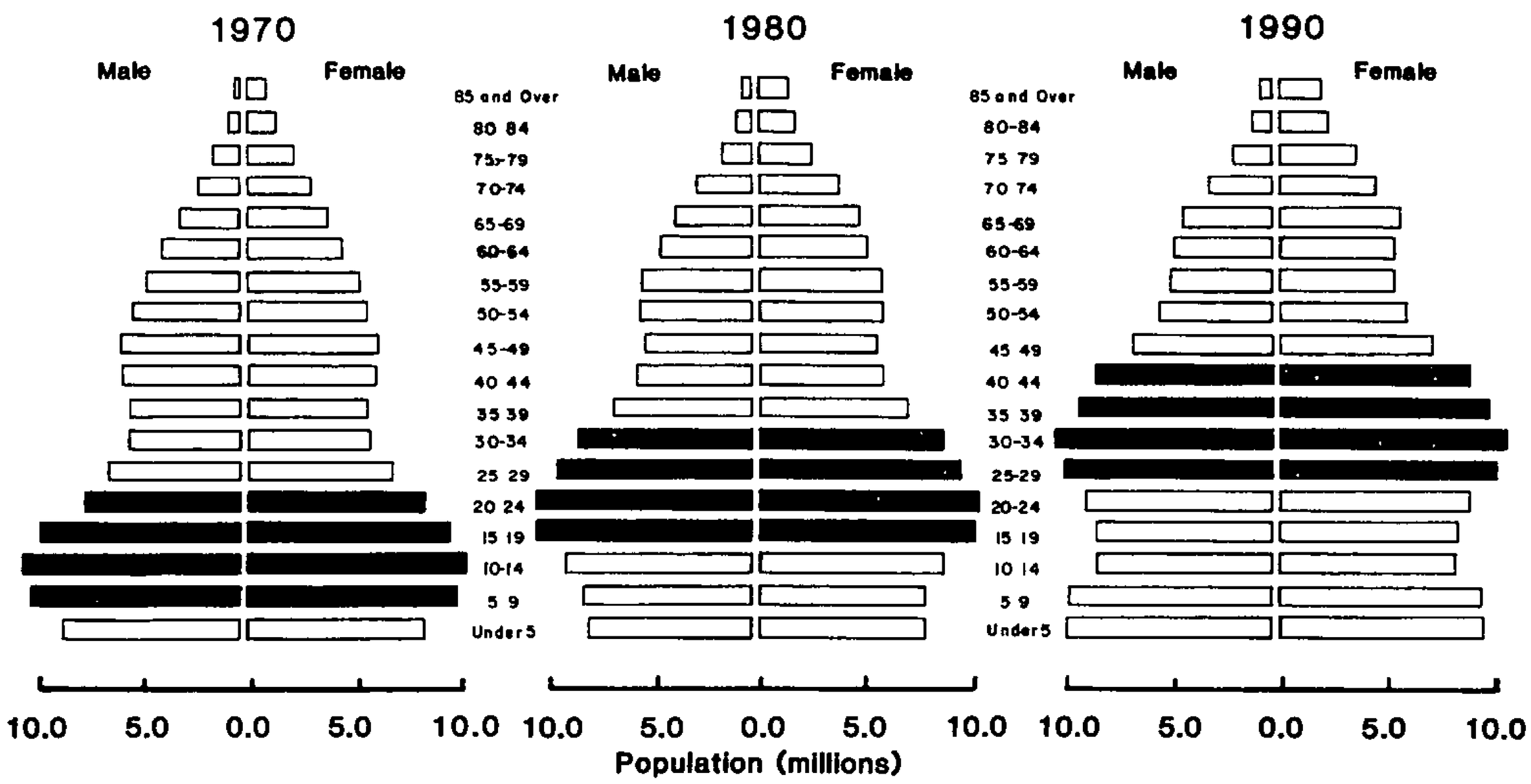
By 1990 the United States will have 8 million more families than today, an increase of 14%. Most families will be small. More than 40% will consist of only 2 persons; another 22% will be 3 person families. Four person families are projected to increase 2.8 million during the 1980's, and the number of families with 5 or more persons will shrink. Growth will be greatest for families headed by persons aged 35-44, while the number of families headed by persons younger than 25 will decline. These are the effects of baby boom and baby bust.

The rapid growth of 4 person families, expected to total 15 million in 1990, can also be attributed to the baby boom. Within the next decade the baby boom generation, age 35-44, will be passing through the child-bearing years, amd is expected to contribute nearly all of the growth in 4 person families during the 1990s.



SOURCE The Planning Economics Group, Boston
American Demographics, January 1981

POPULATION AGE/ SEX PYRAMIDS



Sources: 1970 U.S. Census Bureau, 1970 Census of Population and Housing
1980 & 1990: U. S. Census Bureau, Current Population Reports, Series P-25

Despite the rapid growth of 4 person families, they will represent only 22% of all families by 1990, a slight change from the 21% of 1980. Larger families of 5 or more persons will drop from 18% of all families in 1980 to 15% in 1990. On the other hand, by 1990 some 21% of all American households will be headed by a person 65 years of age or older. Generally, the population will be getting older as the "bulge" of population passes from the 15-34 age group in 1980 to the 25-44 age group in 1990.

DEMAND FACTORS SHAPING HOUSING DEVELOPMENT

The Sunbelt, Recessions and Changing Lifestyles

The baby boom's sheer numbers have created the present high demand for housing, but other causes have added to the pressure. One of them is the shift of population to the South and West. Another is the sluggish economy. The recessions of 1974-75 and 1979-80 have slowed the building of new units. Changes in the lifestyle have also affected the housing market. Young people move away from home sooner, and remain single longer. The result is a demand for housing that exceeds supply, is a situation that should last throughout the 1980s.

Demand Projections

Nationally, these factors are expected to produce a demand for 2 million new houses and apartments in each year of the 1980s, according to the National Association of Home Builders. This is in sharp contrast to the drop in housing starts over the past two years to 1.5 million. Early 1981 figures indicate a further drop to 1.2 million.

FINANCIAL FACTORS SHAPING HOUSING DEVELOPMENT

Inflation

The economic picture of the housing market continues to be colored by inflation and its effect on goods and services. Less well known but equally significant is the impact of inflation and other economic factors on the cost of financing a home purchase. With the rise of mortgage interest rates more and more Americans have been excluded from the market. The "lucky" ones have seen the proportion of their family income devoted to housing rise from 25% to nearly 40%.

Mortgage Interest Rates

The home mortgage problem will not be resolved in the near future for two reasons. First, the days of the 30-year fixed rate mortgages are rapidly drawing to an end. Second, the home mortgage subsidy implicit in low savings rates at savings and loans and banks is being phased out with deregulation. Because of the second point, higher mortgage rates

will prevail with or without high inflation. By way of illustration, in qualifying for a $50,000 fixed rate mortgate, each additional percentage point raises the required income of a purchasing household by $2,000.00.

CONSTRUCTION FACTORS SHAPING HOUSING DEVELOPMENT

Building Materials and Inflation

Likewise, the price of construction materials and labor has been increasing. Despite recent minor decreases in the cost of some building materials, the overall cost of these materials remains better than 250% higher than it did in 1967. Most recently, Americans have been experiencing an average inflation rate of 12-15% per year. However, Charlotte-Mecklenburg still ranks as the sixth least expensive market in which to build. (This is based on a fourth quarter 1980 national survey of 100 housing markets, including the 85 most populous urban areas. Comparisons were for a wood frame on slab, 1,502 square foot ranch style house 407 square foot garage.)

LAND FACTORS SHAPING HOUSING DEVELOPMENT

Land costs are a function of supply and demand. The demand is determined by the need for new housing as described earlier. The supply of land is affected primarily by 3 factors:

1. The amount of land made available through municipal action;
   - o availability of sewer;
   - o availability of water;
   - o road accessibility;
   - o impacts of existing zoning and subdivision regulations; and
   - o impacts of land use policies and classifications which restrict the density and location of development.
2. The amount of land on the market in sufficient size parcels and lacking financial or legal encumberances to development.
3. The market appeal of the land that is available. This factor is often attributable to such causes as:
   - o consumer preference;
   - o perceived (and real) amenity levels; and
   - o perceived prestige.

NATIONWIDE RESPONSES

Nationwide responses to these circumstances have come from all those involved. They include:

- higher percentages of household income devoted to housing;
- smaller units and higher land use densities frequently resulting in less expensive units;
- doubling up of households;
- deferral of home purchases;
- more direct and indirect subsidies to middle-income home buyers;
- more recognition of the need for assistance to low-income households;
- a higher proportion of cooperative and condominium units; and
- various forms of innovative financing including mortgage refinancing, "wraparound" mortgages, roll-over mortgages, seller financing, graduated payment mortgages and lease-purchase plans.

The Housing Industry Response

Taking these and related issues into consideration, the five subcommittees of the Housing Cost Task have conducted in-depth reviews and evaluations of the problems. An overview of their efforts, their conclusions and observations and their recommendations are presented in the following pages. These recommendations are submitted in the spirit of cooperation in the hope that they will initiate an agenda for consideration by public officials.

The Housing Cost Task Force Subcommittee Reports

SUBCOMMITTEE REPORT SUMMARIES

- Zoning
- Direct Construction Costs
- Building Permit and Inspection Procedures
- Subdivision Approval Procedures and the Land Development Process
- Housing Code

ZONING

Overview

The recently completed Urban Symposium Program expressed a serious concern for the sharp increase in the cost of housing and land development over the past decade. The availability of housing to meet both expanding and changing population needs was one of the five issues most frequently cited in the Symposium study effort during 1980.

This report is intended to assist the public sector in fulfilling its commitment to regulatory review and reforms regarding both zoning procedures and standards. Although the objective is controlling housing costs, the result can be greater variety and choice of affordable housing to the consumer.

This report will indicate that significant housing cost savings are possible through increased density single-family and multi-family residential development. Yet, examination of present zoning patterns reveals that the great majority of undeveloped land in Charlotte-Mecklenburg is zoned for very low density development, that is least cost effective. Exploring the rezoning process, revealed it to be time-consuming, expensive, and generally unsatisfactory as a means of effecting increases in densities of development, and that the volume of potential rezoning and conditional use applications can be expected to increase.

These current conditions - significant possible cost savings, little land currently zoned for increased density development, and an increasing volume of time-consuming and costly rezoning petitions - suggest that Charlotte-Mecklenburg should evaluate and subsequently revise its residential zoning policy. In the final section of the report, the subcommittee recommends that this evaluation be undertaken by the Planning Commission in order to make available to home buyers substantial housing cost savings.

Conclusions and Observations

Housing Cost Savings

In examining possible housing cost savings, the subcommittee compared hypothetical single-family detached house developments under R-9 zoning standards (3.0 units per acre) and R-15 zoning standards (1.9 units per acre). Similarly the subcommittee compared hypothetical multi-family developments under R-6MF zoning standards (21 units per acre) and R-15MF zoning standards (11 units per acre). These comparisons indicated that development on the less dense single-family land resulted in additional costs to the consumer of $4,128 per unit. The development on less dense

multi-family land resulted in additional costs to the consumer of $6,587 per unit. A breakdown of the costs comparisons follows:

SINGLE-FAMILY DETACHED HOME

LOW COST COMPARISON

Cost Category	R-9	R-15
Street Grading	1,250	1,600
Storm Drainage	650	850
Erosion and Sediment Control	310	400
Sanitary Sewer	1,220	1,485
Curb and Gutter	650	850
Water Lines and Laterals	1,250	1,500
Sidewalks	130	170
Paving	1,060	1,390
Miscellaneous	575	650
	7,545	9,485
Landscaping	252	448
Water and Sewer Service	231	308
Driveway	705	940
	8,733	11,181
Land at 6,000/AC	2,772	4,452
	$11,505	$15,633

(Difference is $4,128)

All items include a 40% markup for financing, property taxes, overhead and profit.

Multi-family Cost Comparison

Cost Category	R-6MF	R-15MF
Land at $30,000/A	$ 1,429	$ 2,812
Architectural and Engineering	762	1,000
Construction	34,571	36,750
Financing	4,490	5,156
Marketing	2,110	2,500
Legal, Appraisal, Miscellaneous	1,486	2,031
Overhead and Profit, 15%	8,152	9,338
TOTAL:	$53,000	$59,587

(Difference is $6,587)

Existing Zoning Patterns

An analysis completed by the Charlotte-Mecklenburg Planning Commission staff of the vacant acres of residentially zoned land in the census tracts outside of the urbanized area of Charlotte showed a total area of 98,039 acres; of that area only 24,832 acres is zoned R-6, RR or R-9, or for relatively high density. The remaining 73,196 acres is zoned R-12 or R-15. Only miniscule amounts are zoned for multi-family development. This illustrates that the pattern of zoning at the urban edge in Mecklenburg County is predominantly for low density single-family development, a pattern can only lead to escalating housing costs in Charlotte-Mecklenburg.

The Rezoning Process

Given the need for additional increased density residential development to achieve housing costs reductions and the present dearth of properly zoned vacant land available on the urban edge of Charlotte for this particular purpose, can we rely upon present rezoning procedures to provide this needed land? Our conclusions regarding this question are that the present zoning process in general, and the use of the Parallel Conditional District (CD) in particular:

- is extremely time consuming;
- often results in reliance upon personal preferences not related to public health, safety or general welfare as approval criteria; and
- can result in detailed approval conditions that later prove unworkable, thus requiring changes through the public hearing or administrative process.

By way of illustration, a typical rezoning of a tract from a category of single-family to multi-family conditional can add more than 14 weeks to the development timetable:

Time estimates:

1. Pre-filing activity (preparation of rough layout of proposal; preliminary conferences with Planning Staff, Traffic Engineer, neighborhood leaders; adjustments to incorporate suggestions of Planning Staff; preparation of final schematic plan, graphics and survey; preparation of application);

   4 weeks

2. Time from filing deadline to joint hearing by Governing Body and Planning Commission (including advertising; preparation for hearing presentation and hearing).

   5 weeks

3. Time for Planning Commission's recommendation (assuming no meeting on hearing day).

   2 weeks

4. Time for Planning Commission's vote to Decision by Governing Body (Staff preparation of formal recommendations; submission to Governing Body and Petitioner and Protesters; etc.).

   3 weeks

5. Potential additional time to adjust proposal to incorporate any additional requirements imposed by Planning Commission and/or Governing Body.

   unknown time

   14 plus weeks

Extra direct costs associated with the rezoning process delay include:

- land planner and/or architect;
- attorney;
- filing fee; and
- economic survey and other supporting studies.

Potential indirect costs associated with this delayed development include:

- developer overhead;
- inflation increases; and
- high interest and tax carrying costs during the rezoning process.

The extra costs of these delays are substantial, and they are ultimately to be passed on to the consumer. Also, the subcommittee recognizes the likelihood that under current zoning ordinances an increasing volume of rezoning and conditional use applications is to be expected. This increase will result from the fact that the single-family ordinances are designed primarily for conventional detached housing, while there is a growing market demand for innovative forms of residential development such as clustered houses, patio houses and zero lot line houses. This changing market reflects dramatic shifts in the demographic profile and living habits of potential home buyers in Charlotte-Mecklenburg.

RECOMMENDATIONS

To accomplish the goal of more affordable housing, the subcommittee recommends that the elected officials of Charlotte-Mecklenburg direct the Planning Commission to develop a revision of the zoning ordinances and their application that will accomplish the following:

1. Make more land available for higher density single-family development and for multi-family development of various densities. Sufficient land must be so provided that the land cost of property zoned for higher density does not rise, depriving the home buyer of housing cost savings that could otherwise be reflected in decreased housing prices.

2. Trim the zoning process and rezoning procedures in order to reduce development time and costs, costs which are ultimately absorbed by the consumer, and to reduce the current reliance upon the CD process.

3. Permit more flexible forms of residential development that can respond to varying market demands and can lead to lower per unit costs.

Direct Construction Cost

Overview

Among the most significant contributors to the cost of housing are the process and the materials used in construction. The efforts of this subcommittee have been aimed at finding ways to reduce these direct construction costs without significantly reducing the safety standards of the home.

Conclusions and Observations

The subcommittee has been able to identify 19 proposed Code alterations. If enacted in full, it is estimated that they should reduce the retail price of an average new home by approximately $1,236 without significantly reducing home safety standards.

Recommendations fall into three categories and relate to either:

- o unnecessary standards, i.e., not related to public health, safety or welfare of the consumer;
- o excessive standards, i.e., requires more than is usually needed (overkill); or
- o inappropriate or outdated standards, i.e., at variance with the present North Carolina Code or the Standard Southern Building Code (SSBC).

RECOMMENDATIONS

To accomplish the goal of more affordable housing, the subcommittee recommends that the public officials of Charlotte-Mecklenburg direct their administrators to review the appropriate codes and to give consideration to the following:

1. Reduce the cost of the structural subsystem and fire protection:
   - o Reduce the attic access opening size to 22" X 22";
   - o Reduce the compressive strength requirements for concrete footings in one-story buildings to 2,000 PSI;
   - o Reduce the required thickness of a concrete slab in housing units to 3";

- Require drywall on only one side of a truss instead of on both sides;

- Reduce the requirement for double and triple studs to construct rough openings for doors and windows as called for in the N.C. Building Code;

- Eliminate the requirement for fire-rated walls around exterior walls except between the chimney and dwelling unit;

- Allow the use of standard framing materials in fireplace flues with Underwriters' Laboratory approved flues;

- Increase to 20' the distance of travel from a dwelling unit to a single stair in garden apartments;

- Allow the use of treated wood foundations.

- Reduce to less than 18 inches the distance from the ground to the use of untreated lumber;

- Permit the use of wood supports of steel beams and girders; and

- Increase to 36" the allowable entrance stoop height not requiring railing.

2. Reduce the cost of the electrical subsystem:

   - Change from 6' to 8' the maximum spacing of outlets;

   - Change from 6 to 8 the number of switches allowed per circuit breaker;

   - Decrease the width of the unobstructive area to floor to eliminate the need for unnecessary light fixtures;

   - Eliminate the requirement for lighting outlets in attic and crawl spaces;

   - Allow a battery-operated as well as "hot-wired" detectors;

   - Consider redefinition of "bedroom area" to eliminate duplication of smoke detector coverage; and

   - Eliminate the requirement for Ground Fault Circuit Interruptors.

3. Reduce the cost of mechanical subsystem:

   - Eliminate the requirement for balancing dampers in each supply duct; and
   - Allow "free" return air through metal louvered doors into mechanical closets in apartments.

BUILDING PERMIT AND INSPECTION PROCEDURES

Overview

As a part of the Charlotte-Mecklenburg Housing Cost Task Force, the Building Permit and Inspection Procedures Subcommittee was assigned the responsibility of reviewing the administrative procedures required to obtain building permits. It was also charged with reviewing the inspection and administrative requirements during the construction phase, up to and including the issuance of an occupancy permit. The subcommittee was requested to estimate the impact of these procedures on housing costs and make recommendations for changes or improvements in the system that would result in cost reductions.

The subcommittee limited its role to a review of the administrative processes in its area of study. Except as is directly related to administration, we have left to others the review of the technical requirements of the regulations. The subcommitte's goal has been to find ways to simplify the procedures and thereby to reduce the time and effort required to process a housing development from conception to occupancy.

Conclusions and Observations

Origins of the Problem

Originally, building permits were primarily a revenue raising and statistical vehicle. They imposed minimal restrictions on the building process. Over time requirements have been increased with the intent of correcting abuses or better providing for the public health, safety and welfare. As government grew and became more compartmentalized, problems of communication developed among its various agencies. A review of the process revealed that many individuals involved in the review process don't understand how the complete process works. In answer to a request from the Housing Cost Task Force, the City and County administrators have undertaken to flow chart the entire sequence. This program, which is currently underway, reveals the complexity of the procedures taking place. The simple act of participating in this process has opened the eyes of many agencies to the complexity of the problem and the difficulties created by their strict and regulation based approach to review procedure problems.

The building permit process for single-family detached housing seems to be relatively clean and simple in both the City and County. However, single-family attached and multi-family housing review procedures are more cumbersome. The major problems seem to be in the areas of sitework approvals required for permits. Complexity in inspection and occupancy permit procedures burden all types of housing.

Cost Savings

The potential cost savings in simplifying and streamlining the regulatory process include but are not limited to the following:

- o construction interest;
- o job overhead;
- o general overhead;
- o professional fees; and
- o loss of rental income.

At an 18% interest rate on a typical $60,000 single-family home under construction or a $25,000 apartment unit under construction the costs are as follows for construction interest:

home under construction	$26.00/day
apartment under construction	$12.50/day

At a rate of 5% of housing costs, and with single-family and 100-unit apartment projects requiring 4 and 12 months for construction, respectively, job overhead costs are as follows:

single-family home	$37.50/day
apartment project	$ 5.20/day

At present market conditions, each day of delay is estimated to be worth approximately $15.00 in loss rental income, which can cause increased rents.

RECOMMENDATIONS

To accomplish the goal of more affordable housing, the subcommittee recommends that the public officials of Charlotte-Mecklenburg consider the feasibility of the following actions:

General

1. Consider the consolidation of the separate City and County development review and inspection processes;

2. Centralize control of the review process and location of the reviewing agencies;

3. Consolidate the inspection process to allow a single qualified inspector to perform multiple inspections for all departments instead of having multiple inspectors perform 9 separate inspections.

4. Eliminate the County Health Department bonding requirements for offsite sewer systems for multi-family housing.

Specific

1. Eliminate the redundant water and sewer plan review by State agencies and rely upon the review and approval of the Charlotte-Mecklenburg Utility Department;

2. Eliminate City Council approval of contracts for utility line construction and dedication by developers. Allow this to be handled administratively instead;

3. Allow offsite water line construction and water meter application processing to occur concurrently instead of sequentially;

4. Have all involved agencies put together a package of their standards and requirements, a flow chart and check list so that developers can verify that standards have been met prior to the submission of plans;

5. Accept without further verification the plans submitted with an engineer's or architect's certification, especially in the areas of erosion control and storm water retention;

6. Allow plans with minor corrections noted by the reviewing agency to be approved rather than requiring the resubmission of perfect plans;

7. Have the Fire Department conduct its review in conjunction with that of the Building Regulation Department rather than conducting an independent review;

8. Distribute the final decisions on individual building code interpretations or clarifications to the housing industry so that those who are affected might be better informed:

9. Allow the Plumbing Inspector to inspect each unit in multi-family or attached housing as soon as it is completed in the rough stage rather than waiting until all units in the building have reached this stage;

10. Allow the installation of electric meters to be determined by the issuance of a final electrical inspection and not be tied to the process to control occupancy;

11. Organize staff resources in inspection and review departments to back-up the performance of critical tasks in periods of staff vacations and illness;

12. Eliminate Health Department bonding requirements for offsite sanitary sewer systems for multi-family housing; and

13. Eliminate storm detention requirements in multi-family housing.

SUBDIVISION APPROVAL PROCEDURES AND THE LAND DEVELOPMENT PROCESS

Overview

The initial problem for this subcommittee was to determine a common cost experience for subdivision development that could be used to evaluate the proposed changes in the subdivision approval procedures and the land development process as they relate to savings for the consumer. A model had to be developed to establish the base line cost to the consumer of the R-9 and R-15 residentially zoned lots. With this information in hand, the subcommittee proceeded to evaluate 43 of the most significant specific proposals to reduce the cost of housing.

Conclusions and Observations

Current Zoning and Innovative Techniques

Current zoning regulations establish single-family detached lots as 9,000 square foot lots, 12,000 square foot lots and 15,000 square foot lots. These result in typical densities of 3.0, 2.4 and 1.9 houses per acre, respectively.

The innovative housing ordinances are the first step in the right direction. Ordinance changes need to be effected to permit development of properties with smaller lots as a use by right. Smaller lots can be defined as lots 3,000 to 8,000 square feet in size. These ordinance changes should permit the clustering of housing without the restrictive circumstances of the current cluster ordinance. The ordinance changes should also permit small groups of cluster housing to be installed intermittently throughout standard subdivisions (i.e., on cul-de-sacs) without reference to a minimum acreage before clustering is permitted.

The zoning ordinance needs to be reviewed thoroughly to eliminate unnecessary setback requirements. Accesses to public places such as schools should not be required through the subdivision process unless it is mutually agreeable to the developer and the institution.

Cost Savings

With construction interest rates still above 18%, time during the land development process is costing the homebuyer about $3.00 per day per lot. It is the opinion of the subcommittee that the current optimum development time of 9 months (from land acquisition to completion and final acceptance of the streets and utilities) can be trimmed by 75 days or a minimum savings of $225.00 per lot. The development time and potential savings can run as much as $1,000.00 to $1,500.00 especially when these delays cause the project to run into additional complications

such as:

- Weather;
- Sales contracts on pre-sold houses falling through;
- When houses are pre-sold, buyers are qualified at current mortgage rates and guaranteed this rate for a reasonable period of time. Delays can cause a buyer to become unqualified when rates are rising;
- Price increases of supplies or subcontractors;
- Cost of construction financing increasing; and
- Market changes causing a developer to be at the wrong place, with the wrong product with the wrong price.

We believe the area of time holds great opportunity for both the governing bodies as well as the homebuyer. We also believe it will take a cooperative and concentrated effort to discover those opportunities.

RECOMMENDATIONS

The following lists summarize the potential savings that can be realized by implementing the recommendations:

Engineering	$ 249.15	to	$ 527.90
Planning	819.31	to	1,129.31
Charlotte-Mecklenburg Utility Department	366.52	to	678.02
Time	225.00	to	225.00
Road Widening	487.27		634.16

These savings represent up to 18% to 20% of the lot cost as it affects the purchaser.

ENGINEERING	SAVINGS/LOT		
1. Permit streets serving 50 houses or less to be 18 feet wide	$ 56.31	to	$ 183.01
2. Permit catchbasins in streets to be installed further apart than 500 feet when less than a significant amount of water is entering the catchbasin	14.07	to	42.23
3. Permit water to cross minor streets (not the through street) at intersections on the surface of the street	16.89	to	49.27
4. Permit "donut" holes in cul-de-sacs without curb and gutter around the hole and using a 12 foot travel lane	21.11	to	112.62
5. Reduce excessive erosion control and final inspection punchlist requirements	140.77	to	140.77
6. Require the City to widen arterial roads adjacent to subdivisions when developer uses reverse frontage (County already has this policy)	487.27		487.27
	$ 733.42	to	$1,162.06

PLANNING	SAVINGS/LOT		
1. Permit the use of what are commonly known as "flag", "panhandle", or "pipestem" lots	$ 233.88	to	$ 388.88
2. Reduce the street right-of-way by a minimum of 10 feet	233.88	to	388.88
3. Reduce the minimum setback by 10 feet	351.55		351.55
	$ 819.31	to	$1,129.31

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT	SAVINGS/LOT		
1. Permit 750 gallons/minute flow at fire hydrants in single-family detached subdivisions	$ 28.15	to	$ 84.46
2. Permit fire hydrants to be located 750 linear feet from furthest dwelling unit	36.85	to	56.31
3. Permit Class 150 (C-900) material for water lines and PVC water laterals	127.50	to	190.04

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT	SAVINGS/LOT		
4. Permit standard valve boxes	1.40	to	2.10
5. Permit the last manhole in system in the street to be installed 25 feet short of the property line of the last lot	7.03	to	35.19
6. Permit 6 inch sewer to be used for sewer lines serving 75 lots or less	40.34	to	70.38
7. Permit PVC sewer laterals	19.70		19.70
8. Permit 3 inch sewer laterals	19.70		19.70
9. Permit sewer system to be installed anywhere within the street right-of-way	14.07	to	90.33
10. Permit sewer to be installed in a curvilinear direction	52.08	to	84.46
11. Permit 600 linear feet between manholes	14.07	to	56.31
12. Permit PVC sewer pipe	5.63	to	8.44
	$ 366.52	to	$ 678.02

In addition, the following are some potential savings in multi-family housing. Some of the savings for single-family detached housing will also apply to multi-family housing.

MULTI-FAMILY HOUSING	COST/DWELLING UNIT
1. Public widens arterial roads	$ 208.44
2. Permit dwelling units to be built 400 feet from a private or public street	74.66
3. Change the private street standards as follows:	
a. Eliminate the requirement for valley gutter where off-street parking is adjacent to a private street b. Change requirement for excessive crowns in streets c. Permit 18 inch standard curb and gutter for private streets d. Permit catchbasins to be spaced more than 500 feet apart when reasonable engineering practice permits	31.11
4. Eliminate storm water detention	155.55

There are also several proposals which will save money but for which we did not perform the research necessary to identify the extent of the savings. We feel that should these proposals be implemented, additional savings can be realized. They should, therefore, receive further consideration. These are as follows:

Engineering

1. Eliminate catchbasins where ditches are piped under streets;

2. Allow the use of vertical asphalt curb for minor streets;

3. Permit the design of road side swales to be only large enough to carry the required storm permitting 1/3 of the street surface to carry the design storm;

4. Permit alternative turnarounds other than the standard cul-de-sac;

5. Eliminate field cross sections for 20-year plus 2 feet flood studies when 2 foot aerial topo is available;

6. Permit aluminum storm pipe;

7. Eliminate concrete splash pads at flared end sections;

8. Bring City sediment control regulations in line with the State of North Carolina;

9. Review the criteria and assumptions used to size storm drain pipes:

10. Allow innovative techniques for soil stabilization of street subgrade;

11. Allow 12 inch storm pipe where permitted by flow of storm water;

Planning

1. Permit lot width to be measured at setback shown on record plat even if greater than minimum;

2. Reduce rear yard setback requirements;

3. Follow the manufacturers recommendations regarding the number of dwelling units per dumpster;

4. Permit a small amount of storm water diversion when the grading of the site changes the drainage ridge lines;

5. Increase to more than 25% the amount of parking adjoining a private street; and

6. allow parking within the setback.

Utility Department

1. Permit water lines to be installed in public easements but off of the street right-of-way for the purpose of creating additional loops in the system as well as creating alternatives for obtaining water supply for a subdivision;

2. Permit water lines to be installed before the curb and gutter or final road swale grading; and

3. Permit a greater choice of material brands and suppliers.

HOUSING CODE

Overview

The charge to the Housing Code Subcommittee was to review current procedures and regulations to determine if any changes need to be made in them to reduce housing costs and procedural delays without abridging the right of property owners. This effort should particularly affect the rehabilitated single-family for sale and the rehabilitated single and multi-family for sale or for rent markets. These markets are largely aimed at the lower income citizens of our community as well as first time buyers. Therefore, the subcommittee's efforts could have a large impact on seeing to it that these segments of the market are not progressively priced out of the market altogether. What is needed is a two-pronged approach to this problem which utilizes both private and public investment in a coordinated fashion inasmuch as neither is sufficient to meet the task alone.

This report addresses the question of cost effectiveness as related to minimum housing standards in three general areas. These are regulatory standards and procedures, factors influencing rent increases in rental housing and financial pressures shaping the housing development.

Conclusions and Observations

Code Interpretations

The present housing code standards appear to be fair and reasonable measurement tools. The subcommittee's concern lies with Code interpretation as it relates to the Housing Inspection Department. However, the nature of the subject makes it difficult to ascertain the cost consequences of non-uniform Code application or to provide cost savings examples.

Acceptance of New Materials

Another area that bears examination is the recognition of recently updated or new materials. The quick evaluation and acceptance of new materials can help a rehabilitation project reach a more cost-effective completion. An ongoing review and evaluation effort would probably be most effective.

Identification of Deteriorated and Dilapidated Housing

As inflation and other factors drive all housing prices higher, the determination of which housing units should be demolished becomes more

difficult and critical. Strict adherence to the Code could have a detrimental effect on existing housing stock. It is clear that some reevaluation of the definitions for "deteriorated" and "dilapidated" housing is needed to recognize the building's future worth rather than its present condition.

Rehabilitation Contractor Qualification

The question of contractor qualification in order to perform rehabilitation work could also stand review. Although there is adequate justification and precedent for licensing regulations relative to construction work, the idea of owner performed work has cost effective merit. Since all work must be inspected and approved before occupancy, the actual licensing procedure does not insure or imply automatic approval. Perhaps persons involved in the maintenance and rehabilitation of properties could be certified to perform all types of related work. Their work would still be subject to normal inspection and approval procedures.

Cost Savings Example - Rehabilitation Project

Assume average rehabilitation cost of $7,500.00 and contractor/subcontractor overhead and profits equal to 12%:

Project cost	$7,500.00
Labor and Material cost at 88%	6,600.00
Savings by owner performing work	900.00

Cost Savings Example - Maintenance Project

Assume "service calls" at $35.00 each and average and actual labor and materials used of 40% per call:

3 calls per year using subcontractor at $35.00	105.00
Actual labor and material cost (40% of $105.00)	42.00
Savings by owner performing work	63.00

These savings, although small in absolute terms, are important when related to rents in the range of $100.00 to $150.00 per month. Any savings effected could have the desired result of providing housing at a lower cost to the public.

Rental Housing

A precise measure of rental housing needs in Charlotte-Mecklenburg is difficult to determine. However, the City Housing Assistance Plan (now two-years old) identifies approximately 16,600 low to moderate income or

elderly persons who are in need of housing. Furthermore, the Housing Authority has recently announced that it is closing its waiting list for public housing which presently stands at approximately 2,800 persons. They also have an additional waiting list of 1,100 persons for Section-8 Rental Assisted Housing. There may be some overlap between the lists, but the numbers of persons still appears large.

Between 1961 and 1979, 9,889 housing units were demolished. At the end of 1979, the City only had 8,832 public housing units, some of which were built in the 1930's. Clearly, there is a problem. This problem might be partially relieved by giving the proper incentives to the owners of the approximately 150 homes that are presently boarded up. They could be rehabilitated and made available for low to moderate income persons.

Desperate Housing Situations

Sources available to the subcommittee indicate that there are those who are in desperate need of housing. A voluntary group of property managers drawn from the members of the Charlotte Property Management Bureau of the Charlotte Board of Realtors could compile and keep current an inventory of available rental units by rent range. This inventory could be made available to all City and County governmental agencies who deal with the public regarding housing needs. The housing seeker could be provided with available housing options without the expense and time of looking in scattered locations. The property manager would have greater exposure with hopefully less marketing expense and a shortening of the vacancy period. And to lower rents or stop the rate of rent increases, we need to strive for higher occupancy and less expense costs through cooperative effort.

Speedy Inspections and Rent Increases

Another area in which cooperation between the public and private sector is extremely important is housing inspection. Fast action in inspection and approval by the Housing Inspection Department could definitely help gross rental income. Each week a housing unit is vacant causes about a 2% reduction in annual gross income. This can lead to rent increases to cover the losses.

Occupant-Caused Code Violations

Housing code violations can be caused by a tenant after taking rental possession of the property. The subcommittee investigated two possible solutions to this problem both of which involve governmental cooperation and assistance. One solution would be to hold the tenant financially responsible for code violations incurred after occupancy of a housing unit that has previously been inspected and approved. This would reduce the owner's cost and encourage maintenance of property in adherence to

Code rather than discourage property repairs. In order for financial responsibility to be placed on the tenant the public sector would have to allow reasonable retention of security deposits or help in the speedy eviction of problem tenants. The other solution might be more difficult to implement and assess, but might also provide the best long-term solution to this problem. In a case where the Housing Inspection Department finds a code violation caused by the tenant, it would notify the owner and the Social Services Department. The Social Services Department would then provide counseling services to the tenant on the proper care and maintenance of a housing unit.

Legal Delay Problems and Housing Costs

Another expense outside the direct control of the owner or property manager is that associated with the legal paperwork in regard to tenant eviction. The owner's concern is not the basic legal cost, but rather the time delay in being able to evict tenants for non-payment of rent or violations of the lease. The Sheriff's Department and the Clerk of Court's office maintain a considerable backlog of pending papers on summary ejection cases. It may take up to six weeks to remove a delinquent tenant from the premises. Because of these delays, the landlord faces not only loss of rent, but also possible vandalism to his property. This tends to force up rent for the next person seeking low income housing. As we have shown earlier, vacancy or non-payment cause a loss of approximately 2% of gross rental per week. Therefore, a six week legal delay could reduce annual gross income 12% (or about $150.00 on a $100.00 per month rental unit).

One possible solution to this problem would be to give the owner the option of paying higher costs of court, but being assured of quick legal action. Landlords might be very willing to pay higher court cost if guaranteed a faster execution of judgments. They could at least balance the cost of court versus the cost of a non-paying tenant and make a decision.

The area of payment for legal services was considered by the subcommittee. The owner must pay his own legal expenses; funds which must ultimately come from rental income. But tenants often have access to public or taxpayer funds through such agencies as the Legal Aid Society. Where the use of public funds is justified and not abused, it is essential to maintain this procedure. But if a tenant uses this avenue to unjustly harrass an owner, some grievance system or way to shift the owner's financial burden of defense should be available.

The final area of expense considered was vandalism in broad terms. That is not vandalism committed by a tenant, but vandalism committed by someone in the neighborhood or the community. Centralized records are not available to reflect the full extent of the problem, but one source of information that is available might provide us with a clue as to magnitude. The Fire Inspection Department records indicate that for a

recent 8 month period, 400 fires of a suspicious nature were reported. If it is assumed that the average fire damage was $1,000.00 and two-thirds of these fires were in residential structures, the annual cost due to fire vandalism totals $400,000.00. A further assumption that non-fire related vandalism is as costly as fire related shows a potential vandalism cost of $800,000.00 per year. By cutting these vandalism costs by from between 25% and 50%, a housing cost savings of from $200,000.00 to $400,000.00 per year could be realized.

Solutions to Vandalism Problems

If the immediate neighborhood would become involved through an extension of existing programs such as the Neighborhood Watch and this fact was publicized, vandals might become more cautious and less active. Another possible alternative is to provide for some percentage reduction on city property taxes of a structure vandalized and then rehabilitated and returned to the productive tax rolls by its owner. Additionally, if someone is charged and found guilty of vandalism, restitution of rehabilitation costs could be a part of the sentence.

Financial Solutions

There are some general ways in which local government could provide for the rehabilitation of housing units that deal with tax incentives. Ownership of older, rehabilitated structures could be greatly encouraged by property tax reductions or abatements. State law presently prohibits the use of ad valorem taxes or tax revenues for housing, but this law could be changed to allow for this type of use.

Another way to stimulate rehabilitation would be to initiate or participate in special financing packages. Small investors could be encouraged to rebuild older homes by special, lower cost financing. The North Carolina Housing Finance Agency is one way in which this might be accomplished. Under present regulations the Agency is now permitted to finance rehabilitation projects. This legislation allows for the tax exempt financing or rehabilitation of single and multi-family structures through this Agency.

RECOMMENDATIONS

In order to reach the objective of providing a Housing Code which encourages the most cost effective way in which we can provide for owner occupied and rental housing units and still adequately protect the public health, safety and welfare, the subcommittee recommends the following:

1. Housing inspectors be trained to provide uniform interpretation of the code on a City-wide basis;

2. All time delays be reduced to an absolute minimum. This would mean that the Sheriff's Department serve all summary ejection papers within 1 week of their being filed and the Clerk of Court's Office schedule all hearings within 2 weeks of notice serving. As regards inspection, all inspections or decisions would be resolved within 3 working days;

3. Social Services Department be involved in counseling programs to provide tenants with information on the proper care and maintenance of a housing unit;

4. Neighborhood Watch programs be expanded through the Police Department's educational process to include vandalism as a reportable activity. This program would need to be supported by the City's commitment to provide a level of municipal service (in Police and fire protection, sanitation and street maintenance) consistent with the City-wide policy in order to protect community property values; and

5. City government would initiate and continue to facilitate all possible potential low-cost financing programs on a City-wide basis. An example of such programs would be those sponsored by the North Carolina Housing Agency. Legislation has recently been enacted allowing for rehabilitation financing through this agency. Since financing is a key to this type of housing, all potential financing methods should be evaluated, encouraged and implemented.

Housing Cost Task Force Recommendations

Local Solutions To The Affordable Housing Problem

All over the nation, rapidly increasing housing costs are viewed as a problem of fundamental importance. Both public and private interests involved in the development process agree that reform in complex regulations and procedures affecting the supply of housing can help to reduce the cost of housing. The Housing Cost Task Force, then, recommends the following as a means to help set an agenda for consideration by the public officials. It is hoped that this information will be used to proceed in a fashion that they consider appropriate. The general categories of action needed to adequately address the roots of the local housing costs problems are:

- Simplify and streamline the development review process;
- Limit development standards to levels required for public health, safety and welfare;
- Assure an adequate supply of land for urban development through a revised residential zoning ordinance;
- Establish a process to help public and private sector coordination, with emphasis on the public sector's taking a lead role in helping the private sector to provide affordable housing for low income families; and
- Establish programs to help to reduce the increases in housing rents and costs attributable to poor maintenance by renters and vandalism.

The total estimated impact of these recommendations on the average $61,000 home would be to reduce its price from between 9% and 10%. This would mean a purchase price of about $55,000. For the home buyer who secures a 15%, 30-year fixed rate mortgage with a 10% downpayment, this is a decrease in the monthly payment for principle and interest from $694.18 to $625.90 or approximately $70 per month. (Note: These figures do not include costs for taxes and insurance.)

Appendix A – Detailed Recommendations

Composite Recommendations
Appendix A

Detailed Recommendations

I. Simplify and streamline the development review process:

Reorganize and Centralize

- o Trim the zoning and rezoning procedures in order to reduce development time and costs which are ultimately absorbed by the consumer;
- o Centralize control of the review process and location of the reviewing agencies; and
- o Consider the consolidation of the separate City and County development review and inspection processes.

Consolidate Inspections

- o Eliminate the redundant water and sewer plan review by State agencies and rely upon the review and approval of the Charlotte-Mecklenburg Utility Department;
- o Allow offsite water line construction and water meter application processing to occur concurrently instead of sequentially;
- o Have the Fire Department conduct its review in conjunction with that of the Building Regulation Department rather than conducting an independent review;
- o Consolidate the inspection process to allow a single qualified inspector to perform multiple inspections for all departments instead of having multiple inspectors perform 9 separate inspections; and
- o Allow the Plumbing Inspector to inspect each unit in multi-family or attached housing as soon as it is completed in the rough stage rather than waiting until all units in the building have reached this stage;

Administration, Staffing and Approval Procedures

- o Eliminate City Council approval of contracts for utility line construction and dedication by developers. Allow this to be handled administratively instead;
- o Have all involved agencies put together a package of their standards and requirements, a flow chart and checklist so that developers can verify that standards have been met prior to the submission of plans;
- o Accept without further verification the plans submitted with an engineer's or architect's certification, especially in the areas of erosion control and storm water retention;

- Allow plans with minor corrections noted by the reviewing agency to be approved rather than requiring the resubmission of perfect plans;

- Allow the installation of electric meters to be determined by the issuance of a final electrical inspection units and not be tied to the process to control occupancy;

- Organize staff resources in inspection and review departments to back-up in the performance of critical tasks in periods of staff vacations and illness;

- Insure that all inspections or decisions relating to inspections are accomplished or resolved within 3 working days of the initial request or query; and

- In the case of rental property, insure that the Sheriff's Department will serve all summary ejection papers within 1 week of their being filed and that the Clerk of Court's Office will schedule all hearings within 2 weeks of the notice serving.

Code Interpretations

- Distribute the final decisions on individual building code interpretations or clarifications to the housing industry so that those who are affected might be better informed; and

- Train housing inspectors to provide a uniform interpretation of the code on a City-wide basis.

II. Limit development standards to levels required for public health, safety and welfare:

- Eliminate the County Health Department bonding requirements for offsite sewer systems for multi-family housing; and

- Eliminate storm retention requirements in multi-family housing.

The following recommendations regarding development standards have been estimated to afford government and developer cost savings of between $2,455.25 and $3,505.39 per housing unit constructed:

Structural Subsystem and Fire Protection

- Reduce the attic access opening size to 22" X 22";

- Reduce the compressive strength requirements for concrete footings in one-story structures to 2,000 PSI;

- Reduce the required thickness of a concrete slab in housing units to 3 inches;

- Require drywall on only 1 side of a truss instead of on both sides;

- Reduce the requirement for double and triple studs to construct rough openings for doors and windows as called for in the North Carolina Building Code;

- Change from 6 to 8 feet the spacing of outlets and thereby increase the minimum useable wall and kitchen counter top space.

- Allow the use of treated wood foundations;

- Reduce to less than 18 inches the distance from the ground to the use of untreated lumber.

- Permit the use of wood supports of steel beams and girders; and

- Increase to 36" the allowable entrance stoop height not requiring railing.

Electrical Subsystem

- Increase from 6 to 8 the number of switches allowed per circuit breaker;

- Decrease the width of the unobstructive area to floor to eliminate the often required recessed fixture in clothes closets;

- Eliminate the Code requirement for lighting outlets in attic and basement crawl space inasmuch as they are seldom used;

- Allow battery-operated as well as "hot-wired" detectors;

- Consider redefinition of "bedroom area" to eliminate duplication of smoke detector coverage;

- Eliminate the requirement for Ground Fault Circuit Interrupters (GFCI);

- Eliminate the requirement for fire-rated walls around exterior walls except between the chimney and dwelling; unit.

- Allow the use of standard framing materials in fireplace flues with Underwriters' Laboratory approved flues; and

- Increase the allowable distance of travel to 20 feet from a dwelling unit to a single stair in garden apart ments.

Mechanical Subsystem

- Eliminate the requirement for balancing dampers in each supply duct; and

- Allow "free" return air through metal louvered doors into mechanical closets in apartments.

Engineering Department Requirements

- Permit streets serving 50 houses or less to be 18 feet wide;

- Permit catchbasins in streets to be installed further apart than 500 feet when less than a significant amount of water is entering the catchbasins;

- Permit stormwater to cross minor street (not the through street) at intersections on the surface of the street rather than in subsurface pipes;

- Permit "donut holes" in cul-de-sacs without curb and gutter around the hole and using a 12 foot travel lane;

- Reduce excessive erosion control and final inspection punchlist requirements;

- Eliminate catchbasins where ditches are piped under streets;

- Allow the use of vertical asphalt curb for minor streets;

- Permit the design of roadside swales only large enough to carry the required storm permitting 1/3 of the street to flood;

- Permit alternative turnarounds other than the standard cul-de-sac;

- Eliminate field crossections for 20-year plus 2 feet studies when 2 foot aerial topographical maps are available;

- Permit the use of aluminum storm pipe;

- Eliminate concrete splash pads at flared end sections;

- Bring the City sediment control regulations into line with those of the State of North Carolina;

- Increase to more than 25% the amount of parking adjoining a private street;

- Allow parking within the setback;

- Review the criteria and assumptions used to size storm draim pipes;
- Allow innovative techniques for soil stabilization of street subgrades;
- Allow 12 inch storm pipe where permitted by the flow of storm water; and
- Require the City to widen arterial roads adjacent to subdivisions when the developer uses reverse frontage (similar to existing County policy).

Utility Department Requirements

- Permit 750 gallons per minute flow at fire hydrants in single-family detached subdivisions;
- Permit Class 150 (C-900) material for water lines and PVC water laterals;
- Permit standard valve boxes;
- Permit the last manhole in a system in the street to be installed 25 feet short of the property line of the last lot;
- Permit 6 inch sewer pipe to be used for sewer lines serving 75 lots or less;
- Permit the use of PVC sewer laterals;
- Permit the use of 3 inch sewer laterals;
- Permit the sewer system to be installed anywhere within the street right-of-way;
- Permit sewer to be installed along curvilinear direction
- Permit 600 linear feet between manholes;
- Permit the use of PVC sewer pipe;
- Permit water lines to be installed in public easements but off of the street right-of-way for the purpose of creating additional loops in the system as well as creating alternatives for obtaining water supplies for a subdivision;

- Permit water lines to be installed before the curb and gutter or final road swale grading is completed; and

- Permit a greater choice of material brands and suppliers.

Planning Commission Requirements

- Permit the use of what are commonly known as "flag", "panhandle" or "pipestem" lots;

- Reduce the street right-of-way by a minimum of 10 feet;

- Permit lot width to be measured at the setback shown on the record plat even if it is greater than the minimum; and

- Reduce the minimum setback by 10 feet.

III. Assure an adequate supply of land for urban development through a revised residential zoning ordinance. This ordinance should permit more flexible forms of residential development that can respond to varying market demans and can lead to lower per unit costs. This is necessary because:

1. Higher density residential development can contribute substantial housing cost savings;

2. Recent studies have shown a virtual absence of land presently zoned for higher density housing at the urban fringe; and

3. Reliance upon the existing one parcel at a time zoning/rezoning process in general, and the conditional district provisions in particular, adds considerable time and costs to the development process. These costs are ultimately absorbed by the consumer in the form of higher housing costs.

IV. Initiate and continue to facilitate all possible potential low-cost financing programs on a city-wide basis. An example of such programs would be those sponsored by the North Carolina Housing Agency. Legislation has recently been enacted allowing for rehabilitation financing through this agency since financing is a key to this type of housing, all potential financing methods should be evaluated, encouraged and implemented.

V. Establish programs to help reduce the increases in housing rents and costs attributable to poor maintenance by renters and vandalism. This can be accomplished by:

1. Involving the various social service agencies in counseling programs to provide tenants in rental property with information on the proper care and maintenance of a housing unit; and

2. Expand the existing Neighborhood Watch Program to include vandalism as a reportable activity. This would help to reduce maintenance, repair and vacant time for rental, rehabilitated and newly constructed units. The associated cost savings can be passed on to tenants and owners as lower rents and housing costs.

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