AGENDA

Meeting Type:	B
Date:	08-09-1982

City of Charlotte, City Clerk's Office

Charlotte

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

Meetings in August '82

THE WEEK OF AUGUST 1 - AUGUST 7

3	Tuesday, 7 30 a.m.	AD HOC COMMITTE ON PLANNING/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room
	Tuesday, 7 30 p.m.	PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room
4	Wednesday, 12 Noon	COUNCIL/MANAGER LUNCHEON (Governmental Plaza) - Civic Center, VIP Room B

THE WEEK OF AUGUST 8 - AUGUST 14

9	Monday, 12 Noon	PLANNING COMMISSION/Work Session - Cameron-Brown Building, First Floor Conference Room
	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON (Proposed Mint Museum Bond Referendum) - City Hall Annex, Training Center
	Monday, 2 00 p.m.	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3:00 p.m.	CITY COUNCIL MEETING - City Hall, Council Chamber
10	Tuesday, 8 00 a.m.	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 9 00 a.m.	HISTORIC DISTRIC COMMISSION - Edwin Towers, First Floor Conference Room
	Tuesday, 3 30 p m.	PLUMBING ADVISORY BOARD - City Hall Annex, Building Inspection Conference Room
	Wednesday, 9 00 a.m.	CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber (NOTE This is a change in date from 7/28.)
	Wednesday, 4 00 p.m.	CITY COUNCIL (Presentation of Dilworth Small Area Plan) - City Hall Annex, Training Center
	Wednesday, 4 00 p.m.	IMPLEMENTATION COMMITTEE/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room
11	Wednesday, 4 00 p.m.	POLICE COMMUNITY RELATIONS AWARD SUBCOMMITTEE/COMMUNITY RELATIONS COMMITTEE - Community Relations Conference Room, 623 E. Trade Street
	Wednesday,7 30 p.m.	HISTORIC PROPERTIES COMMISSION - City Hall, Second Floor Conference Room

-Continued-

THE WEEK OF AUGUST 15 - AUGUST 21

16	Monday, 2 00 p.m.	PLANNING COMMISSION(Work Session on Urban Development Center Ordinance) - Cameron-Brown Building, First Floor Conference Room
	Monday, 6 00 p.m.	CITY COUNCIL MEETING/Zoning Hearings - Education Center, Board Room
17	Tuesday, 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY - Cameron-Brown Building, Sixth Floor Conference Room, Finance Department
	Tuesday, 2 00 p.m	HOUSING AUTHORITY - Administrative Offices, 1301 South Blvd
	Tuesday, 3 00 p.m.	COMMUNITY FACILITIES COMMITTEE - Utility Department Conference Room, 5100 Brookshire Boulevard
	Tuesday, 7 30 p.m.	CHARLOTTE TREE COMMISSION - Park Operations Conference Room, 701 Tuckaseegee Road
18	Wednesday, 8 30 a.m.	CIVIL SERVICE BOARD - City Hall, Third Floor Conference Room
	Wednesday, 10 00 a.m.	CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber
19	Thursday, 8 30 a.m.	CLEAN CITY COMMITTEE - Cameron-Brown Building, Fifth Floor Conference Room
	Thursday, 3 00 p.m.	ADVISORY ENERGY COMMISSION - City Hall, Third Floor Conference Room

THE WEEK OF AUGUST 22 - AUGUST 28

23	Monday, 7 30 p.m.	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE - City Hall, Third Floor Conference Room
23	Monday, 7 30 p.m.	PLANNING COMMISSION/Work Session on Urban Development Center Ordinance - Education Center, Board Meeting Room, Fourth Floor
24	Tuesday, 4 00 p.m.	MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Building, Third Floor Conference Room
25	Wednesday, 4 00 p m.	ELECTRICAL ADVISORY BOARD - City Hall Annex, Building Inspection Conference Room
	Wednesday, 4 30 p.m.	COMMUNITY RELATIONS COMMITTEE - Covenant Presbyterian Church, 1000 E. Morehead Street

AUGUST 29 - AUGUST 31

31	3 00 p.m.	ZONING BOARD OF ADJUSTMENT - City Hall, Council Chamber

Charlotte

CITY COUNCIL AGENDA
IN MEETING ON MONDAY, AUGUST 9, 1982

12:00 Noon	-	Council/Manager Luncheon o Presentation on Proposed Bond Referendum for Mint Museum Project o Discussion of Alternatives for Bus Stop Locations in Tryon Street Transit Mall Training Center
2:00 P.M.	-	Citizens Hearing
2:30 P.M.	-	Council Discussion
3:00 P.M.	-	Council Meeting Council Chamber City Hall

ITEM NO.

1. Invocation

2. Consideration of minutes of Council meetings of June 28, 1982, July 12, 1982, July 19, 1982, and Special Use Permit Hearing on July 21, 1982.

3. Adoption of a motion to confirm appointment of Pat Sharkey as Clerk to the Charlotte City Council.

PUBLIC HEARINGS

4. PUBLIC HEARINGS FOR THE PROPOSED DOUBLE OAKS AND TRYON HILLS REDEVELOPMENT PLANS.

On April 26, 1982 the City Council requested the Charlotte-Mecklenburg Planning Commission to conduct blight surveys for Double Oaks and Tryon Hills, as proposed by the John Crosland Company and recommended by the Community Development Department. The Planning Commission has since certified both areas as "rehabilitation, conservation, and reconditioning" areas.

council agenda

Mayor Eddie Knox Mayor Pro Tem Harvey B Gantt

Dave Berryhill
Charlie S Dannelly
Laura Page Frech
Ron Leeper
Ralph Reiss McMillan
Pamella G Patterson
Edwin B Peacock, Jr
George K Selden Jr
Herbert Spaugh Jr
Minette Conrad Trosch

Two separate public hearings are required for each redevelopment plan. The first set of public hearings was held by City Council on July 12. Final draft plans have been prepared and submitted to the Planning Commission for review. Comments from the Planning Commission will be made available at the Council meeting on August 9. A complete copy of each plan can be obtained through the Office of the City Manager or the City Clerk.

A. PUBLIC HEARING ON THE PROPOSED DOUBLE OAKS REDEVELOPMENT PLAN.

The plan includes:

- Substantial rehabilitation of approximately 570 units of deteriorating multi-family housing.
- No changes in existing zoning.
- No street closings.
- No public improvements by the City.
- The John Crosland Company will provide additional recreational facilities and off-street parking.
- The Company has offered to assist church operated day care in its building rehabilitation.
- Estimated project construction cost is $5,518,000.
- Economic feasibility of the proposed project is dependent upon the use of tax exempt financing, eligible only in designated urban redevelopment areas.

RECOMMEND ADOPTION OF A RESOLUTION APPROVING THE DOUBLE OAKS REDEVELOPMENT PLAN.

B. PUBLIC HEARING ON THE PROPOSED TRYON HILLS REDEVELOPMENT PLAN.

- Substantial rehabilitation of 257 units of deteriorating multi-family housing.
- Recommendations for rezoning office use along North Church and Twenty-Fourth Streets for residential use.
- No street closings.
- No public improvements by the City.
- Estimated project construction cost is $2,461,000.
- Economic feasibility of the proposed project is dependent upon the use of tax exempt financng, eligible only in designated urban redevelopment areas.

RECOMMEND ADOPTION OF A RESOLUTION APPROVING THE TRYON HILLS REDEVELOPMENT PLAN.

Attachment No. 1

5. A. CONDUCT A PUBLIC HEARING ON AMENDMENT NO. 2 TO THE REDEVELOPMENT PLAN FOR THE FIVE POINTS NEIGHBORHOOD STRATEGY AREA.

On October 6, 1980, City Council endorsed a "Joint Report" developed by the Biddleville-Five Points Community Organization and the Community Development Department which gave primary emphasis to saving additional existing housing units and providing opportunities for affordable replacement housing for Five Points residents. The following plan amendment is an outgrowth of the new policy direction endorsed by the City Council, Five Points neighborhood, and City staff.

Specifically, the plan amendment contains the following changes:

1. Revise the land use to retain existing street patterns in the Western Heights section of Five Points. Make major public improvements to Frazier Street, Flint Street and Montgomery Street for the Charlotte Housing Authority public housing development project.

2. Revise the acquisition schedule to conserve additional existing housing units considered feasible for rehabilitation. These properties are primarily located along West Sixth Street, Montgomery Street and Flint Street.

3. Revise the land use along North Summit Avenue between West Fifth Street and Martin Street to provide the opportunity for new housing development.

4. Revise the Plan to delete the construction of a cul-de-sac on Andrill Terrace to allow access to Johnson C. Smith University.

5. Revise the Plan to allow improvements to the intersection of Solomon Street at Trade Street which will require the demolition of two existing occupied houses.

6. Revise land use from multi-family to business for property facing Trade Street where Frazier intersects Trade Street.

7. Revise the Relocation Policy to allow the opportunity for each relocatee to counsel with the Biddleville-Five Points Community Organization before being located outside the Five Points community.

8. Revise sections of the Redevelopment Plan to reference appropriate documents, primarily the Zoning Ordinance to avoid possible discrepancies.

9. Update the estimated costs of financing.

These changes are the result of a series of meetings between City staff, representatives of the Five Points neighborhood and Johnson C. Smith University held to discuss replanning within the guidelines of the Joint Report.

The complete text of the Redevelopment Plan may be reviewed by by contacting the City Manager or the City Clerk. The changes proposed under this Amendment are substantial, and in accordance with North Carolina Urban Redevelopment Law. The Planning Commission and City Council must consider and approve the Amendment. The Planning Commission is to consider the Amendment at their August 3rd meeting. The comments from the Planning Commission and their action will be available to Council at the August 9th public hearing.

B. CONSIDER ADOPTION OF A RESOLUTION APPROVING AMENDMENT NO. 2 TO THE REDEVELOPMENT PLAN FOR THE FIVE POINTS NEIGHBORHOOD STRATEGY AREA.

POLICY AGENDA

6. CONSIDER ADOPTION OF A MOTION TO PROCEED WITH THE TENTATIVE CALENDAR OF EVENTS FOR A MINT MUSEUM BOND REFERENDUM TO FUND CONSTRUCTION OF A NEW WING TO HOUSE THE DALTON COLLECTION ON THE NOVEMBER 2, 1982 BALLOT.

A $3.5 million bond referendum has been proposed to construct a 30,000 - 40,000 square foot addition to the Mint Museum at 501 Hempstead Place to house the art collection being donated by Mary and Harry Dalton. It is anticipated that an additional $2.0 million would be raised from private contributions.

At the Council-Manager luncheon on August 9, City Council will receive a full presentation by the Mint Museum Board of Trustees on project details. The City Council Planning & Public Works Committee has reviewed the project proposal and recommend City Council support.

A staff report identifying other anticipated capital projects and the impact of the Mint Museum project on the municipal debt service and operating budget will be forwarded to City Council costs will be forwarded to City Council in advance of the luncheon to provide additional background for reviewing this project pproposal.

7. DISCUSS THOSE RECOMMENDATIONS THAT RELATE TO THE CITY OF CHARLOTTE MADE BY THE AMERICAN UNIVERSITY CONSULTANTS IN THEIR REPORT ON IMPROVING THE CHARLOTTE-MECKLENBURG CRIMINAL JUSTICE SYSTEM.

Staff has identified six study areas that relate directly to the operation of the Charlotte Police Department. The most significant proposal is for the City to evenly share in the total annual cost of a Criminal Justice System Coordinator position with the County and the State, estimated at $96,000.

A staff evaluation of the study recommendations and a budget ordinance in the amount of $32,000 are attached for your consideration.

Adoption of this budget ordinance would reduce the Fiscal 1983 General Fund Contingency to $239,942.

Attachment No. 2

8. CONSIDER PROPOSED ACTION AGENDA FOR IMPLEMENTATION OF SELECTED RECOMMENDATIONS FROM THE HOUSING COST TASK FORCE, AND REFER REMAINING RECOMMENDATIONS TO THE CITY COUNCIL PLANNING & PUBLIC WORKS COMMITTEE FOR FURTHER STUDY.

In May 1981 the Housing Cost Task Force presented 95 recommendations for changes to local regulations that would reduce the cost of housing. These recommendations addressed the zoning ordinance, subdivision ordinance, building code, housing code, and utility and building inspection policies and procedures.

These recommendations have been reviewed by affected City and County departments and by working groups composed of representatives from the Task Force, City and County staff, and other interested citizens. Thirty-two recommendations have been identified for immediate implementation or further policy consideration.

Because of the volume of data and complexity of issues, City Council may choose to approve today, those thirty-two action steps that City staff is in agreement with or postpone approval until the first meeting in September to allow additional study time. In addition, the City Manager, is recommending that the Mayor refer the remaining sixty-three (63) recommendations from the Housing Cost Task Force to the City Council Planning & Public Works Committee for further study and continued dialog with the Task Force and City staff.

Attachment No. 3

9. RECOMMEND ADOPTION OF A RESOLUTION ENDORSING IN CONCEPT THE SCHEMATIC DESIGNS OF THE TRYON STREET TRANSIT MALL AND AUTHORIZING THE DESIGN CONSULTANT TEAM TO PROCEED WITH THE DESIGN DEVELOPMENT PHASE.

At a Council-Manager dinner on June 14, 1982 City Council was presented with the schematic designs and recommended bus transfer points for the Tryon Street Transit Mall, as endorsed by the Design Review Committee and Project Management Team. On June 28, 1982 City Council was asked to formally approve the schematic designs and bus transfer points following presentations to representatives of the uptown business community. However, City Council deferred action on June 28, 1982 and again on July 12, 1982 to continue discussion of the exact location of the bus stops.

At the request of the City Manager, the design consultant team analyzed alternative bus stop locations suggested by City Councilmembers, and developed additional alternatives that reduce the transit rider walk distance. Their report was submitted to City Council with the Council-Manager memorandum on July 29, 1982. At the Council-Manager luncheon on August 9, City Council will discuss the series of alternatives prepared by the consultants and select a single alternative for use in the full Design Development Phase.

Adoption of this resolution will allow the consultants to proceed with the development of the actual working plans for the Tryon Street Transit Mall Project.

Attachment No. 4

10. CONSIDER ADOPTION OF ONE OF THREE OPTIONS FOR THE CONSTRUCTION OF A 50-UNIT HOUSING PROJECT TO BE FINANCED AND OWNED BY THE CITY OF CHARLOTTE.

On March 22, 1982, City Council directed staff to proceed with development of the Model A Plan, allowing the City to build and control development of a new housing project, and to report back to City Council with specific information on possible sites and any necessary rearrangement to the Housing Assistance Plan that might be required. In response to these directions, staff has prepared a Request for Proposals that states the intent to award a contract to a developer for the selection of a site and the construction of a 50-unit multi-family housing project to be financed and owned by the City. City Council has also approved a revision to the Housing Assistance Plan that opens up additional areas of the City for new public housing sites.

City Council is now being asked to select which method under the Model A Plan should be used to build the desired housing. A decision was deferred at the Council meeting on July 12 until this date so that staff could provide a current appraisal report on the proposed WTVI site. Staff has learned that the estimated fair market value of the property is $168,200.

Shown below are the three alternate methods proposed by the Community Development Department for building the desired housing.

A. Turnkey Method

. . . City would advertise for developers to submit proposals to provide a completed project, including the site, as prescribed in the Request for Proposal and Proposal Information Package.

. . . City would select best proposal, taking into consideration site, cost, design, developer's experience and other evidence of ability to satisfactorily complete project.

Advantages of Turnkey Method -

(a) City would receive a complete project ready for occupany.
(b) A single contract would provide all the services desired.
(c) Would require no administrative cost.
(d) Would require the developer to provide a site.

Disadvantages of Turnkey Method -

(a) Lack of total control of the quality and durability of construction.

B. Conventional Method

. . . City would contract with an architect to prepare plans and specifications for a proposed project on a site owned by the City.
. . . Following City approval of the plans and specifications, an advertisement requesting bid proposals from developers would be published.
. . . A construction contract would be awarded to the lowest responsible bidder, subject to City approval.

Advantages

(a) Project would be built in accord with the City's approved plans and specifications.

(b) The project would be carefully monitored by the architect under contract to the City to assure overall quality in design, contruction and workmanship.

Disadvantages

(a) City would be required to secure a site.
(b) Site selection may be complicated by the fact that the City is the buying agent.
(c) Additional administrative cost will be incurred.

C. Public Housing Conventional Method

. . . City would contract with the Housing Authority to advertise a Request for Proposals for the design and construction of the project to be located on a site owned by the Housing Authority.
. . . The Housing Authority would have full responsiblity for the design and quality of the project, subject to City approval.

Advantages

(a) The Housing Authority has a verbal agreement with the School Board on the acquisition of the proposed WTVI site.
(b) Has extensive experience in multi-family housing construction and management.
(c) Proven ability in the management of low income housing units.
(d) The Housing Authority's chief executive officer has agreed on behalf of the Authority's Board of Commissioners to build a housing project for the City consistent with the City's needs.

Disadvantages

(a) If the Housing Authority follows federally prescribed building standards, cost would be higher. However, the Housing Authority is not required to use Housing and Urban Development minimum property standards since federal bond funds are not being used to finance the project.

Attachments for this agenda item include the Executive Summary of the City Council Community Development and Housing Committee discussion of new housing (March 19, 1982) and the minutes of the City Council meeting at which staff was directed to proceed with the Model A Plan (March 22, 1982).

Attachment No. 5

11. RECOMMEND ADOPTION OF A RESOLUTION APPROVING THE EXPANSION OF THE YORK ROAD LANDFILL.

On August 21, 1982 the Board of County Commissioners voted to deny the City's application for a Special Use Permit for a sanitary landfill at Reames Road.

City Council is being asked today to approve the expansion of the current landfill site on York Road and to authorize the City Manager to immediately begin preparation of the testing and design contracts required for State approval.

A brief staff report and a proposed resolution are attached for your review.

Attachment No. 6

12. CONSIDER REPORT FROM THE CITY COUNCIL ENVIRONMENTAL HEALTH AND PROTECTION COMMITTEE ON THE PROPOSED AGREEMENT TO CONSOLIDATE SEVERAL CITY AND COUNTY DEPARTMENTS AND TO ADJUST THE FUNDING OF SEVERAL NON-DEPARTMENTAL AGENCIES.

The Environmental Health and Protection Committee will meet again on Thursday, August 5, to prepare a report to the full Council on the issue of City-County functional consolidation. The report should be forwarded to Mayor and Council prior to the August 9 meeting.

13. DECISION ON PETITION NO. 82-43 BY NEWMAN MANOR ASSOCIATES, LTD. FOR CHANGE IN ZONING FROM R-12 TO R-20MF FOR A 6.691 ACRE SITE FRONTING APPROXIMATELY 697 FEET ON THE NORTH SIDE OF SARDIS ROAD, APPROXIMATELY 168 FEET WEST OF WHERE MCALPINE CREEK INTERSECTS WITH SARDIS ROAD.

A PROTEST PETITION HAS BEEN FILED AND FOUND SUFFICIENT TO INVOKE THE 3/4 RULE REQUIRING NINE AFFIRMATIVE VOTES OF THE MAYOR AND CITY COUNCIL IN ORDER TO REZONE THE PROPERTY.

THE PLANNING COMMISSION RECOMMENDS THAT THE PETITION BE APPROVED.

This decision was deferred at the request of Councilmember Harvey Gantt to this agenda date.

Attachment No. 7

BUSINESS AGENDA

14. RECOMMEND AUTHORIZATION TO EXECUTE CONTRACT WITH CENTRAL PIEDMONT COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A MEDIAN IN ELIZABETH AVENUE FROM KINGS DRIVE TO INDEPENDENCE BOULEVARD.

This project consists of construction of a median in Elizabeth Avenue to provide less hazardous crossing by the students at the community college. The preliminary design calls for two outbound traffic lanes on Elizabeth, one inbound lane, and a ten-foot median. The median will be landscaped and the crossings positioned so that students are required to cross the street only at strategic points.

Under this contract, the County will provide $112,000 for construction of the median. The City will provide design services, contract administration, purchase and installation of a new bus shelter at Kings Drive and Elizabeth Avenue, and installation of an irrigation system and landscaping materials. No additional appropriation is required for the City share since staff time has already been budgeted and the bus shelter has been approved as part of on-going Charlotte Transit System improvements.

15. RECOMMEND AUTHORIZATION TO ENTER INTO THE FOLLOWING CONTRACTS TO COMPLETE THE NEW IBM COMPUTER SYSTEM AUTHORIZED BY COUNCIL ACTION ON JUNE 28, 1982:

(A) CONTRACT WITH IBM CORPORATION FOR MAINTENANCE OF THE NEW COMPUTER EQUIPMENT AT AN APPROXIMATE COST OF $50,000.00 FOR THE CURRENT FISCAL YEAR (EXCLUDING WARRANTIES.)

(B) CONTRACT WITH IBM CORPORATION FOR LEASE AND MAINTENANCE OF COMPUTER OPERATING SOFTWARE AT A COST OF $10,150 PER MONTH.

(C) CONTRACT WITH APPLIED DATA RESEARCH CORPORATION FOR LEASE AND MAINTENANCE OF DATA MANAGEMENT OPERATING SOFTWARE AT A COST OF $5,959.00 PER MONTH.

Attached is a staff report covering the specific details of each contract. Funds to cover these expenses are included in the current Municipal Information System Department Budget.

Attachment No. 8

ITEM NO.

16. THE FOLLOWING LEASE AGREEMENTS WOULD RENEW EXISTING OFFICE SPACE WITHIN THE GOVERNMENTAL PLAZA AREA. ALL MAJOR OFFICE BUILDINGS IN THE CENTRAL BUSINESS DISTRICT WERE SURVEYED AND AMONG THOSE WITH SUFFICIENT AVAILABLE SPACE, NO PROPOSALS WERE MORE COST COMPETITIVE. A copy of the survey report may be obtained through the City Manager.

A. RECOMMEND APPROVAL OF A MASTER LEASE AGREEMENT BETWEEN THE CITY AND FAIRFAX CORPORATION FOR 72,273 SQUARE FEET IN THE CAMERON-BROWN BUILDING FOR VARIOUS CITY DEPARTMENTS FOR THREE YEARS AND AUTHORIZATION FOR THE CITY MANAGER TO EXERCISE THE FOURTH YEAR OPTION, AS SHOWN BELOW:

Current Lease - 72,273 square feet at $6.88 per square foot for an annual rental fee of $501,883.76.
New Lease Period - September 1, 1982 - August 31, 1985.
1st Year New Lease - $9.67 per square foot, $698,879.91 annual rental fee.
2nd Year New Lease - $10.53 per square foot, $761,034.69 annual rental fee.
3rd Year New Lease - $11.39 per square foot, $823,189.47 annual rental fee.
4th Year (Optional) - $12.25 per square foot $885,344.25 annual rental fee.

B. RECOMMEND APPROVAL OF A LEASE AGREEMENT BETWEEN THE CITY AND THE NELSON COMPANY FOR 2,642 SQUARE FEET OF OFFICE SPACE IN EXECUTIVE BUILDING FOR THE COMMUNITY RELATIONS DEPARTMENT, AS SHOWN BELOW:

Current Lease - 2,642 square feet at $6.06 per square foot for an annual rental fee of $16,010.52
New Lease Period - September 1, 1982 - July 31, 1985
1st Year New Lease - $8.50 per square foot, $22,457.04 annual rental fee
2nd Year New Lease - $9.00 per square foot, $23,778 annual rental fee
3rd Year New Lease - $9.50 per square, $25,098.96 annual rental fee.

C. RECOMMEND APPROVAL OF A LEASE AGREEMENT BETWEEN THE CITY AND WESTSIDE PROFESSIONAL ASSOCIATES FOR 2,162 SQUARE FEET IN THE EAST INDEPENDENCE PLAZA BUILDING FOR EMERGENCY MANAGEMENT OFFICE-CIVIL DEFENSE HEADQUARTERS, AS SHOWN BELOW:

Current Lease - 2,162 square at $7.75 per square foot for an annual rental fee of $16,755.50
New Lease Period - August 1, 1982 - August 31, 1985

ITEM NO.

1st Year New Lease - $9.00 per square foot, $19,458 annual rental fee

2nd Year New Lease - $9.25 per square foot, $19,998.50 annual rental fee

3rd Year New Lease - $9.50 per square foot, $20,539 annual rental fee.

Attachment No. 9

17. DISCUSS THE IMPLEMENTATION OF THE PLAZA-CENTRAL AREA PLAN AS IT PERTAINS TO DEVELOPING OFF-STREET PARKING, AS REQUESTED BY COUNCILMEMBER ED PEACOCK.

The Plaza-Central Area Plan adopted by City Council on June 29, 1982 called for building a public parking lot to aid parking and traffic flow problems in the Central Avenue business district. Three parcels of land were approved for condemnation in December 1981. One of the occupants, City Electric Company, continues to occupy the premises at 1233 Thomas Avenue rent free and with the benefit of the City's court deposit.

Councilmember Ed Peacock requested that City Council be given the opportunity to review the plan again prior to eviction proceedings and project construction.

Attached is a memorandum from the City Attorney's Office and the Department of Transportation outlining the case history and the need for the property.

Attachment No. 10

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The City Attorney advises that Agenda Item Nos. 18 through 41 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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Budget Ordinances

18. A. RECOMMEND ADOPTION OF AN ORDINANCE TRANSFERRING $2,134.30 FROM STREET LAND BOND FUNDS TO THE REMOUNT ROAD WIDENING PROJECT ACCOUNT TO SATISFY THE CITY'S SHARE OF CONTRACTUAL EXPENSE ASSOCIATED WITH SOUTHERN RAILWAY'S IMPROVEMENTS TO THE REMOUNT ROAD CROSSING.

This construction project was completed on August 22, 1977. Southern Railway did not bill the City until May 22, 1982. By then, the project account had already been closed and the balance returned to the bond fund. This ordinance is strictly a bookeeping device to transfer the original funds back to the project account to allow proper payment. The City Attorney advises that the City must pay this invoice even though the project account has already been closed.

B. RECOMMEND ADOPTION OF AN ORDINANCE TRANSFERRING $14,690 FROM THE GENERAL FUND CONTINGENCY TO FUND INSTALLATION OF A TRAFFIC SIGNAL AT N.C. 51 AND JOHNSTON ROAD.

A traffic signal has been warranted by the Charlotte Department of Transportation for this intersection. Since the Fiscal 1983 budget did not include funds for signalizing this existing unsignalized intersections, an additional appropriation is required. The North Carolina Department of Transportation has agreed to enter into a Municipal Agreement with the City whereby the State will pay up to $7,200 of the project cost. Adoption of this budget ordinance would reduce the General Fund Contingency to $225,252.

C. RECOMMEND ADOPTION OF A BUDGET ORDINANCE AND AN AMENDMENT TO THE FY 83 CONTRACT BETWEEN THE CITY AND THE CHARLOTTE UPTOWN DEVELOPMENT CORPORATION TO PROVIDE AN ADDITIONAL APPROPRIATION OF $44,452 FOR THE PURCHASE OF THREE PARCELS OF LAND IN THE WEST TRADE STREET AREA OF THIRD WARD.

For the last two years the CUDC has been involved in the assembly of property in the block bound by West Trade, North Irwin Avenue, North Sycamore Street, and East Fifth Street. They have acquired five properties through donation and purchase which total 1.5 acres in this block. If Council approves this action, CUDC will have assembled for development purposes 2.17 acres at a total cost of $95,452. The additional appropriation comes from the Municipal Services District Fund and would leave a balance in excess of $60,000. This land acquisition in consistent with the CUDC approved work program. A map is attached for your review.

Attachment No. 11

D. RECOMMEND ADOPTION OF A BUDGET ORDINANCE APPROPRIATING, A $4,000 CONTRIBUTION FROM THE CHARLOTTE UPTOWN DEVELOPMENT CORPORATION TO BE USED TOWARD THE TRYON STREET TRANSIT MALL PUBLIC INFORMATION PROGRAM.

The City has received a check in the amount of $4,000 from the CUDC to help implement towards the public information for the Tryon Street Transit Mall project. The ordinance is needed to show receipt of this additional revenue to the City.

Lease-Purchase Agreement To Cover Bid Item

19. RECOMMEND ADOPTION OF A RESOLUTION APPROVING A MASTER LEASE AGREEMENT WITH FIRST UNION NATIONAL BANK FOR THE LEASE-PURCHASE OF NINETY (90) POLICE CARS TOTALING $688,320.

The Fiscal 1983 budget included the use of the lease-purchase alternative for acquiring new rolling stock equipment for City operations. The bid list on this agenda contains a recommendation to extend a current contract for new police cars to be financed under this lease-purchase arrangement with First Union.

The master lease is for a twenty-four month period payable in four semi-annual installments of principal and interest. (The useful life of police cars is estimated at slightly more than twenty-four months.) The lessor security will be a security interest in the equipment leased. First Union was selected as the lessor because it submitted the most favorable cost proposal at an annual interest rate of 10.50%.

Bids

20. RECOMMEND APPROVAL OF THE BID LIST AS SHOWN:

A. Item: Security Guard Service, City Hall Building & Annex — General Services Dept.

Recommendation: By General Services Director and Purchasing Director that Contract #78-176, Stroupe Security Patrol, Inc., Charlotte, N.C., for Security Guard Services be extended in accordance with State Statutes 160A-17 effective July 1, 1982, through June 30, 1983, in the amount of $5.33 per hour, for a yearly total of $22,577.88.

Justification: Contracts for security services stipulate that the City of Charlotte has the option to renew subject to appropriation of funds by the City Council for additional years. This recommendation would extend the contract with Stroupe Security Patrol, Inc. for a third year.

Security guard services for the City Hall Building & Annex has been advantageous in reducing theft of equipment and supplies, as a safeguard against fires and mishaps due to electrical equipment being inadvertenty left on, and for keeping records of all people entering and leaving the facilities after 5:00 P.M. and on weekends and holidays.

The contract price for Fiscal 1983 represents a 9.45% increase over Fiscal 1982 which is due to the increase in social security costs. The hourly rate is still very competitive when compared to recent bids received on other City facilities.

Source of Funding: General Fund - General Services Department Operating Budget - Central Services Division

ITEM NO.

B. Cleaning & Painting Water Tank and Wash Tank — Utility Dept.

Recommendation: By Utility Director and Purchasing Director that the low bid, Steel & Tank Service Company, Fort Mill, S.C., in the amount of $33,680.00, be accepted for award of contract on a lump sum sum basis.

Bid Summary:

Steel & Tank Service Co.	Fort Mill, S.C.	$33,680.00
Charlotte Tank Lining Co., Inc.	Mt. Pleasant, N.C.	37,390.00
G & S. Painting Company	Crossville, Tenn.	100,000.00

Justification: This work involves cleaning and repainting all the interior and exterior surfaces of the tower and tank of the 137,000 gallon elevated tank located at Vest Water Treatment Plant, and to clean and paint all the exterior surfaces of the elevated water storage tower located at Craig Avenue.

These elevated water tanks must be cleaned and repainted in order to provide proper protection and prevent the steel structure from rusting.

Source of Funding: Water and Sewer Operating Fund - Water System Maintenance Division

C. Item: Traffic Communications Cable 40,000 L. Ft. — Transportation Dept.

Recommendation: By Transportation Director and Purchasing Director that the low bid, Clifford of Vermont, Inc., Bethel, Vermont, in the amount of $29,840.00, be accepted for award of contract on a unit price basis.

Bid Summary:

Clifford of Vermont, Inc.	Bethel, Vermont	$29,840.00
Mill-Power Supply Company	Charlotte,N.C.	32,320.00
Graybar Electric Co., Inc.	Charlotte,N.C.	33,094.00

Justification: This cable is for inter-connecting signals at 17 locations along Central Avenue under the federally funded Transit System Management Project.

Source of Funding: General Capital Improvement Program Fund - Signal Interconnect System - Central Avenue

D. Item: 90 - Automobiles, 4-Door Sedans, Police Marked — Police Dept.

Recommendation: By Police Chief and Purchasing Director that 90 additional marked Police Automobiles be purchased off present Contract #71-084 from Harrelson Ford, Inc., Charlotte, N.C., @ $7,648.00 each, for a total sum of $688,320.00.

Justification: These automobiles will be purchased under Lease-Purchase arrangement as proposed in the Fiscal 1983 budget. The present contractor agrees to supply these automobiles at the same unit price as quoted in the original contract.

An order was placed prior to May 20, 1982, the cut-off date for receiving 1982 model prices. This action will save the City over $200,000. Funding was approved in the Fiscal 1983 budget.

Source of Funding: General Fund - Police Department 1982-83 Lease-Purchase Agreement with First Union National Bank

E. Item: 2 - Portable Concession Cubes — Park & Recreation Dept.

Recommendation: By Park & Recreation Director and Purchasing Director that the low bid, Century Industries, Inc., Sellersburg, Indiana, in the amount of $38,652.60, be accepted for award of contract on a unit price basis.

Bid Summary:

Century Industries, Inc.	Sellersburg, Indiana	$38,652.60
Charles Isaacs Associates	Asheville, N.C.	39,400.00

Justification: The portable concession cubes will be used to sell food and drink at special events such as Festival in the Park, tennis tournaments, Summer Pops Concerts and big games and events at Memorial Stadium. Presently, the Park & Recreation Department contracts with a number of private concessionaires who pay the City 25% of their gross sales per event. This equipment will increase City revenues and provide greater control in the operation of concessions. (It is estimated that the City can net better than 50% the material cost per item in a better organized concession operation).

Source of Funding: General Fund - Parks & Recreation Department Operating Budget

Contracts, Leases & Change Orders

21. RECOMMEND AUTHORIZATION TO AMEND EXISTING CONTRACT WITH THE IBM CORPORATION TO LEASE ADDITIONAL WORD PROCESSING EQUIPMENT UNDER PHASE II OF CITY OFFICE AUTOMATION, AT A COST OF $5,443.00 PER MONTH FOR 36 MONTHS.

City Council approved the Phase I procurement for office automation for the City of Charlotte on April 5, 1982. Phase I encompassed the installation of word processing equipment for departments in the City Hall and Annex complex.

Phase II consists of the installation of word processing equipment in City departments located outside the City Hall area, primarily in the Cameron Brown Building. This equipment consists of one 5520 system unit (Model 40), eight display stations and 7 impact printers.

Funds to cover this equipment are already budgeted in the General Revenue Sharing Productivity and Energy Account.

22. RECOMMEND ADOPTION OF A RESOLUTION AUTHORIZING EXECUTION OF A LEASE AGREEMENT WITH CITY SALVAGE I, INC. FOR THE USE OF 18.46 ACRES OF CITY-OWNED LAND OFF NORTHERLY ROAD NEAR STATESVILLE AVENUE, FOR FIVE YEARS AT AN ANNUAL COST OF $4,800.

City Salvage I, Inc. has leased 7.9 acres of the Old Statesville Road landfill since 1977 for the purpose of storing junked vehicles and parts in its salvage operation. Some of these junked vehicles are the result of enforcement actions by the Community Improvement Division. The company now wants to expand its business by 10.56 acres. This new land is very unstable and as part of the agreement City Salvage I, Inc. will have to provide stuitable infill material which will enhance its value to the City for future use.

23. RECOMMEND APPROVAL OF A SERVICE AGREEMENT WITH YORK DIVISION, BORG WARNER CORPORATION, TO PROVIDE PARTS, LABOR, AND EMERGENCY SERVICE FOR THE NEW AIRPORT TERMINAL AIR CONDITIONING SYSTEM IN THE AMOUNT OF $44,580 PER YEAR.

This agenda item was deferred on July 12, 1982 so that staff could determine how much of these costs were included under the equipment warranty. During the warranty period, in effect until June 1, 1983, the monthly cost will be reduced by $835 per month.

This service agreement will provide parts, labor, emergency service and around-the-clock monitoring by electronic sensing

devices of various components in the air conditioning systems for the airport terminal. The major components of the air conditioning system are six chillers, including compressors, compressor motors, compressor motor starters, coolers, condensers, purge units, control panels and controls, fourteen air handling units, and 144 variable air volume boxes, all manufactured by York. The manufacturer's warranty covers defective parts and workmanship in the individual components.

24. RECOMMEND APPROVAL OF CHANGE ORDER M-1 IN THE MECHANICAL CONTRACT WITH MECHANICAL CONTRACTORS, INC. FOR REVISIONS TO THE LAW ENFORCEMENT CENTER, IN THE AMOUNT OF $7,800.

In March of 1981, a technical assistance report identified a negative air pressure problem which was causing inefficiency in the mechanical system at the Law Enforcement Center. Council appropriated $56,000 from the Energy and Productivity Account for the correction of this problem and approved a contract with Mechanical Contractors, Inc. for construction of the improvements.

This change order will cover the addition of a cooling coil which will increase the efficiency of the air conditioning system. The change order will increase the total contract amount from $39,396 to $47,196. The additional cost will be paid from the project fund balance. Completion of this project is expected to save the City $15,000 per year in energy costs.

25. RECOMMEND APPROVAL OF A CHANGE ORDER IN THE GENERAL CONTRACT FOR THE DEPARTMENT OF TRANSPORTATION AUXILIARY STORAGE BUILDING WITH CRESCENT CONSTRUCTION COMPANY, IN THE AMOUNT OF $1,162.

On May 24, 1982, City Council approved a contract with Crescent Construction to provide general construction services for the construction of an auxiliary storage building for the Department of Transportation on Craig Avenue. The building will contain 2,000 square feet and be used to store paint and paint equipment.

This change order will cover the excavation of 332 cubic yards of unsuitable earth and replacement with compacted earth fill necessary to provide a suitable foundation for the building.

The change order will increase the general construction contract with Crescent Construction Company from $39,719.00 to $40,881.00. Additional costs will be paid from the project fund balance.

ITEM NO.

Property Transactions

26. A. RECOMMEND APPROVAL FOR THE SALE OF CITY-OWNED LAND LOCATED AT 3703 SHARON VIEW ROAD TO WATERS CONSTRUCTION AND REALTY COMPANY, AT THE BID PRICE OF $31,595.

On March 22, 1982, Council declared land located at 3703 Sharon View Road (McMullen Creek Pump Station) surplus and called for advertising for sale by the sealed bid process. An appraisal was made to establish a minimum bid price of $22,000. The bid opening was held at 2:00 p.m. on Wednesday, June 23, 1982. Four bids were received. Mr. William W. Waters, President of Waters Construction and Realty Company, was the high bidder with a bid of $31,595. The property consists of 1.86 acres.

B. RECOMMEND APPROVAL FOR THE SALE OF CITY-OWNED LAND LOCATED AT 1517 WEST FOURTH STREET EXTENSION TO MRS. ELSIE C. SCOTT AT THE BID PRICE OF $375.

On March 8, 1982, City Council declared the City-owned land located at 1517 West Fourth Street Extension surplus and called for advertising for sale by the sealed bid process. This property was appraised by a professional real estate appraiser to establish a mimimum bid of $375.00. The bid opening was held at 12:00 noon on Wednesday, June 23, 1982. Only one bid was received that being from Mrs. Elsie C. Scott in the amount of $375.00. The property contains .09 acres.

C. RECOMMEND APPROVAL FOR THE SALE OF OF A HOUSE LOCATED AT 229 SOUTH CEDAR STREET IN THE THIRD WARD NEIGHBORHOOD STRATEGY AREA TO ALBERT HOLLOWAY, JR. AT THE BID PRICE OF $901.

The Redevelopment Plan for the Third Ward Neighborhood Strategy Area provides for the disposal of acquired land for development by public or private parties. Bids were received and publicly opened at the Real Estate Division of the City on July 9, 1982, at 2:00 P.M. Only one bid was received, that being from Albert Holloway, Jr. in the amount of $901.00 for the house only.

The house will be relocatd and rehabilitated, pursuant to the terms of the contract, from its present location to 1100 Greenleaf Avenue in Third Ward Neighborhood Strategy Area.

D. RECOMMEND APPROVAL FOR THE SALE OF LAND LOCATED AT 1401 SOUTH MINT STREET IN THE WEST MOREHEAD NEIGHBORHOOD STRATEGY AREA TO THE MINT REALTY COMPANY, INC. AT THE BID PRICE OF $250.00.

The Redevelopment Plan for the West Morehead Neighborhood Strategy Area provides for disposal of acquired land for development for

development by public or private parties. Bids were received and publicly opened at the Real Estate Division of the City on July 9, 1982 at 3:00 P.M. Only one bid was received, at the minimum bid of $250.00. The property consists of 500 square feet of land to be used as landscaped open space in connection with the abutting property already owned by the Mint Realty Company, Inc.

E. RECOMMEND APPROVAL FOR THE SALE OF LAND LOCATED AT 300 WEST THIRD STREET TO B. J. STACKS, FRIENDLY PARKING SERVICE, INC., AT THE BID PRICE OF $26,850.

On May 21, 1982, B. J. Stacks made an offer to the City of Charlotte for $26,850 for 5,967 square feet of residual property acquired in the Poplar Street Widening Project. City Council authorized advertising the offer for upset bid on June 28, 1982. The offer was published on July 9, 1982 for upset bids due within 10 days. No upset bids were received.

MAPS FOR ALL THE ABOVE LAND SALES ARE ATTACHED FOR YOUR REVIEW.

Attachment No. 12

27. A. RECOMMEND APPROVAL FOR PROPERTY AND RIGHT OF WAY ACQUISITION AS SHOWN BELOW:

1. Acquisition of 16,675 ± square feet, of undedicated street right of way, from Orr Corporation, for $330.00, for proposed 20" and 16" water mains to serve the North Tryon Street Area. (Easement)

2. Acquisition of 23,047 square feet (.53 acre), at 1801 N. Tryon Street, from Scandura, Inc., for $4,250.00, for proposed 20" and 16" water main to serve the North Tryon Street Area. (Easement)

3. Acquisition of 2,985 square feet (total take), at 117 W. 12th Street, from William P. Ross and wife, Lola M. Ross, for $9,000.00, for Tryon-Church Connector. (Option)

4. Acquisition of 1.787 acres/or 77,785 square feet, at 224 W. 30th Street from Laureldale Company, Inc., for $63,500.00, for Tryon Hills Park. (Option)

5. Acquisition of 6,559 square feet (total take), at 1937 Baxter Street, from W. R. Cuthbertson,Jr. for $2,900, for Cherry Community Development Area - low income housing sites. (Option)

6. Acquisition of 5,000 square feet (total take) at 1828 Luther Street, from Theodoric C. Neal, Jr. and Nan R. Neal, for $2,500.00, for Cherry Community Development Area - low income housing sites. (Option)

7. Acquisition of 2,090 square feet, at 140 Frazier Avenue, from David Kinney and wife, Effie C. Kinney, for $8,000.00, for Five Points Area - low income housing sites. (Option)

8. Acquisition of 2,400 square feet (total take) at 1408 Cassey Court, from A. D. Ezell and wife, Kathleen O. Ezell, for $9,000.00, for Five Points Area - low income housing sites. (Option)

9. Acquisition of 5,490 square feet, at 205 and 207 N. Summit Avenue, from Samuel Pettus, for $11,840.00, for Five Points Area - low income housing sites. (Option)

10. Acquisition of 3,270 square feet (total take), at 233 Frazier Avenue, from Brenda T. Thompson and husband, Willie B. Thompson, for $8,125.00, for Five Points Area - low income housing sites. (Option)

B. RECOMMEND ADOPTION OF RESOLUTIONS OF CONDEMNATION AS SHOWN BELOW:

1. Acquisition of 2,180 square feet (total take), at 1410 Montgomery Street, from Romeo Alexander, and wife, Frances, for $6,250.00, for Five Points Area - low income housing sites.

2. Acquisition of 2,180 square feet (total take), at 1411 Cassey Court, from Romeo Alexander, and wife, Frances G., for $6,250.00, for Five Points Area - low income housing sites.

3. Acquisition of 2,100 square feet (total take), at 204 Frazier Avenue, from Romeo Alexander, and wife, Frances G., for $6,350.00, for Five Points Area - low income housing sites.

4. Acquisition of 492.97 square feet, at vacant lot on Ellington Street, from Mary Cunningham McCullough, for $655.00, for Grier Heights Area - Ellington Street Improvements.

5. Acquisition of 512.52 square feet, at 3601 Ellington Street, from Luther Carter, for $2,275.00, for Grier Heights Area - Ellington Street Improvements.

6. Acquisition of 5,636 square feet plus temporary construction easement, at 901 North Tryon Street, from Robert G. Stavrakas, and wife, Shirley Ann Stavrakas; and Kenneth X. Stavrakas, and wife, Emma G. Stavrakas, for $23,480.00 for Tryon-Church Connector.

ITEM NO.

7. Acquisition of 1,738 square feet plus temporary construction easement, at 106 West 12th Street, from Robert G. Stavrakas, and wife, Shirley Ann Stavrakas; and Kenneth X. Stavrakas, and wife, Emma G. Stavrakas, for $2,600.00, for Tryon-Church Connector.

Personnel Reclassifications

28. A. RECOMMEND ADOPTION OF A RESOLUTION AMENDING THE PAY PLAN TO DELETE THE CLASSIFICATIONS OF WATER SUPPLY TECHNICIAN, PAY RANGE 11, AND INDUSTRIAL WASTE TECHNICIAN, PAY RANGE 15, AND TO ADD THE CLASSIFICATIONS OF WATER QUALITY TECHNICIAN I AND II AND CHIEF TREATMENT PLANT OPERATOR AT PAY RANGE 11, (12,741-$16,261), 13, (14,047-$17,928) and 14, ($14,749-$18,825) RESPECTIVELY.

The Personnel Department has completed a study of forty-four positions in the Pumping and Treatment Division of the Utility Department and is recommending that two technician classes be deleted and replaced with a more general classification series entitled Water Quality Technician I and II, and that a new treatment supervisory class be established to serve as shift supervisors to reduce the total number of employees supervised by the Treatment Plant Supervisor at the McAlpine Treatment Plant.

The Utility and Budget Departments will determine the number of Treatment Plant Operator positions that will be traded off to create the new first-line supervisory class. No employees will be adversely affected in pay by this personnel action.

Implementation cost in Fiscal 1983 is approximately $6,700, to be funded through departmental salary savings.

B. RECOMMEND ADOPTION OF A RESOLUTION AMENDING THE PAY PLAN TO ADD THE CLASSIFICATION OF ASSISTANT RECREATION SUPERINTENDENT, PAY RANGE 22 ($21,792 - 27,813) AND TO DELETE THE CLASSIFICATIONS OF RECREATION DIRECTOR AND ASSISTANT RECREATION DIRECTOR.

The Personnel Department has completed a review of the positions of Recreation Director, Pay Range 22, and Assistant Recreation Director, Pay Range 20, as follow-up to the recent reorganization of Recreation staff responsibilities within the Parks and Recreation Department. Results of the review show that these two positions are now comparable and should be combined under one class title with equal pay.

Both positions are responsible for the day-to-day coordination and direction, through subordinate supervisors, of either recreation centers and playgrounds within geographical districts or of all specialized recreation activities involved in the special

populations, cultural arts and athletic programs. Reporting relationships have been changed so that both positions report to the Recreation Superintendent under the Parks and Recreation Director.

Implementation cost in Fiscal 1983 is approximately $2,000, to be funded through departmental salary savings.

Housing Loans

29. A. RECOMMEND APPROVAL OF A LOAN FOR PERMANENT FINANCING TO PURCHASE PROPERTY IN THE THIRD WARD AREA UNDER THE THIRD WARD LOAN AGREEMENT AS SHOWN BELOW:

Thomas C. Helfrich and wife Deborah I., one unit at Clarkson Place-Unit #39, at 11 3/4% interest - Loan Amount of $80.950.

This loan application has been reviewed by the City Loan Officer, Community Development Department, and the loan application contains sufficient information to form the basis for approval of the loan.

B. RECOMMEND APPROVAL OF A LOAN AGREEMENT FOR HOUSING REHABILITATION BETWEEN THE CITY OF CHARLOTTE AND THE FOLLOWING APPLICANT IN THE AMOUNT AS SHOWN:

Charles W. McClure and wife Jonetta, one unit at 609 Cherry Street, in Cherry Neighborhood Strategy Area, for 20 years at 3% interest - Loan Amount of $11,500.

The loan application has been reviewed by the City Loan Officer, Community Development Department, and all criteria for qualifying for financial asasistance has been met by the applicant in accordance with the requirements outlined for the Community Development Loan and Grant Program.

Encroachment Agreements

30. RECOMMEND ADOPTION OF RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE VARIOUS ENCROACHMENT AGREEMENTS LISTED BELOW WITH SOUTHERN RAILWAY COMPANY AND A ONE-TIME FEE OF $50.00 EACH FOR ADMINISTRATIVE COSTS.

Southern Railway Company has requested that the City execute Encroachment Agreements for the installation of the following projects:

1. Proposed 8 inch sanitary sewer line to ser 10700 John Price Road
2. Proposed 8 inch water main to serve Parkton Road
3. Proposed 20 inch and 16 inch water mains to serve North Tryon Street Area

4. Proposed 24 inch water main along LaSalle Street to Starita Road
5. Proposed 12 inch water main along Mallard Creek Road from Gibbon Road to Harris Boulevard.

31. RECOMMEND APPROVAL OF NINE RIGHT OF WAY ENCROACHMENT AGREEMENTS WITH PLANTATION PIPE LINE COMPANY FOR THE INSTALLATION OF AN AVIATION FUEL LINE SERVING THE NEW FUEL DEPOT AT CHARLOTTE/ DOUGLAS INTERNATIONAL AIRPORT, AS SHOWN BELOW:

The Plantation Pipe Line Company was awarded a contract by City Council for installation of a six-inch pipeline to transport aviation turbine fuel (kerosene) from the oil community on N.C. 27 to fuel storage tanks at Charlotte/Douglas International Airport. The pipeline will be approximately 4.2 miles long and will generally follow Little Rock Road. These nine encroachments involve crossings into City streets and Airport property at the locations shown below:

- Moores Chapel Road
- Flintrock Road
- Glenmoor Avenue
- David Avenue
- Tuckaseegee Road
- Larry Drive (2)
- Calton Lane
- City Land Designated as Parcel Indentifying Number 113-11-01 near Old Dowd Road
- Approximately 2,300 feet of pipeline parallel to Tuckaseegee Road from Little Rock Road to Larry Drive and 600 feet along Larry Drive from Tuckaseegee Road to Lee Street, a non-maintained right of way.

Under the terms of the Aviation Fuel Facility Agreement and Lease, the City agrees to grant the necessary easements to the fuel facility for the construction and maintenance of delivery pipeline at cost. Plans for these crossings have been reviewed and approved by Airport and Engineering staff.

Housing Code Enforcement

32. A. RECOMMEND ADOPTION OF ORDINANCE RESCINDING THE ORDER TO VACATE AND CLOSE DWELLING AT 328-330 LILLINGTON AVENUE, ORDINANCE NO 668-X ADOPTED BY CITY COUNCIL ON NOVEMBER 13, 1972.

On November 13, 1972, the "unfit" duplex dwelling located at 328-330 Lillington Avenue was ordered to be vacated and closed by City Council. (The Ordinance was recorded in the Grantor Book in the Register of Deeds Office.) After this action, the owner

ITEM NO.

made the necessary repairs and by March 23, 1973 an inspection revealed the units to be standard. However, the Ordinance was not removed from the Grantor Book at that time. The duplex was sold recently and the new owner has requested that the order be removed and the lien lifted from the property.

B. RECOMMEND ADOPTION OF ORDINANCES AND APPROVAL OF CONTRACTS TO RENOVATE DWELLINGS DECLARED "UNFIT" FOR HUMAN HABITATION USING THE IN REM REMEDY, AT THE FOLLOWING LOCATIONS:

629 Pennsylvania Avenue - repairs include replacement of rotted sill - rear of house and installing adequate heating system. (Estimated cost to repair - $6,718.00

4035 Dinglewood Avenue - repairs include replacement of roof edge, rotted front porch, exterior paint and inadequate heating system. (Estimated cost to repair - $8,100.00)

C. RECOMMEND ADOPTION OF ORDINANCES REQUESTING THE VACATING AND AND CLOSING OF DWELLINGS AT THE FOLLOWING LOCATIONS:

Defined

428-430 E. Worthington Avenue - Roof edge rotten, window screen missing.

417-419 E. Tremont Avenue - Exterior paint peeling, window screen missing.

1919-1921 Winthrop Avenue - Exterior light fixture hanging loose, front porch ceiling rotted.

The owners have neglected to comply with orders to correct unfit conditions as shown. Adoption of these ordinances will allow the City to request bids to have these houses properly boarded and secured, and a lien placed against the owners for costs. These houses are occupied and the tenants will be added to the Community Development relocation workload.

The owners of these houses are Vincent L. Miller and wife, Jettie.

Water & Sewer Contracts

33. RECOMMEND APPROVAL OF CONTRACTS FOR THE CONSTRUCTION OF SANITARY SEWER MAINS AS SHOWN BELOW:

A. Contract with the John Crosland Company for construction of 1,116 linear feet of 8-inch sewer main to serve Branden Forest Subdivision, Phase VI, located south of Sharon Road West, west of Park Road and east of South Boulevard, outside the City, at an estimated cost of $24,552.00, at no cost to the City.

ITEM NO.

B. Contract with the Howey Company, for the construction of 2,982 linear feet of 8-inch sewer main to serve Parkway Plaza, located south of Yorkmont Road, east of Beam Road, and northwest of South Tryon Street, inside the City, at an estimated cost of $59,640.00, at no cost to the City.

Resolutions - Miscellaneous

34. A. RECOMMEND ADOPTION OF A RESOLUTION CALLING FOR A PUBLIC HEARING ON MONDAY, SEPTEMBER 13, AT 3:00 PM IN CITY COUNCIL CHAMBER TO CONSIDER A PROPOSAL BY MOTION, INC. FOR THE PURCHASE AND DEVELOPMENT OF CITY-OWNED LAND LOCATED AT 2900 MARNEY AVENUE FOR FIFTY UNITS OF PUBLIC HOUSING IN THE GRIER HEIGHTS COMMUNITY DEVELOPMENT TARGET AREA.

B. RECOMMEND ADOPTION OF RESOLUTIONS AUTHORIZING REFUND OF CERTAIN TAXES IN THE TOTAL AMOUNT OF $1,908.42 WHICH WAS COLLECTED THROUGH CLERICAL ERROR OR ILLEGAL LEVY AGAINST 15 TAX ACCOUNTS.

C. RECOMMEND ADOPTION OF A RESOLUTION AUTHORIZING THE ADJUSTMENT OF CERTAIN TAXES IN THE TOTAL AMOUNT OF $410.58 WHICH WERE ASSESSED THROUGH CLERICAL ERROR OR ILLEGAL LEVY AGAINST 44 TAX ACCOUNTS.

D. RECOMMEND ADOPTION OF A REVISED RESOLUTION ADOPTED BY CITY COUNCIL ON JUNE 14, 1982 AUTHORIZING CONDEMNATION PROCEEDINGS FOR THE ACQUISITION OF PROPERTY BELONGING TO 100 SOUTH TRYON, INC., (GENESCO, INC., LESSEE), LOCATED AT 100 SOUTH TRYON STREET, IN THE CITY OF CHARLOTTE FOR THE INDEPENDENCE PLAZA PARK PROJECT.

The original resolution did not contain the names of all parties which have an interest in the property to be condemned. The name Thomas Ashe Lockhart, Trustee for Bearer under Deed of Trust, was accidentally omitted.

E. RECOMMEND ADOPTION OF A RESOLUTION OF INTENT TO ABANDON PORTIONS OF SOUTH IRWIN AVENUE AND WACCAMAW STREET RIGHTS OF WAY IN THE THIRD WARD NEIGHBORHOOD STRATEGY AREA AND SET MONDAY, SEPTEMBER 13, 1982 AT 3:00 PM IN THE CITY COUNCIL CHAMBER AS THE PUBLIC HEARING DATE.

F. RECOMMEND ADOPTION OF A RESOLUTION OF INTENT TO ABANDON THE RIGHT OF WAY OF GILETTE STREET AND SET MONDAY, SEPTEMBER 13, 1982 AT 3:00 PM IN THE CITY COUNCIL CHAMBER AS THE PUBLIC HEARING DATE.

ITEM NO.

Minor Amendments to the City Code

35. RECOMMEND ADOPTION OF A PROPOSED AMENDMENT TO SEC. 9-13 OF THE CITY CODE RELATING TO THE SALE OF ICE CREAM PRODUCTS FROM VEHICLES.

This amendment deletes the requirement for vendors selling pre-packaged ice cream products to receive a Health Department permit to operate, but retains the right of approval by the Environmental Health Department. It also deletes the requirement for a doctor's certificate and deletes the requirement for a police investigation and fingerprinting.

This amendment has been approved by the Environmental Health Department, the Police Attorney's Office and the Licensing Division of the City-County Tax Department. The amendment is recommended since this portion of the City Code was not critical and was not being administered.

Condemnation Settlement

36. RECOMMEND APPROVAL OF PROPOSED SETTLEMENT IN THE CONDEMNATION ACTION, CITY OF CHARLOTTE VS. ADDIE WILLIAM BOST, ET AL., BARRINGER ACQUISITION PROJECT, IN THE TOTAL AMOUNT OF $45,000 REQUIRING AN ADDITIONAL DEPOSIT OF $17,500.

On May 19, 1980, the City condemned approximately 10,121 square feet fronting on N. College Street between 7th Street and 8th Street, part of the former Barringer Hotel property. The City deposited $27,500, at $2.75 square foot, based upon two appraisals made approximately one year before the filing of the condemnation.

The property owners have responded to the City deposit by indicating that the property is substantially more valuable based upon six comparable sales fronting along North College Street between 5th Street and 7th Street that occurred after the date of the City appraisals. (These sale prices ranged from $7.21 to $21.73 per square foot.) The City has since updated its appraisals and increased the per square foot value of the property to $3.75 for a total of approximately $38,000. The property owners have agreed to accept a total amount of $45,000 which would mean a value of $4.45 per square foot.

It is recommended that City Council approve the additional deposit of $17,500 for a total condemnation cost of $45,000. Staff opinion is that a jury award would far exceed the $45,000 if this condemnation were to proceed to trial.

State Grant Awards

37. RECOMMEND ADOPTION OF RESOLUTIONS ACCEPTING GRANT FUNDS FROM THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) FOR THE FOLLOWING APPROVED AIRPORT PROJECTS.

NCDOT funding was requested since all airport projects that are eligible for Federal funding may also receive State funding in an amount not to exceed the local share.

A. ACCEPT NCDOT FUNDS IN THE AMOUNT OF $30,083 TO AID IN CONSTRUCTION OF AN AIRCRAFT PARKING RAMP FOR COMMUTER AIRLINES.

These funds will be used to construct the base course and pave aircraft parking apron for the computer ramp.

B. ACCEPT NCDOT FUNDS IN THE AMOUNT OF $1,299,500 TO AID IN CONSTRUCTION OF TAXIWAY "M" AND GENERAL AVIATION ACCESS TAXIWAY.

These two projects are the construction of a parallel taxiway for Runway 5/23 and a new connecting taxiway to the general aviation area.

C. ACCEPT NCDOT FUNDS IN THE AMOUNT OF $424,445 TO AID IN CONSTRUCTION OF NEW GENERAL AVIATION FACILITIES AT THE AIRPORT.

This project consists of southside and northside site preparation for relocation of Fixed Based Operations, Phase I and II.

D. ACCEPT NCDOT FUNDS IN THE AMOUNT OF $35,545 TO AID IN INSTALLATION OF AIRPORT SECURITY FENCING AND SECURITY SURVEILLANCE SYSTEM.

This project includes installation of security fencing and guard rails to prohibit public access to aircraft operating areas, and an exterior camera to monitor the main access gate to the aircraft parking ramp.

Report from the Public Monuments Committee

38. RECOMMEND RENAMING THE HOSKINS WATER TREATMENT PLANT, LOCATED AT 5200 BROOKSHIRE BOULEVARD, THE "WALTER M. FRANKLIN WATER TREATMENT PLANT" IN HONOR OF THE FIRST DIRECTOR OF THE CONSOLIDATED UTILITY DEPARTMENT OF CHARLOTTE AND MECKLENBURG COUNTY, AS APPROVED BY THE PUBLIC MONUMENTS COMMITTEE.

ITEM NO.

Confirm Appointments to the Charlotte-Mecklenburg Historic Properties Commission

39. Recommend City Council confirm the following appointments to the Charlotte-Mecklenburg Historic Properties Commission made by the Board of County Commissioners on July 19, 1982:

(a) Reappointment of Paul D. Escott;
(b) Appointment of M. E. Wiebler to replace Joseph B. Kluttz.

Both are for three-year terms to expire July 16, 1985.

Special Officer Permits

40. RECOMMEND APPROVAL OF THE RENEWAL OF SPECIAL OFFICER PERMIT FOR USE ON THE PREMISES OF CHARLOTTE/DOUGLAS INTERNATIONAL AIRPORT TO WILLIAM LYLE BECKER, AND FOR CHARLOTTE PARK AND RECREATION DEPARTMENT TO ROBERT BERNARD FOWLER.

Assign Street Name

41. RECOMMEND APPROVAL OF A PETITION TO ASSIGN THE NAME "HANSARD DRIVE" TO AN UNNAMED STREET LOCATED OFF HIGHWAY 27, MT. HOLLY ROAD, BETWEEN HANSARD DRIVE AND LEE DRIVE.

This petition has been investigated under the Duplication Street Name policy by the Planning Staff who recommend that the street name be assigned.

- PENDING MATTERS -

In meeting on Monday, September 13, 1982, City Council will make nominations to the following Commission, Committees, Board, and Corporation:

(1) Boxing Commission - one position. Bob Eller's term expires on July 31, 1982. Mr. Eller was appointed May 24, 1982, to fill an unexpired term and is eligible for reappointment.

(2) Clean City Committee - one position. Nancy Troyer has resigned. Appointment is for an unexpired term ending June 30, 1984.

(3) Community Facilities Committee - two positions expire September 1, 1982. Appointments are for two-year terms.

   (a) Danya Hardwick Yon has served one term and is eligible for reappointment.
   (b) Graham W. Denton, Jr., is completing an unexpired term and is eligible for reappointment.

(4) Taxicab Review Board - David Hunter's term expires September 1, 1982. Mr. Hunter has served one full term and is eligible for reappointment. Appointment is for a three-year term.

(5) Uptown Development Corporation - two positions expire August 31,1982. Appointments are for three-year terms.

   (a) Rolfe Neill (Business Category) has served one term and is eligible for reappointment.
   (b) Mary Hopper (Non-Profit Organization Category) has served one term and is eligible for reappointment.

SCHEDULE OF MEETINGS
August 9 through 13, 1982

Monday, August 9	COUNCIL/MANAGER LUNCHEON City Hall Annex - Training Center	12:00 Noon
	CITIZENS HEARING	2:00 p.m.
	COUNCIL MEETING Council Chamber	3:00 p.m.
Wednesday, August 11	PRESENTATION - DILWORTH SMALL AREA PLAN City Hall Annex - Training Center	4:00 p.m.

Attachments

#1

WHY RENOVATING DOUBLE OAKS & TRYON HILLS
MAKES SENSE FOR THE RESIDENTS, OWNERS,
& CITY ALIKE

The current owners of Double Oaks and Tryon Hills Apartments have three basic alternatives in dealing with the future of these properties. These are:

1) Work out tax exempt financing and completely renovate both properties.

2) Exercise an option they hold to sell the properties to their original owner.

3) Continue operations on an as is basis for the properties remaining five to ten years of life gradually demolishing units as the cost of repair becomes prohibitive.

Under options 2 and 3 above, the current residents of Double Oaks and Tryon Hills would face a rental future similar to the recent past with steady rent increase of approximately $12 every six months and increasing maintenance breakdowns due to the uncontrollable deterioration of the basic structures.

Probable Rents if Operations Continue "As Is"

Year	July	January
1982	$156	$168
1983	$180	$192
1984	$204	$216
1985	$228	$240
1986	$252	$264

Under option 1 if the property is renovated, there will be one $35 per month increase followed by approximately 9% annual increases until the rent reaches $250 per month. Any increases in rent after this level will require approval by the Department of Housing and Urban Development and will be permitted only when operating cost and/or increasing property value justify a rental increase.

Projected Rents if Property is Renovated

Year	July
1982	$156
1983	$191
1984	$208
1985	$227
1986	$247

Comparison of Options

Year	Continued "As Is" Operations	Percentage Increase	Renovated	Percentage Increase
1982	$156		$156	
1983	$180	15.4%	$191	22.4%
1984	$204	13.3%	$208	9%
1985	$228	11.8%	$227	9%
1986	$252	10.5%	$247	9%

The projected monthly rents for Double Oaks and Tryon Hills will be higher five years from now if the property is not renovated. Why? Renovation will mean:

- a lower interest rate,
- lower maintenance cost because of new materials and appliances;
- lower energy cost because of improved insulation;
- lower acceptable cash on cash return to owners due to increased tax shelter associated with the renovation.

At this stage of the development process rent projections are subject to change because the interest rate on the permanent mortgage cannot be fixed until all local and governmental approvals are in hand. These rental rates are based on an 11.05% permanent mortgage which was the rate on the most recent bond issue by the North Carolina State Housing Finance Agency.

Since the owner/developer requires FHA mortage insurance as part of the mortgage financing plan for Double Oaks and Tryon Hills, all cost expended for the renovations will be audited and cost certified to FHA. Rents will be established by a standard FHA formula which provides for 10% cash on cash return to the owner according to FHA estimates of the owners investment. In reality, this cash on cash return is usually 5% to 7% due to extra financing costs of the owner which FHA does not recognize.

If these properties are renovated, the City will realize the following benefits:

- tax values for these properties will double resulting in over $40,000 per year in additional tax revenue,
- 850 housing units representing 17% of the low income housing stock in the county will be totally renewed and future expenditures and subsidies for the replacement of these units will be delayed for 30 additional years,
- for each of these units that must be replaced through government action, the cost is likely to exceed $40,000 per unit.

LOCAL RENTAL LIMITS

Any effort by local government to tie limited rent increases to approval of the application for urban renewal designation will defeat the proposed renovation. Neither lenders nor investors will participate in financing these properties if there are rental limits beyond those that will be established by FHA. Such local limits might threaten the owners ability to repay the mortgage resulting in default. Because of the seriousness of this threat, the current owner/developers given local rental limits would withdraw the application for urban renewal designation and proceed with option 2 or 3, which is to operate the property in its current state. We do not believe this is the best course of action and urgently request that the City Council approve the application for urban renewal designation without imposing any limits beyond those which the owners have already accepted in applying to Federal Housing Administration for mortgage insurance. The following example

should give you some idea of the effectiveness of FHA's rental increase procedures.

Foxcroft East Apartments which is financed under the FHA 221-D4 program was completed in 1979, the same year in which the Essex which is a conventionally financed project was completed. From 1979 to 1982, the rent on a two bedroom, two bath unit at the Essex has increased from $360 to $460. This increase averages 8.5% a year. During the same period, the rent on a two bedroom, two bath unit at Foxcroft East has increased from $295 to $329. This increase averages 3.7% per year. Once Double Oaks and Tryon Hills reach the $250 rent level, their increase will be subject to the same controls that govern the property such as Foxcroft East.

Paul R. Leonard, Jr.
August 2, 1982
John Crosland Company

AUG 2
Original to Hung
Copies to Jay, Cit
Manager Office

Attach #2

Request for Council Action

Charlotte

To the City Council

From the City Manager

Action Requested Discuss and consider recommendations made by the consultants in the Charlotte-Mecklenburg Criminal Justice Study, including a proposal for the City, Mecklenburg County, and the State to evenly share a total cost of $96,000 for a Criminal Justice System Coordinator

Responsible Department

This request should be organized according to the following categories Background, Explanation of Request, Source of Funding Clearances, Bibliography

Below are the recommendations of the American University consultants on the Charlotte-Mecklenburg Criminal Justice System which relate to the City of Charlotte.

The Police Department is an integral part of the Criminal Justice System, and thus is affected by the recommendations made in this study. A number of the recommendations relate directly to the Police Department's operations, including the fact that the recommended coordination would result in better relations between the Department and the other agencies and officers within the System.

Because the Department is directly affected, I have asked Chief Vines to comment on those recommendations which directly relate to his department. His response is favorable, although he would like more time to evaluate several of the recommendations to determine their cost effectiveness.

The following recommendations directly affect the City:

1. The study recommends establishment of a Criminal Justice System Coordinator whose role would be to engender cooperative action on problems beyond the ability of any single agency to resolve. This position would become involved in the enhancement of caseflow management and system planning. It would also be responsible for Police liaison, the courts, general liaison with criminal justice agencies, and supervision of the Defendant-In-Process System (DIPS).

   The cost for the Coordinator's Office will total $96,000 and would be evenly divided between the City, County and State. The City's share would be $32,000. A budget ordinance in this amount is attached should Council choose to approve appropriation of these funds.

2. The study recommends changes in the Criminal Justice System intake, which would involve increasing the Charlotte Police Department's activity in this process in the following ways:

   (a) Every arrestee would be photographed and fingerprinted. (At present, fingerprints are made only in felony cases and a few selected misdemeanors.)

   (b) Every officer making an arrest would consult with a 24-hour-a-day "duty prosecutor" to determine whether a warrant should be requested and what, if any, additional investigation is needed.

   (c) Initial presentation of charges would become a formal process involving police, defendant, temporary defense counsel, and other Criminal Justice System personnel in an appearance before the Magistrate in a more secure and formal setting.

   The Police Department agrees with the recommendations for changing the arrest-intake process. However, in order to make these changes. officers will have to spend additional time in processing, thus keeping them away from their patrol areas for a longer period of time. The Department would like to have an opportunity to examine this further before making additional comments.

3. The study recommends that the Charlotte Police Department staff the crime lab (fingerprint section) 24 hours a day, 365 days a year. At present, the main weakness is that the lab is closed on weekends, nights, and holidays. This means that no positive identification (that is, an identification based on fingerprints) is possible until long after the person arrested has been released. It is vital to successful identification that positive identification be based upon fingerprint match-ups. For the cost of five additional positions (two to cover weekends and three to cover nights and holidays) it would be possible to classify and check all prints. Assuming that two fingerprint technicians will be available on all shifts (actually one may be enough on some shifts), there would be a requirement of seven full-time-equivalent positions, roughly $210,000 per annum in personnel costs.

   The Police Department would like to have time for further analysis of this recommendation to determine the benefits versus cost relationships. At present, to our knowledge, few departments have a 24-hour fingerprinting operation. In addition, a number of other factors related to this type

of expansion need to be examined by the Department.

4. Changes are recommended by the study in the police automated system to inquire against Master Index (CHO1) file rather than merely the warrant status file. At present, when an officer makes an arrest, he calls the police warrant office to determine whether any warrants are outstanding for the person whose name has been given. (They note the importance of fingerprint identification which would eliminate any mistaken identity, aliases or mere misspelling problems.) The duty officer queries the system for an exact match of what is entered. By means of a simple programming change (procedures already exist to implement this change) the system can query aliases, phonetic sound-alikes, etc., for more thorough work.

5. The study also recommends the provision of training for (or else employing) persons detailed to take fingerprints and mug shots. At present, anyone on duty at the jail may be "impressed" into service to fulfill these functions. It has been noted by the Director of the Crime Lab that whoever is responsible for print classification should also take the prints. He is probably correct, although resource allocation may be a problem. At any rate, the taking of prints and photos should result in matchups prior to release of the defendant so that any mistakes can be corrected.

6. The only recommendation to which the Police Department objects is the serving of subpoenas by Charlotte Police Officers. The Department feels that this would significantly drain present personnel resources within other vital areas of the Department.

ORDINANCE NO._____

AN ORDINANCE TO AMEND ORDINANCE NO. 1184-X, THE 1982-83 BUDGET ORDINANCE, TO APPROPRIATE FUNDS FROM THE GENERAL FUND CONTINGENCY FOR THE CITY'S SHARE OF THE CRIMINAL JUSTICE SYSTEM COORDINATOR.

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

Section 1. That the sum of $32,000 is hereby appropriated from the General Fund Contingency (530.00) account to the Criminal Justice Coordinator account (530.59). These monies represent the City's share of the Criminal Justice System Coordinator's operation.

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

PROPOSED ACTION AGENDA FOR IMPLEMENTING SELECTED

RECOMMENDATIONS OF THE HOUSING COST TASK FORCE

In May 1981 the Housing Cost Task Force presented to a joint meeting of the City Council, the County Commission and the Planning Commission a series of recommended actions intended to help reduce the cost of housing. The areas addressed in the report included:

- o Zoning
- o Construction Costs
- o Building Permit and Inspection Procedures
- o Subdivision Approval and Land Development Processes
- o Housing Code

The recommendations have been reviewed and those which appear to offer the greatest potential for implementation have been identified. It is now proposed that City Council initiate the following actions in response to the Housing Cost Task Force Report.

INSTRUCT THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION TO PREPARE, AS APPROPRIATE, AMENDMENT DRAFTS TO THE CITY AND COUNTY ZONING AND SUBDIVISION REGULATIONS TO ACCOMPLISH THE FOLLOWING:

- o Permit permanently dead-end streets serving 50 houses or less to have a pavement width of 18 feet.
- o Permit the use of "panhandle" lots.
- o Reduce the rights-of-way of minor residential streets by a minimum of 10 feet.
- o Permit multi-family units to be built 400 feet from a private or public street.
- o Reduce the minimum setback for residential uses by 10 feet.
- o Permit a wider range of housing styles as uses by right at no increase in density in existing "single family" zoning districts.
- o Vary City requirements for widening of arterial streets to allow for appropriate tradeoffs such as dedication of needed rights of way, reverse frontage, construction of necessary intersection improvements for safe traffic conditions and other suitable items in exchange for required widening improvements.

INSTRUCT THE CITY AND COUNTY ENGINEERING DEPARTMENTS TO REVIEW AND AMEND APPLICABLE ORDINANCES, MANUALS AND POLICIES TO ACCOMPLISH THE FOLLOWING, AS APPROPRIATE:

- o Permit catchbasins in streets to be installed more than 500 feet apart in appropriate circumstances.
- o Permit storm water to cross minor streets on the surface at

at intersections.
- o Vary the requirements for slopes and crowns in private streets.
- o Eliminate requirements for valley gutter where off-street parking is adjacent to a private street.
- o Permit 18 inch standard curb and gutter for private streets in multi-family developments.
- o Permit alternative turnarounds other than standard cul-de-sac.
- o Consider on a case by case basis the requirement of field cross sections for 20-year flood studies and to accept aerial topographic maps when conditions are found acceptable.
- o Eliminate concrete splash pads at flared end sections.
- o Allow innovative techniques for soil stabilization of street subgrades.

INSTRUCT, AS APPROPRIATE, THE CHARLOTTE-MECKLENBURG UTILITIES DEPARTMENT AND COMMUNITY FACILITIES COMMITTEE TO PROCEED TO REVIEW AND AMEND APPLICABLE ORDINANCES, MANUALS AND POLICIES TO ACCOMPLISH THE FOLLOWING:

- o Permit the minimum length of sewer lines to be determined by the laterals serving the last lot in appropriate circumstances.
- o Relax chord standards when installing sewer systems within street rights of way, where appropriate.
- o Allow minor corrections to be noted on plans rather than requiring the resubmission of perfect plans.

INSTRUCT, AS APPROPRIATE, THE CITY AND COUNTY BUILDING INSPECTION AND STANDARDS DEPARTMENTS TO REVIEW AND AMEND APPLICABLE POLICIES AND PROCEDURES TO ACCOMPLISH THE FOLLOWING:

- o Provide uniform training with the County (City) Inspection Department.
- o Modify standards used to identify deteriorated and dilapidated housing.
- o Accept new materials in new construction and rehabilitation.
- o Allow minor corrections to be noted on plans rather than requiring the resubmission of perfect plans.
- o Distribute final decisions on significant building code interpretations.
- o Organize back up staff resources to cover critical tasks.
- o Perform inspections within one day of calls for inspection.
- o Prepare recommendations to the North Carolina Building Code Council, in the proper form, for changes in the North Carolina Building Code to:
    - Reduce attic access opening space to 22" x 30".
    - Review the minimum distance from the ground to untreated lumber.
    - Increase from 30" to 36" the allowable entrance stoop height not requiring railing.

INITIATE PROCEDURES FOR FURTHER CONSIDERATION OF THE FOLLOWING POLICY ISSUES:

- o Consolidation of the City and County Inspection Departments.
- o Tenant-Property manager programs -
  - Institute an aggressive public information program, aimed at tenants, on the proper care and maintenance of rental property.
  - Institute an arbitration procedure for tenants and property managers in dispute.
- o Expand existing Neighborhood Watch and Home Security Programs with new emphasis on reporting vandalism.
- o Instruct Planning Commission to continue to explore provisions for increased density.
- o City/County assumption of responsibility for widening arterial roads (i.e. implement the Street Classification System).

REFER BACK TO THE HOUSING COST TASK FORCE THE REMAINING ITEMS FOR RE-EVALUATION AND CONTINUED DIALOGUE WITH THE CITY AND COUNTY MANAGERS AND APPROPRIATE DEPARTMENTS.

Note: Up to this point the Planning Commission has provided staff support and assistance to the HCTF and to the City and County Managers in carrying out the review process. As this next phase begins the Planning Commission and its staff will focus its efforts on those specific recommendations dealing with the zoning and subdivision ordinances. Coordination of action regarding the other areas will be through the City and County Manager's offices and assigned departments.

INTRODUCTORY STATEMENT

The Housing Cost Task Force Report (May 1981) was the result of a building/realty industry effort. It was in response to the 1980 Urban Symposium, and addressed those issues associated with housing affordability. In order to achieve a broad-based consensus on the original report's recommendations, Review Committees were formed.

The Review Committees' Response to the Housing Cost Task Force Recommendations (April 1982) is the product of the effort of five subcommittees or Review Committees. These Review Committees consisted of representatives of the neighborhood groups, public agencies/departments and the building/realty industry. The attached report lists those recommendations of the original Housing Cost Task Force Report which appear to have the greatest opportunity for implementation, subject to the qualifications noted in the Review Committees' Response. The condensation represented in the "Proposed Action Agenda for Implementing Selected Recommendations of the Housing Cost Task Force" cannot capture the spirit, intent and texture of many of the Review Committees' discussions and conclusions.

Therefore, it is vitally important that the City Council instruct the departments and agencies implementing the recommendations to refer to and note closely the language of the full Review Committee recommendations contained within this report.

REVIEW COMMITTEES' RESPONSE TO THE HCTF RECOMMENDATIONS

APRIL 1982

TABLE OF CONTENTS

PAGE

Summary 1

Where Do We Go From Here? 4

Proposed Action Disposition of Review Committee Recommendation

- Amend or adopt the appropriate ordinances 6
- Consider these policy issues 7
- Amend the appropriate departmental standards 8
- Seek changes or clarifications in the Building Code 10
- Refer back to HCTF, local government staffs or to the Building Code Council for further discussion, study, clarification, etc 11

Review Committee Recommendations

- Direct Construction Cost. . . 14
- Subdivision 20
- Housing Code 27
- Building Permit and Inspection Procedures . . . 33
- Zoning. 36

Membership of HCTF Review Committees 37

SUMMARY

The Housing Cost Task Force Report was published in May 1981 by the Charlotte Board of Realtors and the Charlotte Home Builders Association The purpose of that report was to offer recommendations that would be used in establishing an agenda for the public consideration of the roots of the local housing costs problems

During the past several months review committees composed of conveners, representatives from the original Housing Cost Task Force (HCTF) subcommittees, city and county department representatives and neighborhood representatives have worked to review each of the original report recommendations and to reach consensus for the disposition of each These committees have worked closely with interdepartmental working groups which drafted departmental responses to the original report recommendations

The purpose of this report is to summarize the consensus recommendations of the review committees that are aimed toward regulatory changes to reduce the cost of housing to the consumer The result of this report will be drafts of appropriate resolutions and actions to implement the reports recommendations What follows are summaries of those recommendations

The Direct Construction Cost Review Committee reviewed 21 recommendations of the HCTF's Direct Construction Cost Subcommittee, and reached the following conclusions

(1) Three Code alterations were recommended with modifications

- Reduce the attic access opening size to 22" x 30"
- Reduce to 14" the distance from the ground to the use of untreated lumber in areas where no equipment is located
- Increase to 36" the allowable entrance stoop height not requiring railing where the surface area of the stoop does not exceed 25 square feet.

(2) Five recommendations were identified as needing additional discussion and study

(3) Three recommendations were identified as having been already addressed by recent Code changes

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

(4) Nine proposed Code changes were not recommended for approval

(5) One recommendation was an incorrect interpretation of the Code

In addition to the review assignment the committee's report also contains an observation on other factors and other housing options which offer considerable cost savings

The Subdivision Review Committee reviewed 49 recommendations of the HCTF's Subdivision Approval Procedures and Land Development Process Subcommittee, and reached the following conclusions

(1) Twenty-four specific proposals were recommended, with occasional modifications or clarifications, including

- Permit streets serving 50 houses or less to be 18 feet wide
- Require the city to widen arterial roads adjacent to subdivisions when the developer uses reverse frontage
- Reduce the minimum setback by 10 feet
- Require the public to assume the expense of widening arterial streets

(2) Twenty-five proposals were referred back to the HCTF for further study, clarification and amendment.

The Housing Code Review Committee reviewed 5 recommendations of the HCTF's Housing Code Subcommittee, and reached the following conclusions.

(1) Address problems directly related to either code interpretation or enforcement

- Consistent code interpretation through uniform training for City & County Inspection Departments
- Identification of deteriorated or dilapidated housing
- Acceptance of new materials
- Perform speedy inspections (within one day of calls)
- Permit more rehabilitation by owners as contractors

(2) Address problems related to legal and regulatory interpretations

- Enforce sanctions against occupant-caused code violations
- Staff Sherriff's Department adequately to avoid legal delays
- Institute a tenant/management arbitration procedure

(3) Address problems of the social and educational process of the tenants

- Institute an aggressive process to provide tenants with information on care and maintenance of a housing unit and household appliances
- Expand Neighborhood Watch and Home Security Programs with a new emphasis on reporting vandalism

The Building Permit and Inspection Procedures Review Committee reviewed 17 recommendations of the HCTF's Building Permit and Inspection Procedures Subcommittee, and reached the following conclusions

- Merge City and County Building Inspection Departments.

- Geographically centralize all building permit approval processes

- Centralize all aspects of the building permit review and approval process under one agency, the Building Inspection Department, where an applicant for a permit can handle all necessary business

- Establish a combined City/County inspection division for single family and "low-rise" multi-family projects staffed by inspectors State-certified in more than one specialty

- Provide for liaison between industry representatives and inspecting agencies regarding problems and procedures, and to improve ongoing communications and compliance.

- Allow the installation of electric meters to be determined by the issuance of a final electrical inspection with the following conditions

  1 The application be made jointly by
    a The licensed general contractor
    b The licensed electrical contractor
    c The legal owner of the unit(s) made
  2 A final electrical inspection be made
  3 A written agreement be made that occupancy will not occur under temporary power
  4. The meter will be removed or sealed after a maximum of 30 days if no occupancy permit has been issued.

<u>The Zoning Review Committee</u> reviewed 3 recommendations of the HCTF's Zoning Subcommittee, and reached the following conclusions

- The committee acknowledges that affordable housing depends upon having adequate amounts of land available for higher density development. However, any consideration of higher densities should·

  (a) maintain the integrity and character of established neighborhoods
  (b) consider the availability of community facilities, including utilities.
  (c) consider the availability of transportation facilities
  (d) take into account small area plans and adopted urban policies.

- Recognizing the limitations of what we have now and recognizing the need to revise the zoning ordinance, the committee recommends that the Charlotte-Mecklenburg Planning Commission staff give early attention to revising the zoning ordinance to permit more flexible types of residential development

- It is understood that any new zoning provisions would not be adopted without full consideration through public review and hearings through which all affected parties would have adequate input

Where Do We Go From Here?

Based on the original detailed list of recommendations prepared by the HCTF and dealing with housing costs, the review committees propose the following actions for implementation

- Amend or adopt the appropriate ordinances to simplify and streamline the development process,
- Consider policy issues which support the goal of reducing the cost of housing,
- Amend the appropriate departmental standards to reflect only those regulations required for public health, safety and welfare,
- Seek changes or clarifications to the Building Code which support the goal of reducing the cost of housing, and
- Refer some items back to the HCTF, local government staffs or the Building Code Council for further discussion, study, clarification, etc with a goal of producing recommendations for implementation to reduce the cost of housing

Proposed Action Disposition of Review

Committee Recommendations

Amend or adopt the appropriate ordinance(s) to

1 permit streets serving 50 houses or less to be 18 feet wide

2 require the City to widen arterial roads adjacent to subdivisions when developer uses reverse frontage (implement Street Classification program)

3. permit the use of what are commonly known as "flag", "panhandle", or "pipestem" lots

4 reduce the street right-of-way by a minimum of 10'

5. permit multi-family dwelling units to be built 400' from a private or public street

6 change requirement for excessive crowns in streets in multi-family developments

7 provide relief to property managers from occupant-caused code violations

8. permit more flexible forms of residential development

9 reduce the minimum setback for residential uses by 10'

Consider these policy issues

1 consolidate the City and County Inspection Departments

2 add more personnel to the Sherriff's Department solely for the purpose of serving eviction notices Increase the cost of court to the landlords to finance this additional personnel

3 institute an arbitration procedure to insure that both tenants' and property managers' rights are not violated and neither is unduly harassed during disagreements

4. institute an aggressive process to provide tenants with information on the proper care and maintenance of a housing unit and of household appliances

5 expand the Neighborhood Watch and Home Security Programs with a new emphasis on reporting vandalism

6 eliminate Health Department bonding requirement for off site sanitary sewer systems for multi-family housing

7 make more land available for higher density development

8 have public sector assume responsibility for widening arterial roads

Amend the appropriate departmental standards

1. permit catchbasins in streets to be installed further apart than 500' when less than a significant amount of water is entering the catchbasin (Engineering)

2 permit water to cross minor streets (not the through street) at intersections on the surface of the street (Engineering)

3 reduce the street right-of-way by a minimum of 10' (NC DOT)

4 permit Class 200 (C-900) material for water lines and PVC laterals (CMUD)

5 permit the minimum length of sanitary sewer line to be determined by the laterals serving the last lot not having a breakaway angle off the main of less than 45° and not closer than 5' to the property line of the adjacent lot at its intersection with the street right-of-way when the end of the line occurs due to the top of a hill <u>and</u> the line cannot be extended (CMUD)

6 permit sewer system to be installed anywhere within the street right-of-way (CMUD)

7. eliminate requirements for valley gutter where off-street parking is adjacent to a private street (Engineering)

8 permit 18" standard curb and gutter for private streets in multi-family developments (Engineering)

9. permit catchbasins to be spaced more than 500 feet apart when reasonable engineering practice permits in multi-family development (Engineering)

10 permit alternative turnarounds other than the standard cul-de-sac (Engineering & NC DOT)

11 eliminate field cross sections for 20-year plus 2 feet flood studies when 2 foot aerial topo is available (Engineering)

12 eliminate concrete splash pads at flared end sections (Engineering)

13 allow innovative techniques for soil stablization of street subgrades (Engineering)

14 follow the manufacturers' recommendations regarding the number of dwelling units per dumpster (Environmental Health)

15 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 (CMUD)

16 permit water lines to be installed before the curb and gutter or final road swale grading (CMUD)

17. provide uniform training for City and County Inspection Departments to improve code interpretation (Inspection)

18 modify standards used to identify deteriorated and dilapidated housing (Inspection)

19 accept more new materials in new construction and rehabilitation (Inspection)

20 allow more rehabilitation by owners as the contractors (Inspection)

21 eliminate the redundant water and sewer plan review by State agencies and rely upon the review and approval of CMUD

22 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 (Engineering)

23 allow plans with minor corrections noted by the reviewing agency, and the architect or engineer who sealed the plan, to be approved rather than requiring the resubmission of perfect plans (all)

24 have the Fire Department conduct its review in conjunction with that of the Building Regulation Department rather than conducting an independent review (Fire)

25 distribute the final decisions on individual building code interpretations or clarifications to the housing industry so that those affected might be better informed (Inspection)

26 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 (Inspection)

27 organize staff resources in inspection and review departments to back up the performance of critical tasks in periods of staff vacations and illness (Inspection)

28 permit fire hydrants to be located 750 linear feet from the furthest dwelling unit (CMUD)

29 perform inspections wthin one day of calls for inspections (Inspection)

Seek changes or clarifications in the Building Code

1 reduce attic access opening space to 22" x 30"

2 reduce to 14" the distance from the ground to the use of untreated lumber

3. increase to 36" the allowable entrance stoop height not requiring railing

Refer back to HCTF, local government staffs or to the Building Code Council for further discussion, study, clarification, etc

1 require drywall on only one side of a truss instead of on both sides

2 permit the use of wood supports of steel beams and girders

3 change from 6' to 8' the maximum spacing of electrical outlets

4 redefine "bedroom area" to eliminate duplication of smoke detector coverage

5 eliminate the requirement for balancing dampers in each supply duct

6 allow "free" return air through lowered doors into mechanical closets in apartments

7. reduce excessive erosion control and final inpsection punchlist requirements

8 reduce the minimum setback by 10'

9. permit 750 gallons/minute flow at fire hydrants in single family detached subdivisions

10. permit standard valve boxes

11 permit 6" sewer to be used for sewer lines serving 75 lots or less

12 permit PVC sewer lateral

13 permit 3" sewer laterals

14 permit sewer to be installed in a curvilinear direction

15 permit 600 linear feet between manholes

16. permit PVC sewer pipe

17. eliminate storm water detention requirements in multi-family developments

18 eliminate catchbasins where ditches are piped under streets

19 allow the use of vertical asphalt curb for minor streets

20. 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

21 permit aluminum storm pipe

22 bring City sediment control regulations in line with those of the State of North Carolina

23 allow 12" storm pipe where permitted by flow of storm water

24 permit lot width to be measured at setback shown on record plat even if greater than minimum

25 reduce rear yard setback requirements

26 allow parking within the setback

27 permit a small amount of storm water division when the grading on the site changes the drainage ridge lines

28 increase to more than 25% the amount of parking adjoining a private street

29. permit a greater choice of material brands and suppliers

30 increase to 20' the distance of travel from a dwelling unit to a single stair in garden apartments

31 review the criteria and assumptions used to size storm drain pipes

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

33 allow offsite water line construction and water meter application processing to occur concurrently instead of sequentially

Review Committee Recommendations

- Direct Construction Cost
- Subdivision
- Housing Code
- Building Permit & Inspection Procedures
- Zoning

DIRECT CONSTRUCTION COST REVIEW COMMITTEE

1. Reduce the cost of the structural subsystem and fire protection

   a Reduce the attic access opening size to 22" x 22",

   Response If no equipment is located in the attic, reduce the attic access opening size to 22" x 30" A 22" x 22" opening was considered too small for a fire fighter with equipment to enter the attic

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

   Response Do not recommend a change in the code The condition of the soil is the critical issue and not the PSI of the footings

   c. Reduce the required thickness of a concrete slab in housing units to 3",

   Response No change in the code, except change dwelling code (Volume I B) to 3½" slab on grade from 4" slab The soil condition was considered the critical factor and not the thickness of the slab

   d. Require drywall on only one side of a truss instead of on both sides,

   Response The code was changed to requiring drywall on only one side, but now requires a draft stop at each party wall in multi-family dwelling units The code change should be referred to the HCTF for discussion and study

   e 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,

   Response No change in the code Code has provisions for new techniques of framing that would eliminate redundant wood members Local inspectors have the authority to approve methods other than those specified, provided the inspector is convinced the method is at least equal to the specified methods

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

   Response A fireplace is not basic to providing housing It is a luxury item But in response to HCTF's recommendation, the review committee offers these comments Fire safety is extremely important in the construction of a fireplace The correct priorities of fire protection should be as follows (1) Fire rating and fire stopping the shaft effect between vertically stacked dwelling units, (2) Provide a construction sequence that would

allow the building inspector a method of insuring that the UL rated fireplace assembly had been assembled correctly, and (3) Protect the two opposing side walls of the enclosure in order to prevent a possible fire from spreading laterally

g Allow the use of standard framing materials in fireplace flues with Underwriters' Laboratory approved flues,

Response. A March 1981 amendment to Volume I of the Building Code removed the requirement for non-combustible or limited-combustible materials Refer to Section 2708 3(b)

h. Increase to 20' the distance of travel from a dwelling unit to a single stair in garden apartments,

Response Section 1103 2(c) of Volume I of the Building Code already permits 20 feet of travel distance for a single exit situation (under the conditions of Exceptions #2) The Review Committee recommends a further clarification of how the code applies to open air exit situations.

i. Allow the use of treated wood foundations,

Response The Review Committee recommended no change in the code based mainly on the fact that the Building Code Council had rejected the use of treated wood foundations after many years of study and deliberation.

j Reduce to less than 18 inches the distance from the ground to the use of untreated lumber,

Response Reduce to 14 inches the distance from the ground to the use of untreated lumber in areas where no equipment is located N C Structural Pest Control Committee of the Department of Agriculture requires only 12 inches of clearance in order to treat and inspect a dwelling unit.

k. Permit the use of wood supports of steel beams and girders;

Response The recommendation needs additional discussion and study to determine if certain situations exist where the use of wood supports would provide adequate public protection from fire and deterioration, as well as the capacity to bear certain amounts of vertical load.

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

Response Committee supports a code change where the surface area of the stoop does not exceed 25 square feet

2 Reduce the cost of the electrical subsystem

a Change from 6' to 8' the maximum spacing of outlets,

Response Recommendation should be referred to the Building Code Council for their consideration and study Current requirements in the National Electrical Code permit a maximum of 12 feet by a 6 feet maximum from door openings

b Change from 6 to 8 the number of switches allowed per circuit breaker,

Response The implied limitation does not exist

c. Decrease the width of the unobstructive area to floor to eliminate the need for unnecessary light fixtures,

Response Do not recommend a change in the code A light fixture is not required If it is desired, the National Electrical Code now provides for use of ceiling-mounted fluorescent fixture with or without a pull chain having a 6-inch clearance to the storage area Thus, a recessed fixture is not the only solution

d Eliminate the requirement for lighting outlets in attic and crawl spaces,

Response Lighting outlets in attics and crawl spaces are only required when those areas are used for storage or house equipment that will need maintenance and repair Therefore, the review committee does not recommend a code change

e. Allow a battery-operated as well as "hot-wired" detectors,

Response: The committee recommends no code change based on the following reasons (1) the belief that residents would not maintain in proper working condition a battery-operated detector and (2) questions on the cost advantage over the long run - the initial capital cost of hot-wired detectors versus the maintenance cost of battery replacement

f. Consider redefinition of "bedroom area" to eliminate duplication of smoke detector coverage,

Response The committee recommends a clarification of an acceptable distance at which smoke detectors may be located from bedroom doors The committee suggest that one smoke detector located no farther than 7½ feet from any bedroom door would afford the proper coverage, provided the ceiling has no obstructions or cavities that would impede the movement of heat and smoke toward the detector

g Eliminate the requirement for Ground Fault Circuit Interruptors

Response· The safety factor is so important in this situation that cost is not an issue Committee recommends no change in the code

3 Reduce the cost of mechanical subsystem.

a. Eliminate the requirement for balancing dampers in each supply duct,

Response Balancing dampers is not essential Recommendation should be referred to the Building Code Council for their consideration and study

b Allow "free" return air through louvered doors into mechanical closets in apartment.

Response Mechanical closets are frequently used by residents as storage areas, creating potential health and safety hazards Creative design by manufacturers in conjunction with tighter space design could eliminate the possibility of storage by residents Recommendation should be referred to the Building Code Council for study and deliberation

AN OBSERVATION

Although the Direct Construction Costs Review Committee has been assigned to review and respond to certain aspects of direct construction costs, it seems that we ought not feel necessarily constrained to stop within the "review" assignment -- especially if other cost items seem to be germane to the "cost" problem

The Housing Task Force Report addressed what perhaps we should call "conventional" housing, and it pointed out some big-ticket cost reductions that would influence land cost by means of lot size reduction and by reduced subdivision quality standards Less substantial were the direct construction cost reduction proposals that are our task to review, and that we have done However, other factors and other housing options offer considerable cost savings, and we believe that our committee's report should cover them --

(1) A very large portion of the direct construction cost is on-site labor, engaged generally in stick-built construction Savings in that item could be considerable by utilizing the inherent labor savings represented by the organization and controls utilized in both factory-built mobile and factory-built modular dwellings.

Present zoning presents no impediment to the modular dwelling, and the already proposed reduction in lot size and in subdivision standards would enhance the chances for ultimate cost reduction to the purchaser

However, zoning changes (in the City Ordinance) would be necessary if the mobile unit can be expected to be utilized outside of mobile home parks.

Both of these factory-built dwelling types are practical realities Their cost attractiveness has already established them in a part of the marketplace, and we believe that such dwelling types must be recognized as methods by which some of the housing demand can be statisfied at acceptable cost

(2) The "No Frills", or "Starter", or "Basic", or "Bare Essentials" House --

Such a house would be basic to the needs of a young couple, or of a small family

(a) 1 - 2 bedrooms
(b) 1 bath (3-fixture basic unit, no tile, no vanity)
(c) Minimum partitioning
(d) Open shelving in lieu of cabinets
(e) Minimum closets w/o doors
(f) Minimum electrical outlets
(g) Heating (No A/C floor furnace or wall furnace w/o distribution system Attic fan
(h) Minimum site work

(i) No kitchen appliances
(j) Resilient floor covering

Both of the above options are available to be supplied to prospective candidates for housing outside the scope of what we consider as conventional housing -- and they are available to be supplied today, without change of building codes

It just is not true that regulations have foreclosed all opportunities for affordable housing, as the above-stated options have shown If our report fails to make that point, then we believe that our response will have failed its purpose

SUBDIVISION REVIEW COMMITTEE

This report contains the recommendations of the Subdivision Review Committee on the Subdivision section of the Housing Cost Task Force Report The Committee studied each of the specific proposals and reached one of two conclusions (1) general agreement with the proposal or a modified or clarified version or (2) refer the proposal back to the Housing Cost Task Force for further study, clarification or amendment The Committee's recommendations are presented with the specific proposal to which each relates

Engineering

1 HCTF - PERMIT STREETS SERVING 50 HOUSES OR LESS TO BE 18 FEET WIDE.

Committee - General Agreement Amend the appropriate ordinances or standards to allow minor residential streets serving at the time of development and/or with a potential to serve no more than 50 residences to have an 18' pavement width The developer would be required to prove that the standard would not be violated NCDOT standards would have to be amended to permit this change in the county

2. HCTF - PERMIT CATCHBASINS IN STREETS TO BE INSTALLED FURTHER APART THAN 500 FEET WHEN LESS THAN A SIGNIFICANT AMOUNT OF WATER IS ENTERING THE CATCHBASIN

Committee - General Agreement· Engineering Departments to develop specific performance standards to permit modification of present practices Amend appropriate ordinances or standards to implement

3 HCTF - PERMIT WATER TO CROSS MINOR STREETS (NOT THE THROUGH STREET) AT INTERSECTIONS ON THE SURFACE OF THE STREET

Committee - General Agreement Engineering Departments to review present policies and standards toward performance standards and case by case review Amend appropriate ordinances or standards to implement

4 HCTF - PERMIT "DONUT" HOLES IN CUL-DE-SACS WITHOUT CURB AND GUTTER AROUND THE HOLE AND USING A 12 FOOT TRAVEL LANE

Committee - Refer to HCTF Major problems exist in terms of the maintenance of such a feature and the travel lane width may cause some mobility problems for larger vehicles Even if greater assurances regarding maintenance could be provided curb and gutter would be required NCDOT standards would have to be amended to premit this change in the county

5 HCTF - REDUCE EXCESSIVE EROSION CONTROL AND FINAL INSPECTION PUNCHLIST REQUIREMENTS

Committee - Refer to HCTF Some improvement has already been made in this area The proposal is too vague to act upon The committee suggests that the HCTF and government staffs continue a dialogue to further define specific problems

6 HCTF - REQUIRE THE CITY TO WIDEN ARTERIAL ROADS ADJACENT TO SUBDIVISIONS WHEN DEVELOPER USES REVERSE FRONTAGE (COUNTY ALREADY HAS THIS POLICY).

Committee - General Agreement This proposal should be implemented in accordance with the Street Classification program

Planning

1 HCTF - PERMIT THE USE OF WHAT ARE COMMONLY KNOWN AS "FLAG", "PANHANDLE", OR "PIPESTEM" LOTS

Committee - General Agreement The committee agreed that more options should be available for unusual situations and to make better use of the land as a resource Neighborhood representatives felt that any such proposal should only be allowed in new development and not in existing subdivisions

2 HCTF - REDUCE THE STREET RIGHT-OF-WAY BY A MINIMUM OF 10 FEET

Committee - General Agreement The Committee agreed that smaller rights-of-way on minor residential streets could be utilized without substantial negative impacts The Committee recommends that the Street Classification System, which contains specific proposals to reduce rights-of-way on residential streets, be acted upon as a first step to implementing this proposal. It is understood that NCDOT standards would have to be amended to permit this change in the county

3. HCTF - REDUCE THE MINIMUM SETBACK BY 10 FEET

Committee - General Agreement Relates also to action on Street Classification Setbacks should be evaluated based on street type in addition to land use HCTF proposal is too restrictive as greater reductions may be appropriate in some cases This proposal should also be addressed by the Zoning Review Committee.

Charlotte Mecklenburg Utility Department (CMUD)

1. HCTF - PERMIT 750 GALLONS/MINUTE FLOW AT FIRE HYDRANTS IN SINGLE FAMILY DETACHED SUBDIVISIONS

Committee - Refer to HCTF Many questions remain as to fire and insurance standards and assurance that street or water line could not be extended

2 HCTF - PERMIT FIRE HYDRANTS TO BE LOCATED 750 LINEAR FEET FROM FURTHEST DWELLING UNIT

Committee - General Agreement This is done now as a matter of practice State standards set 1000' minimum

3 HCTF - PERMIT CLASS 200 (C-900) MATERIAL FOR WATER LINES AND PVC LATERALS

Committee - General Agreement CMUD will soon approve Class 200 (C-900) water lines The portion of the proposal dealing with main to meter water laterals is dropped as unacceptable to CMUD

4 HCTF - PERMIT STANDARD VALVE BOXES

Committee - Refer to HCTF This item is too inconsequential to consider, recommend that it be dropped

5 HCTF - PERMIT THE LAST MANHOLE IN SYSTEM IN THE STREET TO BE INSTALLED 25 FEET SHORT OF THE PROPERTY LINE OF THE LAST LOT

Committee - General Agreement Reworded - that in situations when the end of a line occurs due to the top of a hill and the line cannot be extended, the minimum length of line shall be determined by the laterals serving the last lot not having a breakaway angle off the main of less than 45° and shall be no closer than 5' to the property line of the adjacent lot at its intersection with the street right-of-way line

6 HCTF - PERMIT 6 INCH SEWER TO BE USED FOR SEWER LINES SERVING 75 LOTS OR LESS

Committee - Refer to HCTF Questions of maintenance costs, system uniformity, surety regarding extensions, and present State standards remain to be answered HCTF should pursue change in State 8" standard.

7 HCTF - PERMIT PVC SEWER LATERALS

Committee - Refer to HCTF CMUD to consider the use of PVC laterals and establish conditions or circumstances under which it might be acceptable

8. HCTF - PERMIT 3 INCH SEWER LATERALS

Committee - Refer to HCTF Needs further evaluation and clarification State standards currently require 4" laterals

9. HCTF - PERMIT SEWER SYSTEM TO BE INSTALLED ANYWHERE WITHIN THE STREET RIGHT-OF-WAY

Committee - General Agreement A relaxation of the chord standard on curved streets is acceptable as long as manholes remain in the street at or near the crown and the lines remain within the public right-of-way with adequate maintenance area

10 HCTF - PERMIT SEWER TO BE INSTALLED IN A CURVILINEAR DIRECTION

Committee - Refer to HCTF Anticipated maintenance problems, cost savings (if any) versus long term maintenance costs State standards call for straight lines

11 HCTF - PERMIT 600 LINEAR FEET BETWEEN MANHOLES.

Committee - Refer to HCTF No specific recommendation State standards call for 400' There are questions as to the capabilities of the cleaning equipment used to maintain the lines

12 HCTF - PERMIT PVC SEWER PIPE

Committee - Refer to HCTF· Pursue further with CMUD

Multi-Family Housing

1 HCTF - PUBLIC WIDENS ARTERIAL ROADS (Public would assume expense of widening arterial roads)

Committee - General Agreement Relates to Street Classification and is in concert with most of its recommendations In those situations along existing arterial streets where development

(a) minimizes access to arterial,
(b) maximizes internal circulation,
(c) utilizes collector street for access where traffic cannot impact adjoining residential areas,
(d) developer dedicates required right-of-way on arterial street, and
(e) constructs acceleration and deceleration lanes where necessary,

then the public should bear the remaining improvements costs along arterial street

In the case of a project which would contain a new or extended arterial street where the development

(a) reserves the necessary right-of-way and,
(b) has no access to the arterial street,

the public would assume the improvement responsibilities for the road. Chapter 17 of the City Code entitled "Streets and Sidewalks" would also have to be amended

2 HCTF - PERMIT DWELLING UNITS TO BE BUILT 400 FEET FROM A PRIVATE OR PUBLIC STREET

Committee - General Agreement Change to 400 feet would increase design flexibility Amend appropriate standards.

3. Private Street Standards

3a. HCTF - ELIMINATE THE REQUIREMENT FOR VALLEY GUTTER WHERE OFF-STREET PARKING IS ADJACENT TO A PRIVATE STREET

Committee - General Agreement Amend standards where necessary

3b HCTF - CHANGE REQUIREMENT FOR EXCESSIVE CROWNS IN STREETS

Committee - General Agreement Proposal language vague Specific proposals for modified cross slopes could be evaluated on a case by case basis to insure that no drainage problems are created or worsened

3c. HCTF - PERMIT 18 INCH STANDARD CURB AND GUTTER FOR PRIVATE STREETS

Committee - General Agreement Amend standards where appropriate

3d HCTF - PERMIT CATCHBASINS TO BE SPACED MORE THAN 500 FEET APART WHEN REASONABLE ENGINEERING PRACTICE PERMITS

Committee - General Agreement Amend standards where appropriate This relates also to suggestion number 2 on page 1 of this report

4 HCTF - ELIMINATE STORM WATER DETENTION

Committee - Refer to HCTF Too large an issue to be resolved by this committee HCTF should continue study to identify specific problems and alternative solutions

The Committee briefly discussed the items which were not developed completely to the cost stage Many of these items relate to some already considered and all should receive further consideration before any final action is taken.

Engineering

1. HCTF - ELIMINATE CATCHBASINS WHERE DITCHES ARE PIPED UNDER STREETS.

Committee - Refer to HCTF City and county staffs oppose as creating maintenance problems.

2 HCTF - ALLOW THE USE OF VERTICAL ASPHALT CURB FOR MINOR STREETS

Committee - Refer to HCTF Substantial concern expressed by government staffs over potential maintenance problems

3. HCTF - 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

Committee - Refer to HCTF City and County staffs oppose this proposal, State standards control in County

4 HCTF - PERMIT ALTERNATIVE TURNAROUNDS OTHER THAN THE STANDARD CUL-DE-SAC

Committee - General Agreement Local staffs generally agree, NCDOT standards, which do not permit anything but a cul-de-sac, would have to be amended to permit this change in the county

5 HCTF - ELIMINATE FIELD CROSS SECTIONS FOR 20-YEAR PLUS 2 FEET FLOOD STUDIES WHEN 2 FOOT AERIAL TOPO IS AVAILABLE

Committee - General Agreement In those cases where topography and building locations make evaluation of design practical without field cross sections, then the requirement could be waived, but if field cross sections are required, topos are not accurate enough for design evaluation and standard would still be enforced

6 HCTF - PERMIT ALUMINUM STORM PIPE

Committee - Refer to HCTF City and county staffs are receptive to specific requests on a case by case basis to build information base for future use NCDOT standards would have to be amended to permit this change in the county

7 HCTF - ELIMINATE CONCRETE SPLASH PADS AT FLARED END SECTIONS.

Committee - General Agreement City receptive to approvals on a case by case basis with performance standards (to be developed) and strict installation control, county already permits

8 HCTF - BRING CITY SEDIMENT CONTROL REGULATIONS IN LINE WITH THE STATE OF NORTH CAROLINA

Committee - Refer to HCTF Recommend that this be dropped as it was based incorrect information

9 HCTF - REVIEW THE CRITERIA AND ASSUMPTIONS USED TO SIZE STORM DRAIN PIPES.

Committee - General Agreement Local staffs receptive to evaluation, NCDOT standards would have to be amended to permit any changes in the county

10. HCTF - ALLOW INNOVATIVE TECHNIQUES FOR SOIL STABILIZATION OF STREET SUBGRADE

Committee - General Agreement Reviewed on a case by case basis

11. HCTF - ALLOW 12 INCH STORM PIPE WHERE PERMITTED BY FLOW OF STORM WATER

Committee - Refer to HCTF City staff objects to less than 15" storm drain in the City street system. Alternatives need futher development by HCTF

Planning

1 HCTF - PERMIT LOT WIDTH TO BE MEASURED AT SETBACK SHOWN ON RECORD PLAT EVEN IF GREATER THAN MINIMUM *

2 HCTF - REDUCE REAR YARD SETBACK REQUIREMENTS.*

6. HCTF - ALLOW PARKING WITHIN THE SETBACK *

Committee* - Refer to HCTF These three proposals relate specifically to zoning rather than subdivision ordinance provisions

3 HCTF - FOLLOW THE MANUFACTURERS RECOMMENDATIONS REGARDING THE NUMBER OF DWELLING UNITS PER DUMPSTER

Committee - General Agreement Review current standards to eliminate unnecessary requirements and to bring standards more into line with those of private collectors, container manufacturers, and project unit mix

4. HCTF - PERMIT A SMALL AMOUNT OF STORM WATER DIVERSION WHEN THE GRADING OF THE SITE CHANGES THE DRAINAGE RIDGE LINES

Committee - Refer to HCTF General agreement on the technical considerations and in practice may be appropriate However, substantial legal implications prevent any resolution by this committee

5 HCTF - INCREASE TO MORE THAN 25% THE AMOUNT OF PARKING ADJOINING A PRIVATE STREET

Committee - Refer to HCTF Recommend that this item be dropped, net result already achieved by another previously approved recommendation (Number 2 on page 7 of this report)

Charlotte-Mecklenburg Utility Department

1. HCTF - 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

Committee - General Agreement Presently done on case by case basis, but not as standard practice

2 HCTF - PERMIT WATER LINES TO BE INSTALLED BEFORE THE CURB AND GUTTER OR FINAL ROAD SWALE GRADING.

Committee - General Agreement However, CMUD has grave reservations Developer must assume full responsibility for actions of his subcontractors and pay for corrections if required Proposal recommend if the right-of-way is rough graded, sewer is installed and water line is staked

3 HCTF - PERMIT A GREATER CHOICE OF MATERIAL BRANDS AND SUPPLIERS

Committee - Refer to HCTF Recommend that this item be dropped as moot, covered by several other proposals, and not specific enough for any action

HOUSING CODE REVIEW COMMITTEE

This report is a summary of the comments and recommendations made by the Housing Code Review Subcommittee of the Housing Cost Task Force Report The committee examined each subsection of the Housing Code Review Section and determined that items could be dealt with in one of the following manners (1) code interpretation (2) legal and regulatory interpretation and (3) education process. The following are the committee's recommendations in outline form

I Below are issues which are directly related to either code interpretation or code enforcement

A Code interpretation as it relates to housing inspection could best be improved by providing uniform training for City and County Inspection Departments Variations in interpretation are much more likely to occur when inspecting new construction than with existing housing There was also consideration of consolidating the City and County Inspection Departments to better provide for uniform training with a mediator to settle any thing that could not be resolved

B Identification of deteriorated and dilapidated housing is an area in need of modification which would offer some gradations in the inspector's work list (See Attachment 1)

Should this grading system be instituted, a more reasonable definition of substandard will be arrived at as well as providing another way of holding down rent increases

C Acceptance of new materials applies more to new construction than to existing housing

D Both the City and County housing inspectors perform speedy inspections within one day of calls

E Rehabilitation by owners as the contractors is encouraged but pertains more to Community Development and new construction than to housing code enforcement

II. There are some issues which relate more to legal and regulatory interpretation and enforcement in holding down rent increases The following comments and recommendations will provide that the rights of both parties are considered (i e property managers and tenants)

A. Occupant-caused code violations are prime contributors to rent increases Property managers must increase the rent when repairs must be made on a consistent basis.

There should be stronger enforcement in this area to make the tenant more responsive to his own living conditions

New ordinances would have to be written, outlining the specific provisions and their consequences respective to the violation

1. One way of making tenants more responsive is by levying personal liens against them with the recourse of taking the tenant to small claims court

2 Another way of making tenants more responsive and also hold down rent costs is by allowing tenants to make some repairs themselves (i e repair torn screens, small paint jobs, light plumbing work, etc.)

3 Another way to alert tenants is to make the lessee responsible for all damages to his unit

B. There are legal delay problems which cause rent increases also The manpower shortage of the Sheriff's Department is a major cause of the problem Formation of a special unit in the Sheriff's Department to be solely responsible for serving eviction notices would be the best solution to this problem

There should be an increase in the cost of court to the landlord to finance this new special unit Many landlords will be willing to pay a higher cost if a guarantee of faster court hearings and faster execution of judgements could be given

C. Institution of an Arbitration Procedure to insure that both tenant and property manager's rights are not violated and neither is unduly harrassed.

The Charlotte Apartment Association has an Arbitration Procedure which includes the following stages·

1 The Pre-arbitration Procedures are the stages which encourage informal settlement of disputes prior to any referral to the arbitration process

2 Initiation of Arbitration Proceeding includes the proper notification of all parties, agreement to dispute, decision on arbitrability of the complaint

3 The actual conducting of hearings complete with evidence, notification, subpoenas may be issued, awards based upon a majority decision of the panel and settlement

4 There is also a procedure to insure the appeal and enforcement of the award

This Committee suggests the following addition

Panel Selection - There will be a Panel of Citizens from which the tenant may select one representative, a Panel of Property Managers from which the Property Manager may select one representative The two selectees in any given case chooses the third member, thus providing a three member Panel to hear each Arbitration Case

III. There were some issues addressed in the Housing Code Review Committee which were more oriented towards the social and educational process of tenants, than code review based

A There should be an aggressive educational process to provide tenants with information on the proper care and maintenance of a housing unit and of household appliances The Agricultural Extension office is available to conduct such classes and by working with the Neighborhood Associations, tenants may become more actively involved.

B. The Neighborhood Watch and Home Security Program should be expanded through the Police Department's educational process and also elicit the aid of Neighborhood Associations The expansion of this program would also encourage the reporting of vandalism as a positive reaction from tenants.

CONCLUSION

The Housing Code Review Committee has attempted to offer concrete recommendations to be acted upon by the appropriate parties for the following reasons

(1) To better provide affordable and accessible housing to all residents of the Charlotte-Mecklenburg area and

(2) To assure that the rights of both property manager and tenants are respected and taken into consideration in the housing market process and

(3) To better hold down the rent costs for tenants and the cost of providing housing from the property managers perspective

OBSERVATIONS

- The City Council's Committee on Housing could better respond to the financial solutions for the housing market

- It is alleged by responsible citizens about Charlotte-Mecklenburg that a reasonable amount of lower income people are encouraged to relocate into the Charlotte-Mecklenburg area from other counties, thereby causing this area's housing market to look even more depressed

- Also, it is the contention of this committee that the housing shortage in Charlotte-Mecklenburg could be diminished if more of the existing housing stock is rehabilitated and brought up to standard

ATTACHMENT 1

FROM The Housing Code Review Sub-Committee of the Housing Cost Task Force Committee

Marshall Smith - Convener

DATE December 21, 1981

SUBJECT Housing Code Grading System

The City's Housing Code prior to revision in 1971 provided that "[Section 10A-6(5)] The Superintendent of Building Inspection is hereby authorized to establish a system of grading of housing conditions to serve as a guide in determining that housing is unfit for human habitation Such system shall assign numerical deficiency points to housing conditions according to the degree of deficiency from the standards of fitness set forth below The Superintendent of Building Inspection is further authorized to fix the aggregate number of deficiency points that warrant determination, by him, that any particular housing is unfit for human habitation and such number so fixed shall apply uniformly to all housing inspected "

The grading system established under those guidelines assigned deficiency points for each violation based on the seriousness of the violation ranging from 2 points for minor discrepancies to 31 points for more serious violations Dwellings with 31 or more deficiency points were considered unfit for human habitation, those with less than 31 deficiency points were considered standard One major violation such as defective wiring, plumbing or weak structural members with 31 deficiency points would render the dwelling as unfit Or a group of minor violations such as bad screens, peeling exterior paint and trash in the yard could also render the dwelling as unfit For all practical purposes the grading system worked well for about 10 years at which time HUD required the City under its workable program to drop the system

This sub-committee would want to consider the grading system for possible recommendation to a full committee with the idea it would preclude the demolition or boarding up of some dwellings having only minor code violations.

Attached is a copy of the grading worksheet showing deficiency points for violation of each section of the Code used by the Inspector under the old enforcement procedure.

cc. Mr W H. Jamison, Director - Bldg Inspection Dept
Mr Henry Underhill
Mr Bob Landers
Mr Harry Jones

HOUSING INSPECTOR'S WORK SHEET

Address _____
Owner _____
Owners Address _____
Type Construction _____
No Stories _____
No. Living Units _____

Date _____
Inspector _____
Notice to Owner _____
Results _____
Repaired _____ (date)
Demolished _____ (date)

(1) SPACE AND USE STANDARDS

Sec.	Deficiency Points	Score
1 a	-2/def.sq.ft.	- - -
1 b	-2/def.sq.ft.	- - -
1 c	-2/def. sq.ft.	- - -
1 d	-2/def.sq.ft.	- - -
1 e	-2/def. sq.ft.	- - -
1 f	-2/def. sq.ft.	- - -
1 g	-2/def.sq.ft.	- - -
1 h	-31	- - -
1 i	-31	- - -
1 j	-31	- - -
1 k	-10	- - -
1 l	-10	- - -
1 m	-10	- - -
1 n	-20	- - -
1 o	-10	- - -
TOTAL		- - -

(2) LIGHT & VENT. STDS.

Sec.	Deficiency Points	Score
2 a	-31	- - -
2 b	-31	- - -
2 c	-31	- - -
2 d	-10	- - -
2 e	-31	- - -
2 f	-31	- - -
TOTAL		- - -

(3) EXIT STANDARDS

Sec.	Deficiency Points	Score
3 a	-31	- - -
3 b	-31	- - -
3 c	-31	- - -
TOTAL		- - -

(4) PLUMBING STANDARDS

Sec.	Deficiency Points	Score
4 a	-31	- - -
4 b	-31	- - -
4 c	-31	- - -
4 d	-31	- - -
4 e	-25	- - -
4 f	-25	- - -

(4) PLUMBING STANDARDS - continued

Sec.	Deficiency Points	Score
4 g	-25	- - -
4 h	-31	- - -
4 i	-31	- - -
4 j	-31	- - -
4 k	-31	- - -
4 l	-31	- - -
4 m	-31	- - -
4 n	-31	- - -
4 o	-31	- - -
4 p	-20	- - -
TOTAL		- - -

(5) HEATING STANDARDS

Sec.	Deficiency Points	Score
5 a	-31	- - -
5 b	-20	- - -
5 c	-31	- - -
5 d	-25	- - -
5 e	-31	- - -
5 f	-25	- - -
5 g	-25	- - -
5 h	-25	- - -
5 i	-25	- - -
5 j	-20	- - -
5 k	-25	- - -
5 l	-25	- - -
5 m	-25	- - -
5 n	-31	- - -
5 o	-31	- - -
TOTAL		- - -

(6) ELECTRICAL STANDARDS

Sec.	Deficiency Points	Score
6 a	-20	- - -
6 b	-25	- - -
6 c	-31	- - -
6 d	-20	- - -
6 e	-31	- - -
6 f	-25	- - -
6 g	-31	- - -
6 h	-31	- - -
TOTAL		- - -

(7) STRUCTURAL STANDARDS

Sec.	Score
7 a 1	- - -
7 a 2	- - -
7 a 3	- - -
7 a 4	- - -
7 a 5	- - -
7 a 6	- - -
7 a 7	- - -
7 b 1	- - -
7 b 2	- - -
7 b 3	- - -
7 b 4	- - -
7 b 5	- - -
7 b 6	- - -
7 b 7	- - -
7 b 8	- - -
7 b 9	- - -
7 b 10	- - -
7 b 11	- - -
7 b 12	- - -
7 b 13	- - -
7 b 14	- - -
7 b 15	- - -
7 c 1	- - -
7 c 2	- - -
7 c 3	- - -
7 c 4	- - -
7 c 5	- - -
7 c 6	- - -
7 c 7	- - -
7 c 8	- - -
7 d 1	- - -
7 d 2	- - -
7 d 3	- - -
7 d 4	- - -
7 d 5	- - -
7 d 6	- - -
7 d 7	- - -
7 d 8	- - -
7 e 1	- - -
7 e 2	- - -
7 e 3	- - -
7 e 4	- - -
7 e 5	- - -
7 e 6	- - -
7 f 1	- - -
7 f 2	- - -
7 f 3	- - -
7 f 4	- - -
7 f 5	- - -
7 f 6	- - -
7 f 7	- - -
7 f 8	- - -
7 f 9	- - -
7 g 1	- - -
7 g 2	- - -
7 h 1	- - -
7 h 2	- - -
7 h 3	- - -
7 h 4	- - -
7 h 5	- - -
7 h 6	- - -
TOTAL	- - -

(8) PROPERTY MAINTENANCE

Sec.	Deficiency Points	Score
8 a 1	-10	- - -
8 a 2	-10	- - -
8 b 1	-25	- - -
8 b 2	-10	- - -
8 b 3	-10	- - -
8 b 4	- 10	- - -
8 c 1	- 25	- - -
8 d 1	-25	- - -
TOTAL		- - -

GRADE SUMMARY AND AGGREGATE SCORE COMPUTATION

		Score
(1)	Space & Use Stds	- - -
(2)	Light & Vent. Stds.	- - -
(3)	Exit Stds.	- - -
(4)	Plumbing Stds.	- - -
(5)	Heating Stds.	- - -
(6)	Electrical Stds.	- - -
(7)	Structural Stds.	- - -
(8)	Property Maintenance	- - -
	Divide by 8	
TOTAL AGGREGATE GRADE		- - -

BUILDING PERMIT/INSPECTION PROCEDURES REVIEW COMMITTEE

The review committee believes that the permit approval and inspection processes should be expedited to minimize construction delays while maintaining a high standard of compliance with code requirements

The review committee after considerable review and discussion on all recommendations propose the following be implemented

1 City-County Building Inspection Departments be merged.
2 All building permit approval processes be centralized geographically
3. The building permit review and approval process be under the supervision and control of the Building Inspection Department and organized so that the building permit applicant would have only that agency to deal with for the status of all aspects of review and approval
4. The City and County should establish a combined inspection division for single family and "low-rise" multi-family projects That division's inspectors would be state certified in more than one speciality
5. To improve ongoing communications and compliance, the Building Inspection Department(s) shall also provide liaison between industry representatives and inspecting agencies regarding inspection problems and procedures
6. Allow the installation of electric meters to be determined by the issuance of a final electrical inspection with the following conditions
   - A The application be made jointly by
     - I The licensed general contractor
     - II The licensed electrical contractor
     - III The legal owner of the unit(s) made
   - B That a final electrical inspection be made
   - C A written agreement be made that occupancy will not occur under temporary power
   - D That the meter will be removed or sealed after a maximum of 30 days if no occupancy permit has been issued

DETAILED RECOMMENDATIONS

#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

Committee Response
This is a State matter and should be handled at that level

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

Committee Response
This is beyond the committees scope

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

Committee Response
City Council should submit this to the community facility committee for recommendation

#4 - 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

Committee Response
This project is already underway City Council should monitor progress

#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.

Committee Response
This is being handled by another review committee

#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.

Committee Response
Items 6-7-8 above are encompassed in the committee's general recommendations listed earlier Improvement in these matters will result when such recommendations have been implemented

#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.

Committee Response
This is already permitted where the units have been properly prepared for such inspection

#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

Committee Response
This is specifically addressed by General Recommendation #6 listed earlier

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

Committee Response
This will be taken care of when the general recommendations listed earlier have been implemented

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

Committee Response
Recommend Health Department determine if bond is still needed and if they are still required under current existing permit and approval processes

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

Committee Response
This is beyond the scope of this committee

The Building Permit/Inspection Procedures Review Committee met and deliberated in free and open discussion on all matters and the above recommendations were unanimously agreed to.

While they were not enthusiastically approved by a majority of the commitee membership, they were accepted as the most feasible solution to the problems at issue

ZONING REVIEW COMMITTEE

This report contains the recommendations of the Zoning Review Committee on the zoning section of the Housing Cost Task Force Report The committee studied each of the specific proposals and reached general agreement The committee's recommendations are presented with the specific proposal to which each relates

PREAMBLE

The committee recognizes that zoning is only one component of the total cost of housing However, it is one component which can be dealt with on the local level The committee is mindful of the delicate balance between the cost of individual housing neighborhood objectives and the broader community objectives of zoning

1 ". To make more land available for higher density development .."

- The committee recognizes and acknowledges that one of the criteria for providing affordable housing depends upon having adequate amounts of land available for higher density development However, any consideration of higher densities should

  (a) maintain the integrity and character of established neighborhoods
  (b) consider the availability of community facilities, including utilities
  (c) consider the availability of transportation facilities
  (d) take into account small area plans and adopted urban policies

2 " . To trim the zoning process and rezoning procedure "

- Changing present rezoning procedures does not appear to be an effective alternative to provide significant housing cost reductions.

3 ". .To permit more flexible forms of residential development ."

- Recognizing the limitations of what we have now and recognizing the need to revise the zoning ordinance, the committee recommends that the Charlotte-Mecklenburg Planning Commission staff give early attention to revising the zoning ordinance to permit more flexible types of residential development

- It is understood that any new zoning provisions would not be adopted without full consideration through public review and hearings through which all affected parties would have adequate input

HCTF REVIEW COMMITTEES

ZONING REVIEW COMMITTEE

Convener.	Willie Royal
HCTF Representatives	Frank Martin Bill Trotter Jack Copeland
Department Representatives:	Sam Liner Shelton Shorter Bob Landers
Neighborhood Representatives	Frank Greenspan Tom Mattingly
Staff Support	Jack Daniels

SUBDIVISION REVIEW COMMITTEE

Convener	Charles Baker
HCTF Representatives	Doug Boone Ken Dowd Jim Coates
Department Representatives	Bob Pressley Tom Tysinger Carl Whilden Earl Lineburger Dick Hauersperger
Neighborhood Representatives.	Gary Howard Rhonda Innis
Staff Support	Walter Fields

DIRECT CONSTRUCTION COSTS REVIEW COMMITTEE

Convener	Winfred Ervin
HCTF Representatives	Jim Cobb R.T. White Reg Narmour
Department Representatives	A. P. Fore Bill Molyneux
Neighborhood Representatives:	Jim Johnson Joe Ross
Staff Support·	Dick Black

BUILDING PERMIT/INSPECTION PROCEDURES REVIEW COMMITTEE

Convener	Bob Beck
HCTF Representatives	Brevard Myers John Huson Bobby Donaldson
Departmen. Representatives	A P. Fore Bill Molyneux
Neighborhood Representatives	Bill Stewart Jim Carter
Staff Support	Doug Elliott

HOUSING CODE REVIEW COMMITTEE

Convener	Marshall Smith
HCTF Representatives	Perrin Henderson John Proctor, Jr Jim Sweet
Department Pepresentatives	T L Brotherton Barry Webb John McClelland
Neighborhood Representatives	Peter Gerns Hank Neely
Staff Support.	Diane Bennett

PB 07. 4

Request for Council Action

Charlotte

To the City Council
From the City Manager
Action Requested Council is requested to adopt a resolution endorsing in concept the schematic designs of the Tryon Street Transit Mall as presented by the design consulting team and authorizing the consultant to proceed with the design development phase.

Responsible Department Engineering Department

This request should be organized according to the following categories Background, Explanation of Request, Source of Funding Clearances, Bibliography

On June 14, the City Council was presented with the schematic designs and a recommended transfer stop location scheme for the Tryon Street Transit Mall. This presentation was the culmination of many weeks of work during which the design consultants explored numerous alternative designs and plans. Those alternatives were reviewed first by the Design Review Committee, a committee appointed by the City Manager consisting of four members of the City's technical staff and six citizens with expertise in areas germane to the Transit Mall project, and second by the Project Management Team, the group also appointed by the City Manager consisting of City technical staff and citizens.

Immediately following the presentation to City Council, the design consultants presented the same schematics to representatives of the Uptown business community--The Boards of Directors of the Charlotte Uptown Development Corporation, the Central Charlotte Association and the Greater Charlotte Chamber of Commerce, and to the Central Charlotte Association's Citizen Advisory Committee.

The Council is requested to approve the attached Resolution endorsing the schematic design of the Transit Mall as presented at the June 14 presentation and authorizing the design consultants to proceed with the Design Development Phase of the development process. If approved, this action will conclude the Schematic Design Phase approximately 60 days ahead of schedule. The Design Development Phase is to be completed within nine months of the adoption of this Resolution.

A RESOLUTION APPROVING THE TRYON STREET TRANSIT MALL SCHEMATIC DESIGN AND AUTHORIZATION TO PROCEED WITH DESIGN DEVELOPMENT

WHEREAS, on January 11, 1982, the Charlotte City Council authorized a contract for the design of the Tryon Street Transit Mall with a design team lead by Skidmore, Owings and Merrill.

WHEREAS, the City Manager has created the Project Management Team and the Design Review Committee to review the various design proposals presented by the design consultant.

WHEREAS, the Central Charlotte Association has organized the Citizen's Advisory Committee to review and comment on the design proposals of the design consultant.

WHEREAS, on June 14, the design consultants presented to the City Council the recommended schematic design of the Tryon Street Transit Mall.

WHEREAS, the Project Management Team and the Design Review Committee have recommended to the City Manager that the schematic design as presented to the City Council on June 14 be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Charlotte has endorsed the schematic design of the Tryon Street Transit Mall as presented on June 14, 1982, and has authorized the design consultant to proceed with the design development.

Approved as to form:

Henry W. Underhill, Jr.

Henry W. Underhill, Jr.
City Attorney

March 22, 1982 3a

COMMUNITY DEVELOPMENT AND HOUSING COMMITTEE

March 19, 1982
Executive Summary

The Community Development and Housing Committee of the City of Charlotte, N.C., met in Committee session on Friday, March 19, 1982, in the third floor conference room of City Hall with Chairman Ron Leeper presiding, and Committee/Councilmembers Pam Patterson, Ralph McMillan, and George Selden present. Also present were Councilmember Minette Trosch, Assistant City Manager Tom Finnie; George Elam, Hoyle Martin, Harry Jones, Jay Walton of City Staff; Don Carroll, Ray Wheeling, Larry Loyd of the Charlotte Housing Authority; John Crosland of John Crosland Realty, Jim Calder of American Family Homes; Willie Holmes of Urban Real Estate.

Councilmember Charlie Dannelly was absent.

The Meeting was called to order at 4:05 p.m.

I. Relocation

Chairman Leeper requested Tom Finnie review the Council housing objectives and the housing options presented in a handout prepared by the Community Development Department. Mr. Finnie related the primary objectives for Council were to satisfy the Harris/Kannon lawsuit and provide housing for relocatees caused by City action and the request for interested parties to submit rough proposals based on the Housing Advisory Committee's Model A & B.

Mr. Finnie gave the floor to Harry Jones who charted the advantages and disadvantages of each of the models and the rough proposals that have been received up to this time.

Chairman Leeper recommended that the Committee proceed with taking action on one of the options related to relocation which were:

1. Take no action and use proposed new housing for relocatees.
2. Use Last Resort Only
3. Adopt Local Option Policy

Pam Patterson moved that the committee adopt a local option policy for one year with a quarterly report of actions and reevaluation of the program at the end of one year to provide four years of rental assistance not to exceed $11,000 per family.

Ralph McMillan seconded the motion.

Discussion included the fact that after the initial $11,000 has been utilized the City could resort to the Last Resort Policy. Staff would not need formal approval but would document each case and relate the information to Council.

Vote passed unanimously.

II. New Housing

Chairman Leeper pointed out that several groups had made proposals in a very limited amount of time and thanked them for their outstanding efforts. Discussion of the different proposals followed.

Mr. Selden stated he was worried about the number of "to be determined" blanks in the proposals. Councilmember Trosch also expressed concern about the unknowns and the fact that the proposals may not represent a fair picture because of the blanks.

Councilmember Trosch suggested that as a condition of the loan, a required number of units be reserved to be rented to relocatees.

At this point, Mr. Selden moved to recommend that staff pursue both A & B for full Council review.

Further discussion insued. Councilmember Trosch stated her concern that landlords would have a problem with reserving 50 units for relocatees in the event that those families are not available to fill those units. It was judged by one of the private developers that if these units were reserved for the lowest of the low income group it might effect the total rentability of the units.

Chairman Leeper asked for comments from other who were present, in particular those who submittec proposals, in answering the following questions:

1. What the rental rates of the units would be,
2. Location - should an executive session be arranged to determine this delicate question,
3. The effect of guaranteeing 50 units for lower income,
4. Bedroom sizes to address the relocation workload report
5. Would the developers guarantee these units if the City does not commit to an on-going subsidy program,
6. Funding - cash flow charts on both Model A & B
7. Quality of the units.

Don Carroll, of the Housing Authority, requested the Committee to provide the developers with a decision between A and B to prevent them from having to prepare bids twice in the case the first proposal is rejected. Tom Finnie replied that if it is unfeasible to include both A and B on one Request for Proposal it will be done separately.

John Crosland gave a brief background on the Housing Advisory Committee actions in dealing with the relocation issue and their concern about the satisfaction of the problem over the long term. It was his opinion that the committee must realize the "time bomb" effect that will occur in four years when the City rent subsidy has expired for those peole relocated now and those that will come on the workload in the extremely tight housing situation that is expected at that time. He requested direction from the committee to provide the following information without getting into specifications:

1. Mix
2. Size
3. Location - taking into consideration the limitation of Model B
4. Decision on either Model A or B

Mr. Crosland felt that a balanced program between A and B would best achieve Council's objectives.

Tom Finnie clarified the proposals by stating that Model A gives total relief for the relocation question and Model B addresses the relocation and housing crises.

Mr. Selden requested an example of the parallel Request for Proposal and moved again that staff pursue both A and B for full Council review.

Pam Patterson made a counter motion to approve Model A to address the real problem of relocatees.

Chairman Leeper made a final recommendation that staff make a presentation to Council on Monday for reconciliation of the issue. Tom Finnie informed the committee that the first question of the Local Option Policy would be brought before Council at the March 22, 1982, Council meeting for decision and that the new housing question will be presented at the Manager/Council luncheon on March 22nd for review by the full Council with a decision scheduled to be made at the April 5, 1982 City Council meeting. Commit ee agreed unanimous y.

Meeting adjourned at 6:35 p.m.
Length of Meeting 2 hours, 30 minutes

Claire S. Martin

Claire S. Martin

MEETING RECESSED AND RECONVENED

Mayor Knox declared the Council meeting at recess at 4 10 p m and reconvened the meeting at 1 25 p m

STAFF TO PROCEED WITH DEVELOPMENT OF MODEL A PLAN ALLOWING CITY TO BUILD AND CONTROL DEVELOPMENT OF HOUSING AND TO REPORT BACK TO COUNCIL WITH SPECIFICS ON SITES AND ANY NECESSARY REARRANGEMENT OF THE HOUSING ASSISTANCE PLAN THAT MAY BE REQUIRED

Councilmember Gantt referred to the three models and options Council has for addressing the problem of new construction housing or increasing the inventory of housing for lowest of the low income That Council was presented with what was called Plan or Model A which allows the City to build and control the development of housing using General Revenue Sharing funds for construction It allows the Housing Authority to do the managing of that housing similar in approach and model to the Clinton Square Apartments He said that staff has asked Council for some signal as to which alternative might be appropriate Model A or Model B which allows private developers to build the housing which essentially hits a moderate income market

[Motion was made by Councilmember Gantt seconded by Councilmember]
[Patterson that Council instruct staff to proceed with the develop]
[ment of the Model A Plan which allows the City to build and control]
[the development of housing and that staff come back to Council with]
[more specifics on site any necessary rearrangement of the Housing]
[Assistance Plan (HAP) that may be required to allow them to build]
[that housing as expeditiously as possible]

[Councilmember Berryhill moved an amendment to the motion that these]
[fifty (50) units of housing be built in the area that has been res]
[tricted in the Housing Assistance Plan or what was known as the]
[tan area illustrated on the map The amendment was seconded by]
[Councilmember Spaugh for purposes of discussion]

Mayor Knox stated that he thought everyone thought the motion was going to be made to build fifty units of housing today That is not what Mr Gantt is saying he is saying to staff to go back and develop a plan along Model A including specifics as to the bid price and location Mr Gantt replied he was correct that what they need to do is give staff one direction to go in now as opposed to the two they have been hassling with for the last six months That direction says that the City is going to build this housing somewhere and it is going to be addressed directly to the relocatees He is open to Mr Berryhill s amendment

Councilmember McMillan stated he would like to limit the area That there should be some geographical limitation to what they are doing They may put something in motion that he did not know they would be able to stop Councilmember Gantt stated that by limiting the area they are limiting staff s ability to find sites that might be available that is the option they have

Councilmember Dannelly stated as he sees it, the motion is not doing anything except getting everything on the table for staff to bring back a recommendation and Council to make a decision He did not believe at this point that anyone on Council would r into any activities once the information comes back from staff that would cause another two or three year delay on something that they needed the day before yesterday If so they are all going to have a problem one that they would not be able to get out of because it will just set housing that much further behind They should go on now It has been indicated that whatever is necessary to bring about this housing is going to be done even revising the HAP so it can occur At this point he did not think much more could be said

Councilmember Peacock asked Mr Gantt if he anticipated staff coming back and saying These are the specifications that we are going out to bid with They are HUD type housing that will be built on this piece of property ?

Councilmember Gantt replied he expected staff to come back and tell Council that they are going to proceed to find an architect to design the units look for sites tell them the alternatives available to them project what the cost is and where the funds are going to come from Council will have to make the decisions to get that process going Right now they have not done that kind of thing This is similar to the process they did when they built Clinton Square Council agreed to build twenty five (25) houses in First Ward gave them the directions to go ahead and start building and they did all the other normal things as in any capital projects Council will still have to decide at various points where this is going to be located He understood that people were very sensitive to that and respected that sensitivity but what he is saying is that they have to move ahead in building this housing and what they need to do is direct staff to go ahead and do that

He assumed staff would not come back with one site and say that is the only site They need to find out where the sites might be available He did not want to tie it to the amendment that they are restricted on x street and x neighborhood and do not step across that line not yet until they find out where the sites might be available

Councilmember Peacock stated that he would like to vote for this He wanted to make certain that before this matter goes out to bid that they come back as a builder would Mr Gantt stated they could not go out to bid until such time as they had a site they have to decide the site

Councilmember McMillan stated he was concerned that perhaps they were a bit too hasty on that in their desire to do something He is a little worried about how the motion is structured

Councilmember Berryhill stated he did not believe there was any question that all of Council agrees on building these houses He thought that one of the main reasons that they have not built any houses in this City in the last three or four years was that the Housing Assistance Plan has been too restrictive He could not understand the reluctance of going along with the amendment of telling staff within a certain area of the City is their idea of where this ought to be built

Councilmember Leeper stated he thought the same rationale for not making that kind of statement prior to even knowing where land is available is the same reason they are making the comment that they feel that the Housing Assistance Plan has been very restrictive it has not allowed them to have the flexibility to build houses where they are needed or even where they desire to build them Now they were saying that the tan area on the map is the only area they are going to consider then right at the offset they are automatically putting staff at a disadvantage by not even being able to consider land anywhere else

He thought the concern Mr Berryhill had was a concern that they are ultimately going to have an opportunity to deal with There is no way that the Housing Authority or staff can build anything until Council approves the site they are ultimately going to have to pay for it He thought they were all concerned about the amount of money they are going to ultimately put into fifty units of housing

Responding to a question by Councilmember Peacock Mr Leeper stated that this will be basically be using General Revenue Sharing funds that were set aside for that purpose

Councilmember Selden stated that the last time Council expanded the HAP Plan it was to quite some degree He doubted very seriously that they could statistically justify a modification of that HAP Plan expansion to any great degree He thought they were pretty much in a box in terms of what the HAP Plan's definition is other than eliminating the criteria of census tracts as a governing controller

Councilmember Gantt stated that there were a lot of questions they had to raise about siting the HAP etc That is the kind of thing he felt was going to be introduced to them once they got staff seriously looking

at this question That is why he could not quite understand the reluctance of Mr Berryhill at this point on that question He said since they are using their own GRS (General Revenue Sharing) money to do this it may well be that the HAP does not even come into play at all since there is no anticipated Section 8 money being used

He said that he would be willing to amend his motion which simply says that Council instruct staff to proceed with developing Model A and instruct them to look broadly for all available sites This does not restrict them to looking in the blue area on the map He said that they cast some kind of light on this the minute they decide to limit them to a specific area He did not think it was necessary for them to do that at this point He thought the big thing Council wanted was to get some direction staff could work on

Councilmember Trosch stated that she thought the issue they are addressing is that they are going to meet the need of the lowest of low income That they are instructing the staff to evaluate on those criteria those that will be served that are in their relocation workload That is the issue on the floor There is a time and a place for them to get into the HAP and things like that but that is like something introduced at the last minute that would put this back in committee for two more meetings What they are basically doing is giving their staff direction that is that they have the lowest of lows that they feel because of the Harris Kannon lawsuit and the other restrictions they are under that they have to meet that need Staff will develop a program or proposal and come back to Council with specifics site specifications etc Then Council deals with them But they are losing the picture when they start introducing things that they deal with in other frameworks

Councilmember McMillan stated that part of the issue was fine He is concerned about picking a site that he can be comfortable with later Certain Councilmembers may not like a certain site so he thought it was good to limit the sites to an area which they can all be happy with He thought that would be a reasonable compromise

Councilmember Dannelly stated he almost had the feeling that there is an element of distrust They have indicated as publicly as possible that if it gets into a HAP situation they will come back to this Council first of all it has to come back Referring to the map he said that he was looking at a large parcel of land across the street from his neighborhood that could be available that would be restricted He would hate to restrict it if it comes to that He thought that sometimes a restriction places more of a problem at this point He thought this Council was ready to move on with housing to the extent that they are going to get the site that is the least objectionable that will not create an unbearable situation He is sure that the Housing Authority is well aware of the delaying tactics that this Council has been through in the past two to four years to the extent that they are not going to come in with that kind of thing

He said that he was not going to sit on Council and discuss for a year or two years where they are going to put poor people they have no place to go

Councilmember Berryhill stated that it was very interesting that they have designed a HAP Plan that is very restrictive Then when they talk about building some houses and putting some restrictions in this motion they argue against it

Mayor Knox observed that some consideration should be given to Mr Berry hill s amendment That if they have had problems with the HAP and it is going to take as long to build these houses as it has then Council s preference might be that staff look to the tan area on the map first He thought this was a logical approach to handling this

The vote was taken on the amendment to the motion and was recorded as follows

YEAS Councilmembers Berryhill, McMillan Peacock, Selden and Spaugh
NAYS Councilmembers Dannelly, Gantt Heeper Patterson and Trosch

Mayor Knox broke the tie vote by voting against the amendment therefore the amendment failed

He said he thought as a matter of not getting into the HAP Plan the tan area on the map should be explored first without locking it down He heard so much about the HAP Plan when he first took office and the implications of it He had a long discussion with people about the implementation of scattered sites in Third Ward and what it means He does not want to see them get bogged down on this

Mr Wendell White City Manager stated that he was very sensitive to the concerns that were being expressed That he is also very sensitive to the need to get on with the program He said that they would not be foolish in evaluating this project and will be very sensitive to all concerns expressed

[Mayor Knox then restated the main motion That staff be instructed to proceed along with the development of fifty (50) units of housing in accordance with Model A as presented and develop plans including specifications and sites taking into consideration the HAP Plan and all the implications and bring back a recommendation to Council]

The vote was then taken on the main motion and carried as follows

YEAS Councilmembers Dannelly Gantt Leeper Patterson Spaugh and Trosch
NAY Councilmembers Berryhill McMillan Peacock and Selden

ORDINANCE NO 1145 TO AMEND CHAPTER 6 OF THE CITY CODE TO ALLOW PEDDLING IN THE CONGESTED BUSINESS DISTRICT AREA DURING EVENTS SPONSORED BY OR SANCTIONED BY THE CITY OR COUNTY GOVERNMENTS

[Motion was made by Councilmember Selden seconded by Councilmember Dannelly to adopt the subject ordinance]

Councilmember Dannelly stated that some time ago before this came up, he had asked the City Manager if he had proceeded to look into a more permanent type of peddlers ordinance he had indicated that was forthcoming He said this is apparently to get a special situation going now before SpringFest 82 He has strong feelings that they needed a peddlers ordinance on a more permanent type basis He was sure staff was looking at this so they will have the best possible ordinance

The vote was taken on the motion and carried unanimously

The ordinance is recorded in full in Ordinance Book 31, at Page 195

RESOLUTION APPROVING CANCELLATION OF CONTRACT WITH JOHN CONWAY OF THE WEST MOREHEAD NEIGHBORHOOD STRATEGY AREA REFUND OF GOOD FAITH DEPOSIT DENIED

Councilmember Trosch stated it appears that Ebb Investment Corporation may still be interested in this contract She is concerned that when they rebid and they only have one person interested what happens to the bid? They were given three examples where a good faith deposit was returned Her concern here is that in those three instances she did not know that there was someone who bid higher and was turned down for a lower bid In this case they accepted a lower bid because of what it would do for that area She was not sure what the good faith deposit was for if it is not to ensure them in cases like this

[Motion was made by Councilmember Trosch seconded by Councilmember Selden that Council adopt a resolution approving the cancellation of the contract with John Conway of the West Morehead Neighborhood Strategy Area but do not approve the refund of the good faith deposit]

Request for Council Action

Charlotte

To the City Council
From the City Manager
Action Requested Request approval for expansion of the York Road landfill

Responsible Department [illegible] Assistant City Manager

This request should be organized according to the following categories Background Explanation of Request Source of Funding Clearances, Bibliography

On August 2, 1982, the Board of County Commissioners voted to deny the City's application for a special use permit for a sanitary landfill at Reames Road.

Under the City's current operations, the York Road landfill is expected to reach its capacity by November 1982. However, by excavating and filling areas such as roadways for which there has been no previous use plans, an additional 12 months can be added to the York Road landfill's life. This will expand the landfill's life until November 1983. Since the North Carolina Department of Human Resources has informally advised that this would be viewed as extending the operation of an existing permitted site, its only concern will be an erosion control plan. This can be developed in-house.

The Reames Road site selection process began 20 months ago, when the City Council received the recommendations of the Solid Waste Task Force. If the Reames Road site had been approved, the state approval process and site preparation would have required at least another 12 months. Thus a total of 32 months from beginning to end of the entire process.

With approximately 15 months of approved disposal space remaining in the entire county, the City cannot afford a process which will require a minimum of 32 months.

I respectfully request Council approval of expansion of the York Road landfill, since this is the only action which will provide landfill space before the current site is filled to capacity.

If Council takes action today, I will begin immediately to prepare the necessary contracts for Council approval. These contracts are for the testing and design work required for state approval.

#6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE DESIGNATING THE YORKMONT-JOSEPHINE SITE FOR DEVELOPMENT AS A SANITARY LANDFILL

WHEREAS, solid waste disposal is a major environmental problem, and

WHEREAS, on August 2, 1982, the Mecklenburg County Board of Commissioners denied the City's application to allow a sanitary landfill at the Reames Road site, and

WHEREAS, there is limited landfill capacity remaining for the City of Charlotte.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte that the site on Yorkmont and Josephine Roads adjacent to the York Road Landfill be developed as a sanitary landfill

Approved as to form

Henry W. Underhill, Jr.
City Attorney
by David M. Smith
Asst City Attorney

Petition No. 82-43

DATE June 24, 1982

PETITION NO. 82-43

PETITIONER(S) Newman Manor Associates, Ltd.

REQUEST Change from R-12 to R-20MF

LOCATION A 6.69 acre tract located on the easterly side of Sardis Road at McAlpine Creek.

ACTION The Planning Commission recommends the petition be approved.

VOTE Yeas: Boyce, Culbertson, Cummings, Curry, Ervin, Jernigan and Lawing.

Nays: None.

REASONS: (Commissioner Trotter abstained from voting as he was not at the public hearing.)

The following issues associated with this request can be identified:

1. Overall Objectives. Would the approval of this request be consistent with overall planning objectives for this area?

2. Future Affect. If approved what affect would this change have on future land use and zoning decisions in this area?

3. Site Plan. Does the site plan submitted as a part of this request offer a reasonable plan for development that is sensitively designed to the surrounding environment, particularly with respect to density?

In arriving at answers to the above questions, the following facts should be considered.

1. Existing Zoning. The property in question is presently zoned R-12 as is property located on the easterly side of Sardis Road in the general vicinity. On the westerly side the zoning pattern remains single family, but the district classification changes to R-15.

2. Existing Land Use. The subject property is presently undeveloped. The property is also contiguous on one side to the McAlpine Greenway. On the northerly side is the Charlotte Christian School. Generally the land use pattern is reflective of single family usage or undeveloped land.

3. Site Plan. The site plan submitted with this request proposes a low density (4.8 du's/acre) attached housing project. The site is bordered by McAlpine Greenway on one side. The plan provides for one driveway along Sardis Road and further proposes a 75' setback along the roadway.

The following general findings can be arrived at:

1. Comprehensive Plan 1995. The Plan Map indicates residential development (0-6 dwelling units per acre) and regional/community park in the general area of petitioner's property.

2. Capital Improvement Program. Bridge Replacement Program will finance the replacement of substandard bridge at Sardis Road North and McAlpine Tributary. Project will cost $265,000 and is scheduled for 1982-83 Fiscal Year.

3. Boyce Road District Park Development will finance the construction of a park in the Boyce Road area, which will include the construction of tennis courts, picnic areas, camping facilities, and nature trails. Project cost is $282,000. Prior to July 1, 1981, $12,000 had been appropriated. Project was scheduled for the 1981-82 Fiscal Year. Funding Source is the 1978 Recreation Bond.

4. Transportation Improvement Program. Sardis Road will be widened between Randolph Road and Rama Road to four lanes at appropriate locations. Cost of project is estimated at $1.25 million. Funds appropriated as of 10/31/80 totaled $460,900.

Based on the above issues, facts and general findings, the following detailed findings may also be made:

1. The subject property is zoned R-12, which permits about 3.5 single family dwelling units/acre.

2. The property is bounded on three sides by the McAlpine Creek Greenway and Charlotte Christian School, which helps provide for favorable land use relationships.

3. The site plan submitted with this request proposes a low density(4.8 du's/acre) attached housing. That level of density is compatible with the surrounding area and is compatible with the comprehensive plan projection for the area.

4. The site plan also proposes undisturbed buffer areas around the perimeter of the project, which will further screen the project from the street and nearby development.

5. This site and accompanying plan for control offers many positive aspects for attached housing.

6. This request is compatible with plans and policies for the area and, thus, is considered highly appropriate for the proposed zoning and use.

7. Because of this site's location and the conditional aspect of this request, approval of this petition does not necessarily indicate that other requests for zone changes nearby will likewise be appropriate or desirable.

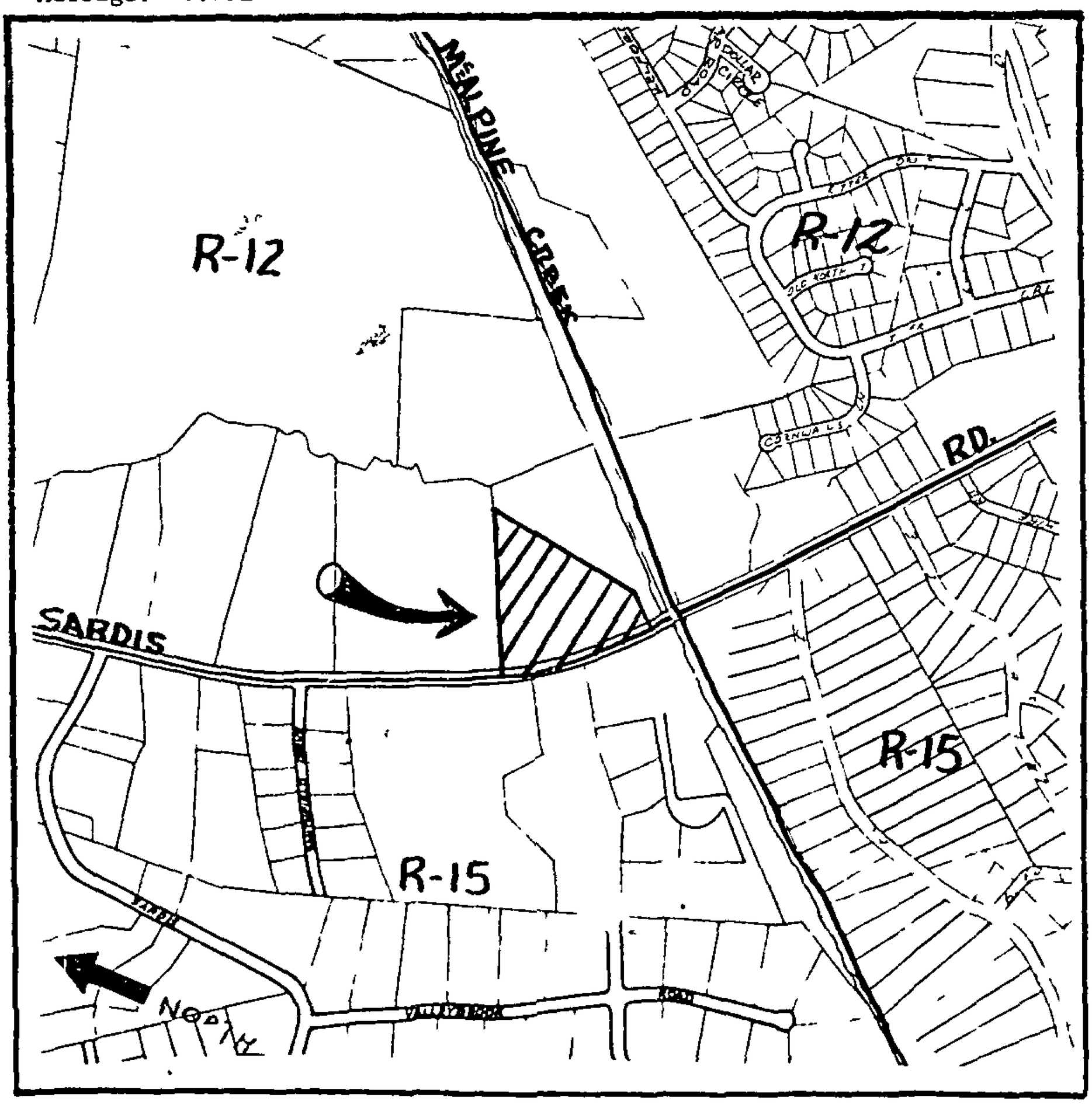
PETITIONER Newman Manor Assoiates Ltd.

PETITION NO. 82-43 HEARING DATE June 21, 1982

ZONING CLASSIFICATION, EXISTING R-12 REQUESTED R-20MF

LOCATION A 6.691 acre site fronting approximately 697 feet on the northerly side of Sardis Road, approximately 168 feet west of where McAlpine Creek intersects with Sardis Road.

Acreage: 6.691



ZONING MAP NO. 26 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

PROPOSED REZONING SCHEMATIC SITE PLAN

PROPERTY OF NEWMAN MANOR ASSOCIATES LTD.

CHARLOTTE MECKLENBURG CO. NC

SCALE 1" = 30' JUNE 15 1984

SITE CONTAINS 6.69 AC

GENERAL NOTES

1. AREA A. AREA IN WHICH IMPROVEMENTS AND PARKING MAY BE PLACED.

2. PARCEL B. MINIMUM BUILDING AND PARKING SETBACK WILL BE 30' FROM ROW AND NOW SERVED AS A BUFFER ZONE ON WHICH A 6' PVC VINYL AND METAL SERVING FENCE IS INSTALLED AND NOW SERVED AS A BUFFER ZONE ON SARDIS ROAD FRONTAGE CONTAINING A VISUAL SCREEN TO ITS PROPERTY. AREA B IS TO BE RETAINED AS NATURAL AS WHERE POSSIBLE. THERE WILL NOT BE EXTENDED LINES EXTENDED FOR THE SANITARY SEWER OR ACCESS ROAD IS BY INSTALLATION. A UTILITY EASEMENT OWNER DOES HAVE THE RIGHT TO RUN BY C. IT UNDERSTANDING IS TO CONTINUE BY BE B.C. IS TO BE LANDSCAPED. SEE A IS SHOULDERED AND DISTURBED BY CONSTRUCTION.

3. PROPERTY IS 100% COVERED IN SOFT AND HARD WOODS. AREA A IS TO BE DENUDED. BAVING T AS CLOSE TO ITS NATURAL S.A.C. AS POSSIBLE WITH A MINIMUM OF GROUND DISTURBANCE.

4. ZONING. EXISTING R-7. PROPOSED 6.90 MF

5. USE OF PARCEL. VOLUNTARY RESTRICTIONS. TOWNHOUSES OR CONDOMINIUMS FOR SALE. BLENDED USES OF BRICK (A MIN 40% OF VERTICAL EXTERIOR SURFACES) AND NATURAL WOODS TO COMPRISE THE NATURAL 8 TO OF THE SITE. 8 UNITS TO CONTAIN 2 & 3 BEDROOMS.

6. TOTAL UNITS. 37 UNITS (MAXIMUM NUMBER). 5.36 UNITS ACRE DENSITY. 30% MAX A UNBUILDABLE AREA UNDER 6.90 AC. 70% MIN A BUILDABLE BUILDING AREA UNDER THIS SITE PLAN.

7. PARKING REQUIREMENTS. 2.30 SPACES/UNIT REQ UNDER THIS SITE PLAN. 2.00 SPACES/UNIT REQ UNDER 6.90 AC.

8. SETBACKS. MIN REQUIRED UNDER THIS SITE PLAN. 30 ON CHARLOTTE CHRISTIAN SCHOOL AND THE ALPINE GREENWAY SIDES. 25 ON SARDIS ROAD FRONTAGE. 5 RZ UNDER ZONING 40 ON A.C. BUDGET MINIMUM.

* IT IS WELL PROBABLE THAT UPON THE FINAL SITE APPROVAL BY THE PLANNING COMMISSION THE ACTUAL PLACEMENT OF THE UNITS WOULD BE CLOSER THE MINIMUM SETBACKS SET FOR HEREIN

PREPARED BY

SAM MALONE SURVEYING AND ENGINEERING
644 W JOHN ST
P.O. BOX NC 28105
SAMUEL H MALONE & NICOLE
PHONE 704 [illegible]

AREA A

AREA B

6.691 ACRES

SARDIS ROAD

HOLLY LANE

THE AREA HEAVILY WOODED AND SCREENED

ALPINE GREENWAY

Item 8

Request for Council Action

Charlotte

To the City Council

From the City Manager

Action Requested Request authorization to enter into the contracts listed below to complete the new IBM computer system authorized by Council action on June 28, 1982.

Responsible Department MIS

This request should be organized according to the following categories Background, Explanation of Request, Source of Funding, Clearances, Bibliography

Background

On June 28, 1982, City Council authorized a contract with CIS Leasing Corporation for the lease of new IBM computers and related equipment.

The projected total monthly IBM computer system expense discussed with Council was composed of the equipment lease costs, costs for equipment maintenance, and costs for operating software.

The requested contracts, therefore, represent integral parts of the IBM computer system that Council approved through its authorization action of June 28.

Explanation of Request

The contracts requested are the following:

a. Contract with IBM Corporation for maintenance of the new computer equipment ~~at an~~ Approximate cost of $50,000.00 for the current fiscal year excludes warranties

b. Contract with IBM Corporation for lease and maintenance of computer operating software at a cost of $10,150 per month.

c. Contract with Applied Data Research Corporation for lease and maintenance of data management operating software at a cost of $5,959.00 per month.

The total cost of these contracts falls within the cost estimate for the new IBM computer system previously reported to Council. The following paragraphs provide a more detailed explanation for each of the requested contracts.

a. Equipment Maintenance Contract:
IBM equipment maintenance costs will vary from year to year but are guaranteed at a prevailing rate for local governments during any one fiscal year period. The current monthly rate for maintenance of all the equipment covered in the lease with CIS Leasing Corporation is $10,702.50($128,430.00 per year). This rate was included

in the cost estimate presented to Council. However, because of IBM's warranty policies on new equipment (one year on central processing units and ninety days on all other equipment) the City will not be paying the full maintenance rate during the current fiscal year. As a result, the total payment for equipment maintenance under the requested contract will approximate only $50,000.00 for this fiscal year.

b. Computer Operating Software Contract:
The operating software covered under this request is necessary for the computers to function. IBM operating software costs vary from year to year but are guaranteed at a prevailing rate for local governments during any one fiscal year period. The current monthly rate for the software covered under this contract was included in the cost estimates presented to Council.

The computer operating software covered under this request and the data management operating software covered under c. below constitute the basic operating software set for the new computer system.

c. Data Management Operating Software Contract:
Recognizing that the heart of any business oriented computer system is the data from which the benefits of the system are derived, the choice of a means to efficiently manipulate and safeguard this data is critical.

To this end, data management operating software offered by IBM, Cullinane, Software A.G., and Applied Data Research Corporations were investigated by senior staff members of the MIS Department.

After a study of three months duration, during which time technical presentations were made by each of the vendors, the staff recommended that the software offered by Applied Data Research be selected.

The capabilities and techniques incorporated within the data management software offered by Software A.G. and Applied Data Research were judged capable of meeting the City's needs. The data management software offered by IBM and Cullinane were judged less desirable. Telephone conversations with users of the Software A.G. and Applied Data Research Products indicated that both were performing well in the field; however, further study pointed out that the system from Applied Data Research presented a clearer path for movement from the current Burroughs System resulting in an easier conversion effort. This system also has a high degree of flexibility so that as new requirements for data relationships evolve they may be implemented without restructuring the current data. Applied Data Research also markets a wide range of computer software which the City may want to take advantage of in the future. For these reasons, the Applied Data Research data management operating system was selected. The cost of the data management operating software is covered within the overall cost estimate presented to Council for the new IBM computer system.

The data management operating software covered under this request and the operating software covered under b. above constitute the basic operating software set for the new computer system.

These contracts and the computer equipment contract authorized by Council on June 28 represent the complete set of lease contracts needed for the new IBM computer system.

Computer related contracts to be brought to Council in forthcoming months will relate to conversion assistance and third-party software/systems.

Source of Funding
Funds to cover these contract expenses have been included in the MIS Department budget.

#9

CITY OF CHARLOTTE

ENGINEERING DEPARTMENT

INTER-OFFICE COMMUNICATION

DATE July 20, 1982

TO Mr. R. N. Pressley, Jr.
Assistant City Engineer

FROM Kent G. Winslow
Real Estate Supervisor

SUBJECT Uptown Office Space Market Survey

Per your request, we have updated the office space availability in the uptown area. Attached for your review is our latest information. You will note that three properties, Charlotte Plaza, Johnston Building and One Tryon Center are the only buildings available with adequate space to house the City tenants now occupying the Cameron-Brown Building. The annual square footage rental figures for each of the three buildings are higher than the proposed lease for Cameron-Brown.

If additional information is needed, please let us know.

lno

Attachment

Building & Agency	Escalation	Lease Term (Years)	Sq. Ft. Available	Rent $/SQ/FT	Date Available	Parking Availability	Upfitting Allowance	Service Furnished
Addison Building J. D. Willoughby			3,800	$ 7.00				
Charlotte Plaza Trammell-Crow	C. P. I.	3 to 5	570,210	$15.00	9-1-82	Yes Additional Required	$7.30 Sq. Ft.	Full
City National Center Synco Properties	6%/Yr.	Var.	18,000	$11.00-14.00	9-1-82±	None	Var.	Full
Commerce Center Synco Properties	6%/Yr.	Var.	12,500	$10.00-12.00	9-1-82±	None	Var.	Full
East Independence Plaza J. D. Willoughby		Neg.	0	$ 9.50		Unlimited & Free	Neg.	
First Union Plaza Carter & Associates			3,000	$15.00				
Home Federal Savings & Loan Home Federal Savings & Loan			0	$12.00				
Johnston Building Coldwell Banker		3 to 5	143,000	$11.75-16.00	Immed.	None	$10.00	Full
Morehead Center Vinson Realty		1, 2 or 3	30,000	$ 7.50	Immed.	7/1000 Sq. Ft.	None	Full

Updated as of July 20, 1982

Building & Agency	Escalation	Lease Term (Years)	Sq. Ft. Available	Rent $/SQ/FT	Date Available	Parking Availability	Upfitting Allowance	Service Furnished
Mutual Savings & Loan Building James M. Patterson, Jr.			1,200	$11.00				
NCNB Plaza William J. Curry		Neg.	0	$17.00			Neg.	
Northwestern Bank Building Jerry Helms			5,000	$11.75				
Wachovia Center David H. Rogers		3 to 5	0	$14.00				
One Tryon Center Synco Properties		5	70,000	$12.00-14.00	Immed.			

Request for Council Action

Charlotte

To the City Council
From the City Manager
Action Requested That City Council review the Plaza-Central Area Plan pertaining to off-street parking

Responsible Department Engineering Department

This request should be organized according to the following categories Background, Explanation of Request, Source of Funding, Clearances, Bibliography

BACKGROUND In the Fall, 1979, City Council authorized the Planning Commission to study the Plaza Central business district for specific recommendations concerning parking and traffic flow The Planning Commission staff met with area residents and business people in April, 1980, to establish the parameter of the study. Subsequently, the plan evolved from monthly meetings and was completed in October, 1980 The Plaza-Central Area Plan was adopted by the Plaza-Central Business Association in November, 1980, and the Planning Commission approved the plan on December 2, 1980 The Comprehensive Plan, Volume II, Neighborhood Plans for Plaza-Central Area was approved by City Council on June 29, 1981

The assemblage of three parcels of land was required to complete the off-street parking lot The three parcels were approved by City Council for condemnation in December, 1981 Title on two parcels, L. & S. Fashion Shops and City Electric Company, was acquired through condemnation on December 31, 1981 A third parcel, Duron, Inc , was subsequently negotiated City Electric Company withdrew the court deposit of $45,000 on January 26, 1982 The occupant, City Electric Company, refused to vacate the premises and as a part of the condemnation process, eviction proceedings were instituted by the City Attorney Presently, City Electric Company continues to occupy the premises at 1233 Thomas Avenue rent free and with the benefit of the City's court deposit. On June 28, 1982, City Council approved the CIP budget which allocated $70,000. for the construction of this off-street parking lot

EXPLANATION OF REQUEST Councilman Edwin B Peacock, Jr has requested that the Plaza-Central Area Plan be reviewed prior to eviction proceedings or construction on this project

SOURCE OF FUNDING 1982 CIP funds

CLEARANCES Engineering/Real Estate and the Legal Department concur in this request

BIBLIOGRAPHY A memo from the City Attorney's office concerning the legal implications and a memo from the Department of Transportation concerning the Thomas Avenue Parking study are attached. The Comprehensive Plan, Volume II, Neighborhood Plans for Plaza-Central is available in the Real Estate Division for review.

sd

MEMORANDUM

July 27, 1982

TO: C. D. Readling
City Engineer

Durant W. Escott

FROM: Durant W. Escott
Assistant City Attorney

SUBJECT: City of Charlotte v. City Electric Company, et al. (81-CVS-13409)

You have asked for a report on the legal status of the City's condemnation action against City Electric Company, et al., 81-CVS-13409 for Council's information in reviewing the Central Avenue parking project.

The condemnation involves a parcel of property on Thomas Avenue. The parcel used to be owned by Bruce D. Thompson. Mr. Thompson sold to City Electric and Gary H. Watts Realty Company on September 29, 1981 for a sales price of $43,000, of which $33,000 was taken back as a purchase money mortgage by Mr. Thompson at 12%. Real Estate's files show that Gary Watts specifically inquired about and was informed of the City's proposed purchase before Watts Realty entered into the September 29, 1981 purchase. It is not clear whether Mr. Thompson or City Electric knew of the proposed purchase and/or condemnation as of September 29, 1981.

City Real Estate Division contacted both Gary H. Watts Realty Company and City Electric Company of Charlotte, Inc. between October 23, 1981, and November 3, 1981, to make offers of purchase and give notice of intent to condemn if the offers were not accepted. The City's offers to purchase were refused.

The Charlotte City Council approved a resolution to condemn at its special session of December 17, 1981. The vote was eight to one, with Gantt abstaining as Mayor Pro Tem, McMillan withdrawing his yea vote because of a conflict of interest, and Berryhill voting nay. Condemnation was filed December 31, 1981, at which time ownership and possession of the property passed automatically to the City.

City Electric filed a January 19, 1982, answer verified by Jack R. Foy as President of City Electric. Gary H. Watts Realty Company filed a March 31, 1982, answer verified by Gary H. Watts as President. Each of the answers contested the amount of compensation offered, but not the City's right to take.

All four parties in interest, City Electric Company of Charlotte, Inc., Gary H. Watts Realty Company, A. Stewart McKaig, III (Trustee), and Bruce D. Thompson (Beneficiary) filed a January 18, 1982 application for disbursement of the condemnation

deposit. Judge Grist entered an order approving disbursement of the deposit on January 26, 1982, and the deposit was promptly withdrawn.

City Electric has continued to occupy the premises since December 31, 1981, without legal authority or permission. On March 12, 1982, I wrote its attorney a letter offering a short term paid lease through June 1, 1982, coupled with a bond to be forfeited by City Electric in the event the City of Charlotte was required to incur any legal expense in having City Electric removed at the end of the short term lease. City Electric never responded.

At City Engineering's request, I scheduled a court hearing for mid May to have City Electric removed from the premises. In the meantime, Mr. Foy appeared at the April 26, 1982, Council meeting to complain about the project and ask to get the parcel back. At the time, I advised Council that I saw no simple way to reconvey the land to Mr. Foy (or anyone else) without compliance with the regular public bidding laws. There is no clear legal procedure for abandoning a condemnation and thereby have the property revert to the original owners. Even if such a procedure could be devised, we would have to find a way of recovering the City's $45,000 deposit. Since Mr. Foy originally had a 12% mortgage with Mr. Thompson for virtually all of the purchase price of the parcel, the City would have to become a mortgage holder itself with Mr. Foy to restore his company to the status it occupied before the condemnation.

Shortly after the April 26, 1982 Council meeting, I was advised to put all further legal proceedings in 81-CVS-13409 on hold, pending further direction from the Manager's office or Engineering. I cancelled the May hearing and have stopped all other activity in the case.

If and when I am told to proceed, I intend to schedule a motion's hearing in Superior Court to resolve the issue as to possession. Since I see no legal authority for City Electric's continued occupancy, I would expect to obtain a Court order removing the company fairly promptly upon request. There is no legal requirement that City Council pass any further resolutions or take any further formal steps to enable me to complete the condemnation proceeding.

Please let me know if and when you want me to do something more in this file.

DWE/ef

cc: Kent Winslow

MEMORANDUM

DATE: May 11, 1982

TO: Mr. L. P. Bobo
Assistant City Manager

FROM: B. A. Corbett, Jr., P.E., Director
Department of Transportation

SUBJECT: Thomas Avenue Parking Facilities

Sometime ago, the Plaza-Midwood Neighborhood Study recommended that additional off-street parking be provided for the neighborhood through the purchase of three (3) properties on Thomas Avenue between Central Avenue and Commonwealth Avenue. The need for this additional parking was based on the proposed removal of 22 parking spaces from Central Avenue because of accident problems and planned commercial and retail growth in the area. Recently, considerable discussion has occurred relative to the need of this parking and especially the lot which is owned and occupied by Mr. Jack Foy. You should be aware that the 3 parcels in question, if totally utilized, will provide 82 parking spaces. The attached map (Figure 1) shows the 3 parcels which are in question.

Parcel 1, which will accommodate 18 spaces, is already being used for parking and constitutes no increase in the available parking in the neighborhood. Parcel 2 and 3, if both are purchased, will permit the addition of 68 spaces. This covers the 22 which are proposed to be removed from Central Avenue and allows 44 spaces to take care of future growth. If Parcel 2 is not purchased, only 17 spaces can be provided on Parcel 3. These are not sufficient to replace the 22 proposed to be removed from Central Avenue.

Previously, representatives of CDOT have surveyed the neighborhood and determined that there are no other suitable sites available to provide off-street parking. It is, therefore, recommended that City Council authorize the purchase of Parcel 2 along with Parcel 3. The purchase of Parcel 1 has already been completed. The proposed layout of the parking spaces is indicated on Figure 2 attached.

BACjr:pbb

Attachments

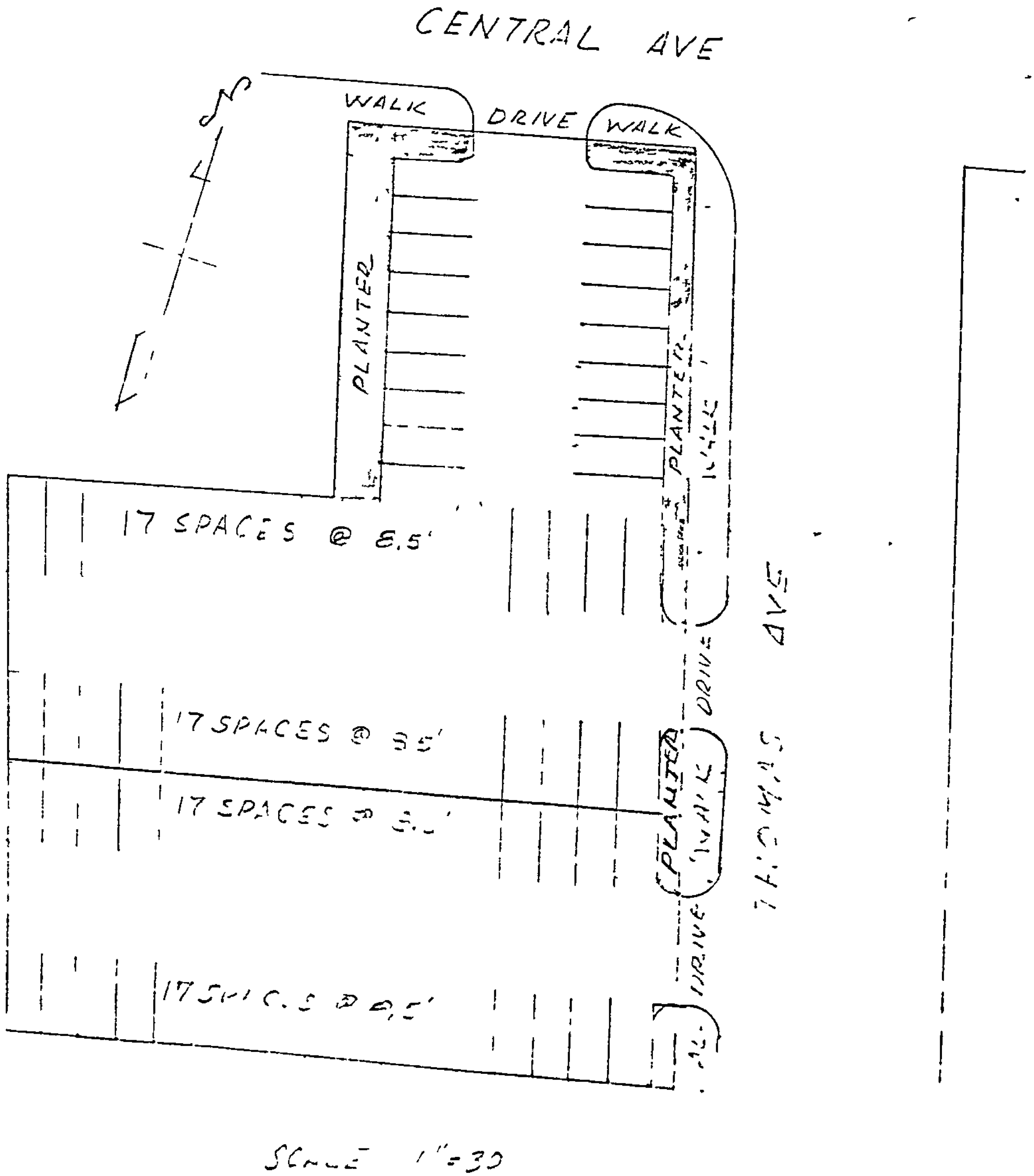
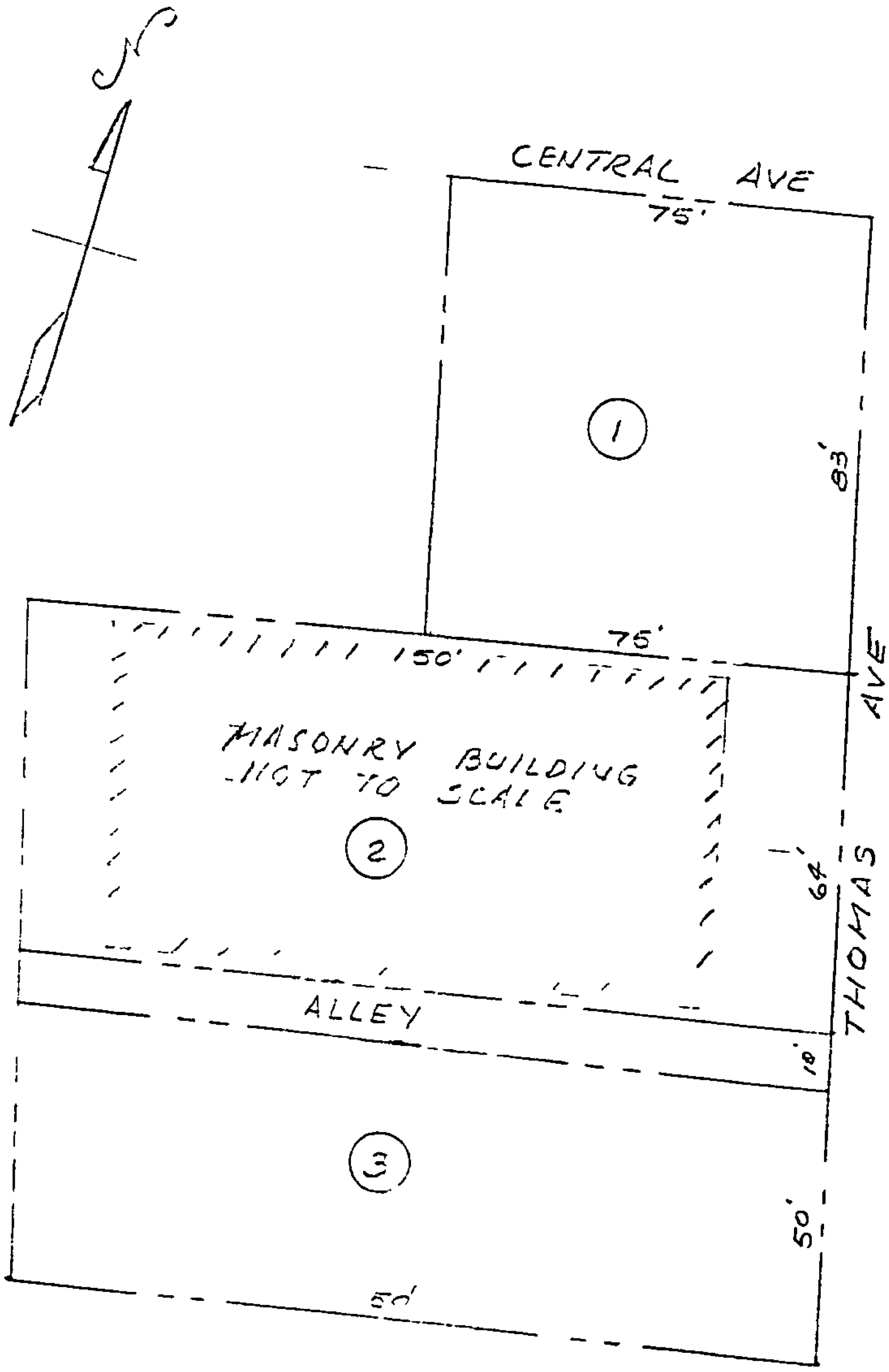
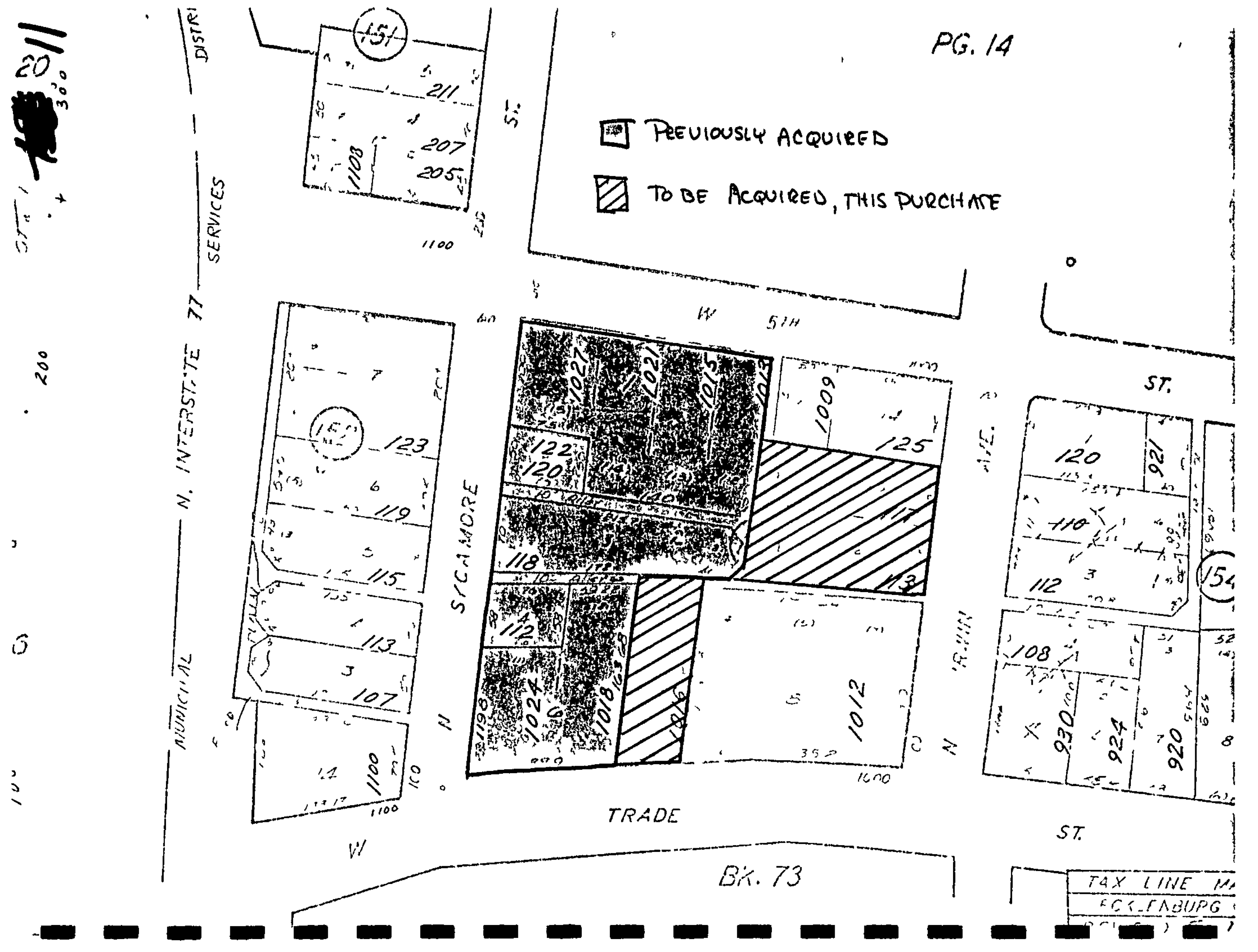

CENTRAL AVE
WALK
DRIVE
WALK
PLANTER
PLANTER
17 SPACES @ 8.5'
17 SPACES @ 8.5'
17 SPACES @ 8.5'
17 SPACES @ 8.5'
PLANTER
WALK
DRIVE
DRIVE
SCALE 1"=30

FIGURE 2



SCALE: 1" = 30'

FIGURE 1


PREVIOUSLY ACQUIRED
TO BE ACQUIRED, THIS PURCHASE
N. INTERSTATE 77
SERVICES
DISTRI
MUNICIPAL
SYCAMORE
N
W 5TH
TRADE
ST.
W
N
BK. 73
TAX LINE
ECKLENBURG
151
154
211
207
205
1108
1100
123
119
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107
1100
1027
1021
1015
1013
1009
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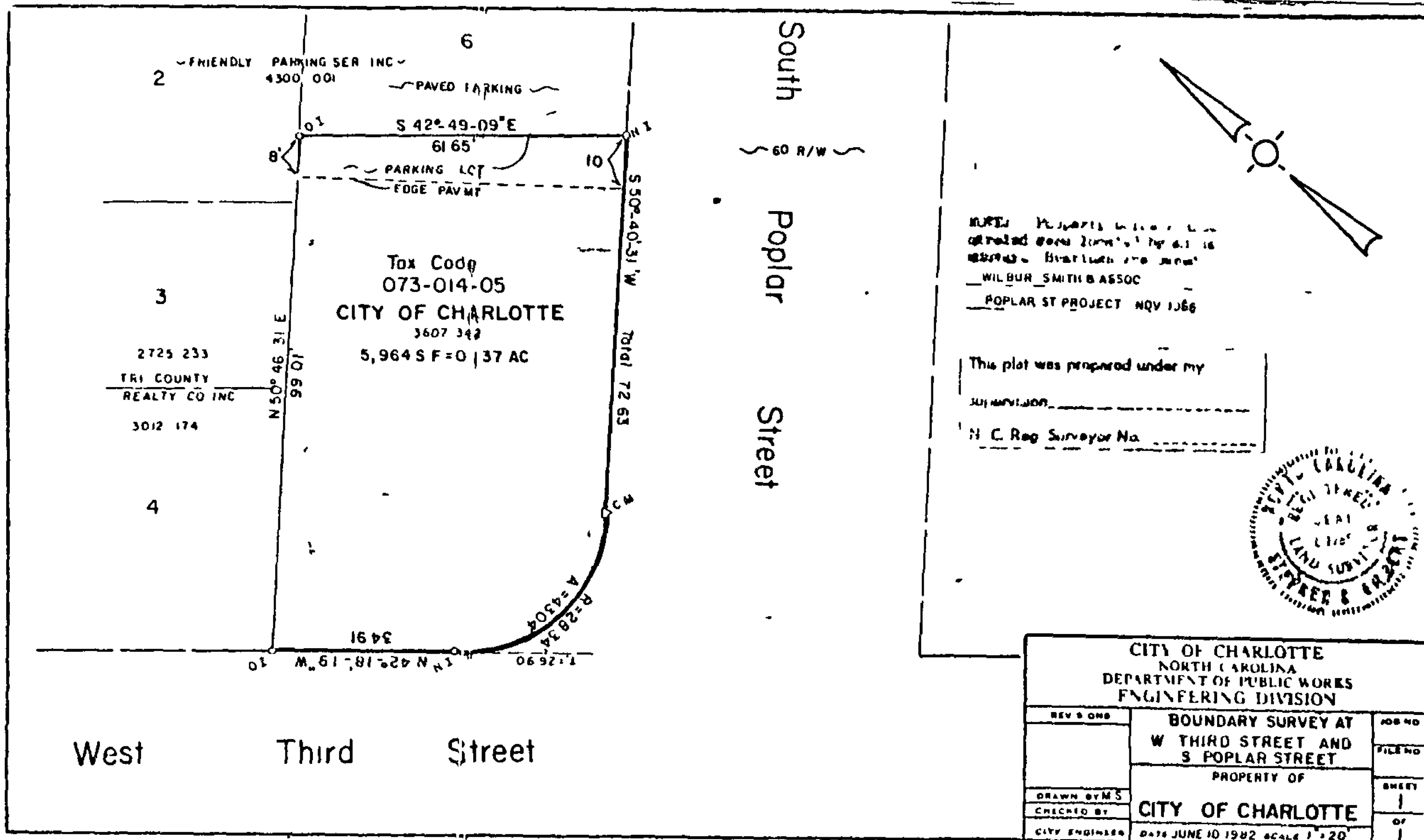
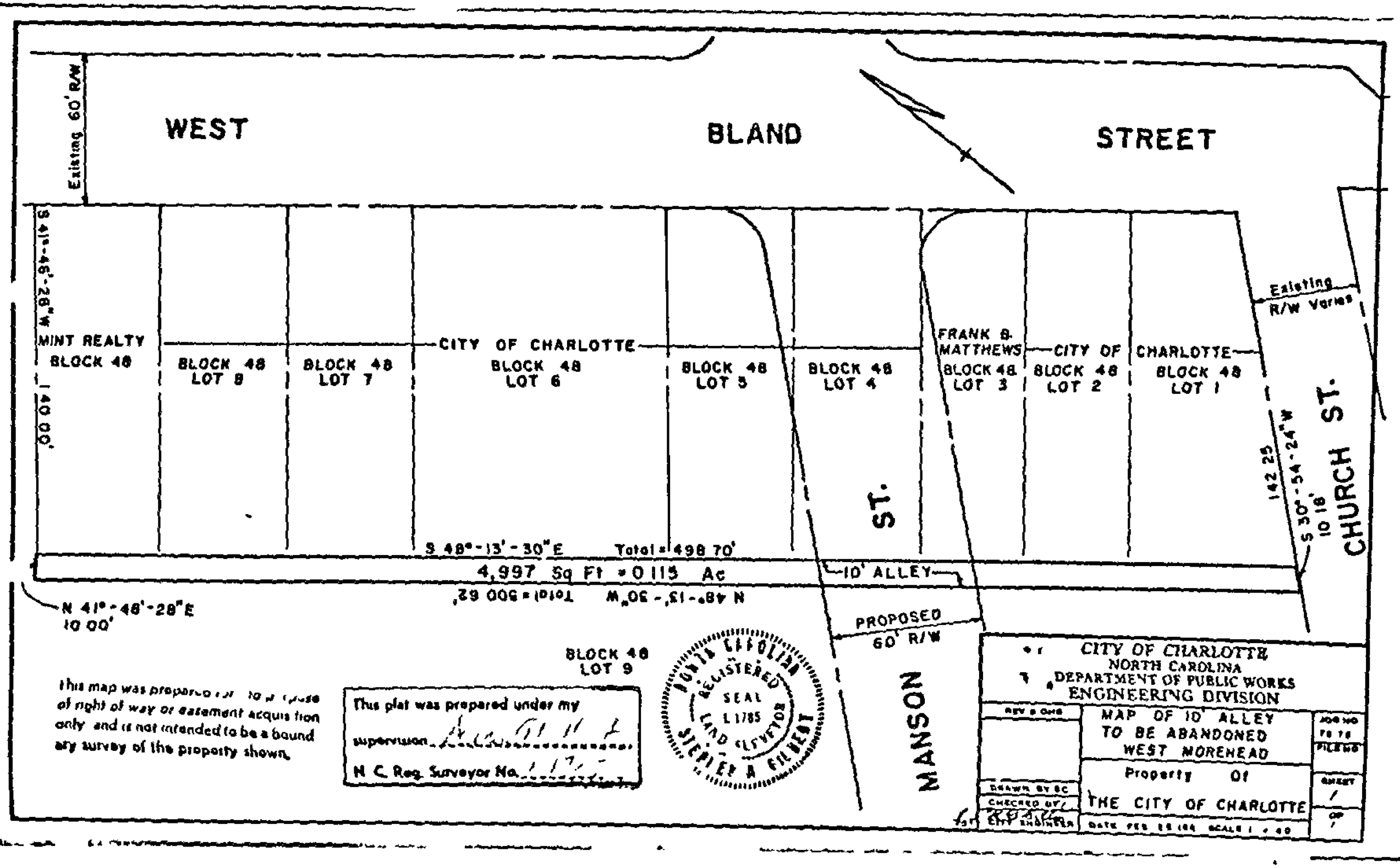
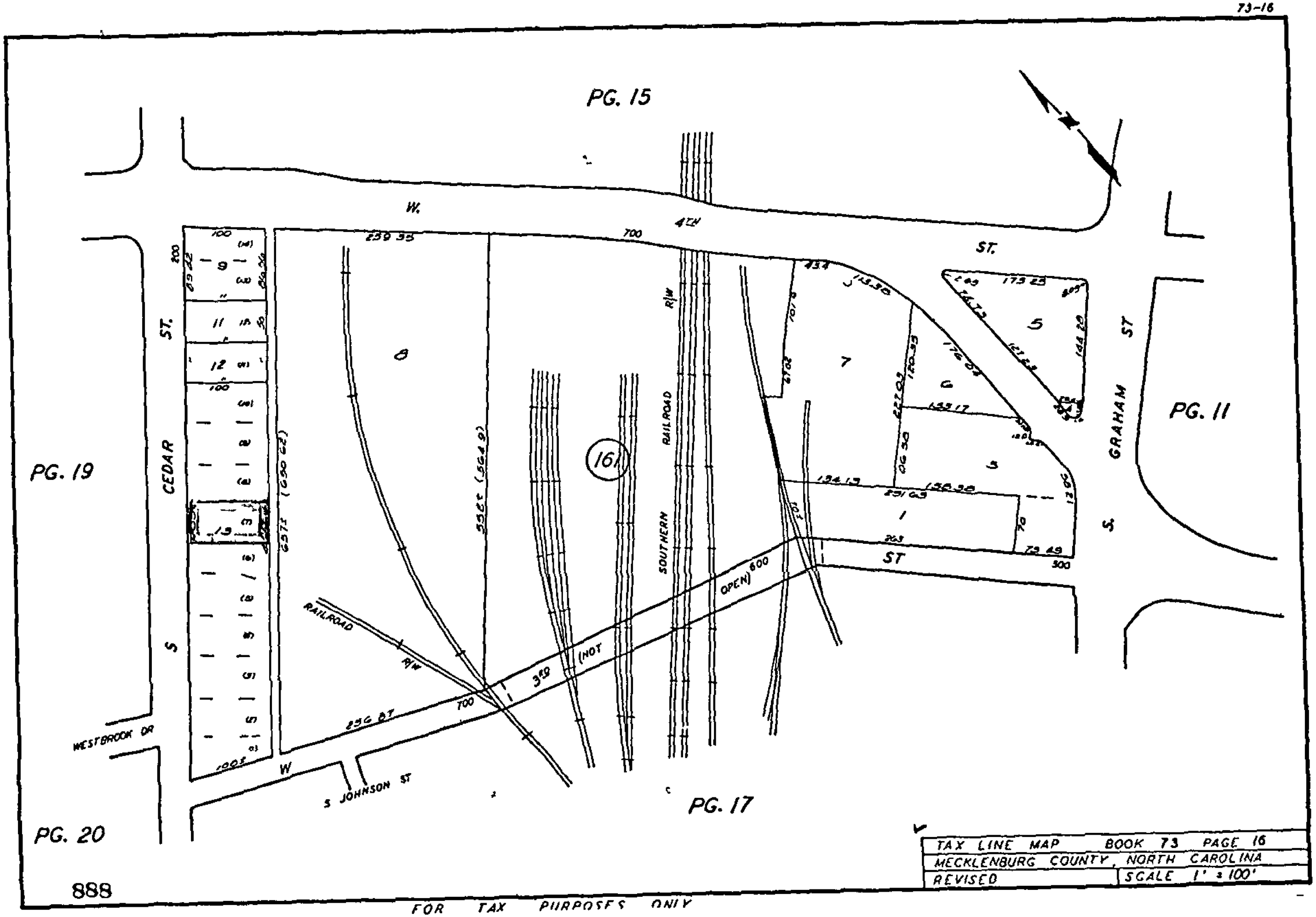
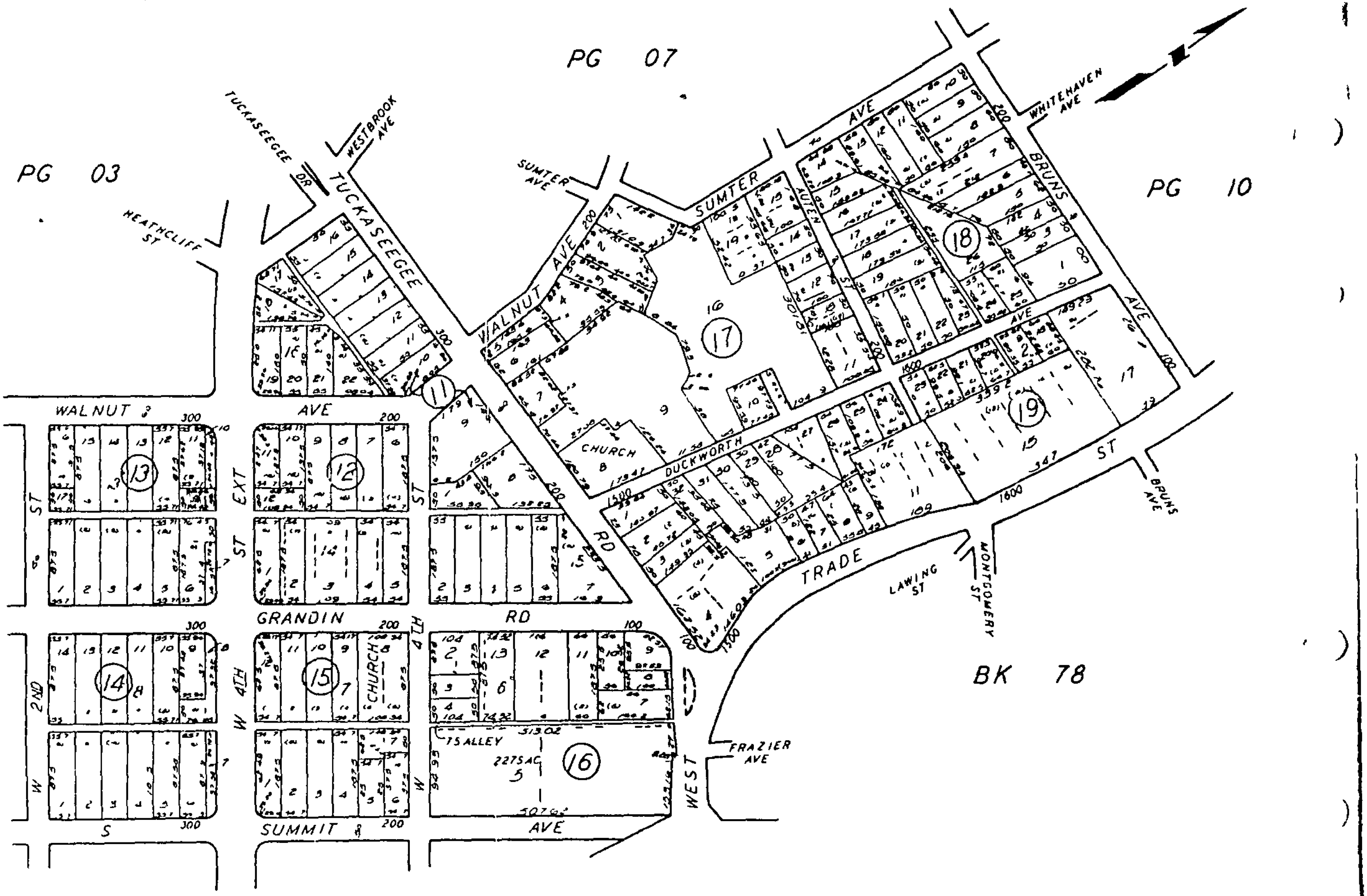

6
2
FRIENDLY PARKING SER INC
4300 001
PAVED PARKING
S 42°-49-09"E
61 65'
8'
10
PARKING LOT
EDGE PAVMT
S 50°-40'-31"W
Tax Code
073-014-05
CITY OF CHARLOTTE
3607 342
5,964 S F = 0 137 AC
3
2725 233
TRI COUNTY
REALTY CO INC
3012 174
N 50° 46 31 E
99 01
Total 72 63
4
R=2834
A=4304
34 91
N 42°-18'-19"W
South
60 R/W
Poplar
Street
West
Third
Street
WILBUR SMITH & ASSOC
POPLAR ST PROJECT NOV 1986
This plot was prepared under my
N C Reg Surveyor No
CITY OF CHARLOTTE
NORTH CAROLINA
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
BOUNDARY SURVEY AT
W THIRD STREET AND
S POPLAR STREET
PROPERTY OF
CITY OF CHARLOTTE
DRAWN BY M S
CHECKED BY
CITY ENGINEER
DATE JUNE 10 1982 SCALE 1" = 20'
JOB NO
FILE NO
SHEET
1
OF
1


WEST
BLAND
STREET
Existing 60' R/W
S 41°-46'-28"W
140 00'
MINT REALTY
BLOCK 48
BLOCK 48
LOT 8
BLOCK 48
LOT 7
CITY OF CHARLOTTE
BLOCK 48
LOT 6
BLOCK 48
LOT 5
BLOCK 48
LOT 4
FRANK B.
MATTHEWS
BLOCK 48
LOT 3
CITY OF
BLOCK 48
LOT 2
CHARLOTTE
BLOCK 48
LOT 1
Existing
R/W Varies
CHURCH ST.
142 25
S 30°-54-24"W
10 18'
ST.
S 48°-13'-30"E Total = 498 70'
4,997 Sq Ft = 0 115 Ac
10' ALLEY
N 48°-13'-30"W Total = 500 62'
N 41°-46'-28"E
10 00'
PROPOSED
60' R/W
MANSON
BLOCK 48
LOT 9
This map was prepared for the purpose of right of way or easement acquisition only and is not intended to be a boundary survey of the property shown.
This plat was prepared under my supervision
N. C. Reg. Surveyor No.
NORTH CAROLINA
REGISTERED
SEAL
L 1785
LAND SURVEYOR
STEPHEN A. GILBERT
CITY OF CHARLOTTE
NORTH CAROLINA
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
MAP OF 10' ALLEY
TO BE ABANDONED
WEST MOREHEAD
Property Of
THE CITY OF CHARLOTTE
DRAWN BY
CHECKED BY
CITY ENGINEER
SHEET
1
OF
1

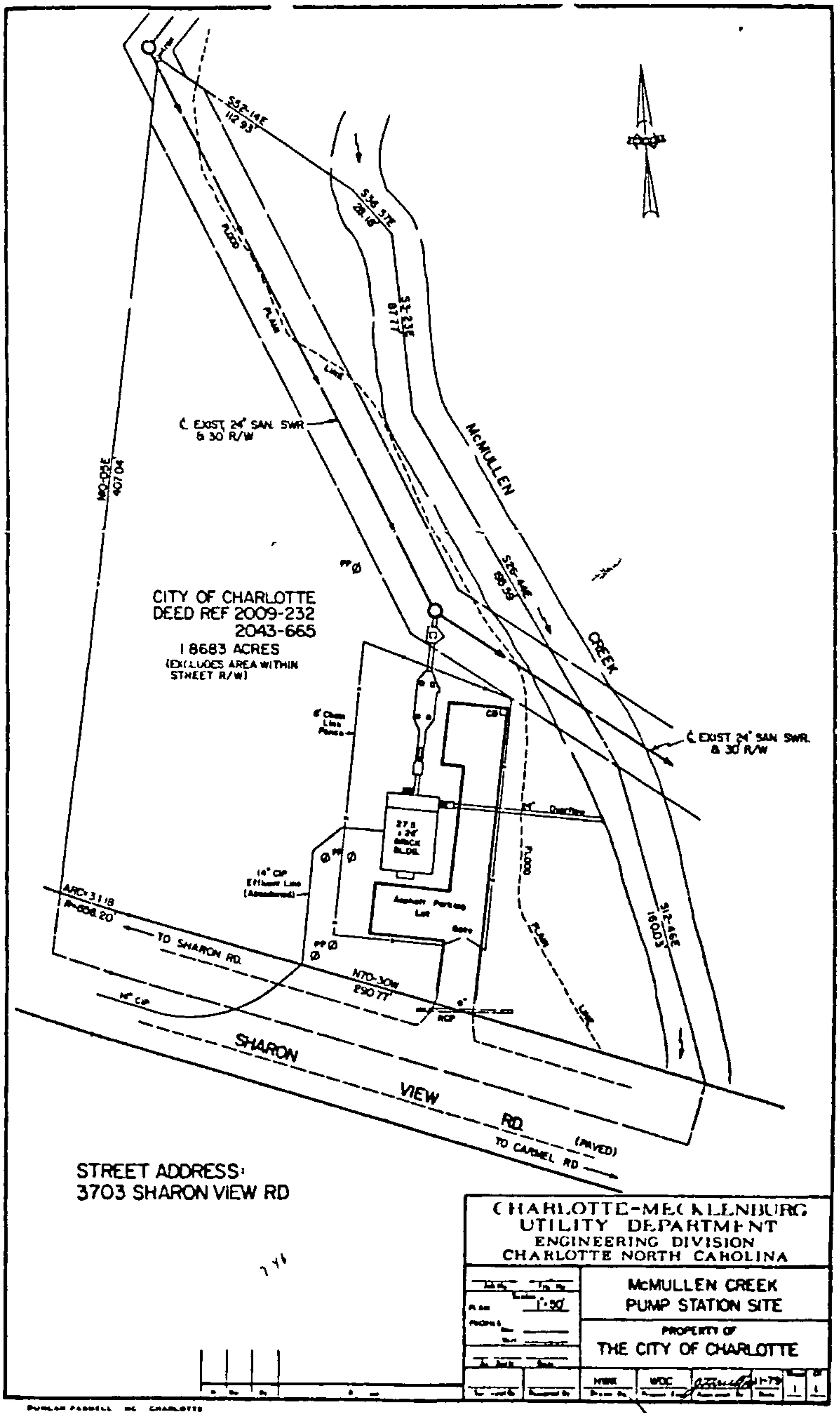


FOR TAX PURPOSES ONLY



TAX LINE MAP	BOOK 71	PAGE 01
MECKLENBURG COUNTY	NORTH CAROLINA	
REVISED	SCALE 1" = 200'	

FOR TAX PURPOSES ONLY


CITY OF CHARLOTTE
DEED REF 2009-232
2043-665
1.8683 ACRES
(EXCLUDES AREA WITHIN
STREET R/W)
McMULLEN
CREEK
℄ EXIST. 24" SAN. SWR.
& 30' R/W
℄ EXIST. 24" SAN. SWR.
& 30' R/W
TO SHARON RD.
SHARON
VIEW
RD.
(PAVED)
TO CARMEL RD
STREET ADDRESS:
3703 SHARON VIEW RD
CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE NORTH CAROLINA
McMULLEN CREEK
PUMP STATION SITE
PROPERTY OF
THE CITY OF CHARLOTTE