AGENDA

Meeting Type:	B
Date	03-26-1990
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda

March 26, 1990

FILE COPY

CHARLOTTE

Meetings in March '90

THE WEEK OF MARCH 1 - MARCH 3

1	Thursday, 9 00 a m	CITY COUNCIL OPERATIONS AND PROCEDURES COMMITTEE - CMGC, Room 270
	Thursday, 12 Noon	DIVISION OF INSURANCE & RISK MANAGEMENT - CMGC, 10th Floor Conference Room
2	Friday, 9 00 a m	CIVIL SERVICE HEARING - CMGC, Room 118
3-6	Saturday - Tuesday	NATIONAL LEAGUE OF CITIES CONGRESSIONAL CITIES CONFERENCE - Washington, DC

THE WEEK OF MARCH 4 - MARCH 10

5	Monday, 12 Noon	PLANNING COMMISSION/Work Session - CMGC, 8th Floor Conference Room
6	Tuesday, 4 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Latta Park Equestrian Center Ad Hoc Art Advisory Committee - Latta Park Visitors' Center, 5225 Sample Road, Huntersville
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
7	Wednesday, 6 30 p m	YOUTH INVOLVEMENT COUNCIL - CMGC, Room 118
8	Thursday, 4 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - Mint Museum, 2730 Randolph Road
	Thursday, 5 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Board Meeting - Mint Museum, 2730 Randolph Road
	Thursday, 5 00 p m	COUNCIL/MANAGER DINNER - Meeting Chamber Conference Room
	Thursday, 6 00 p m	CITY COUNCIL/Zoning Meeting - CMGC, Meeting Chamber
	Thursday, 6 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Special Committee - Mint Museum, 2730 Randolph Road

THE WEEK OF MARCH 11 - MARCH 17

12	Monday, 6 00 p m	COUNCIL/MANAGER DINNER - CMGC, Meeting Chamber Conference Room
	Monday, 6 30 p m	CITIZENS HEARING - CMGC, Meeting Chamber
	Monday, 7 00 p m	CITY COUNCIL MEETING CMGC, Meeting Chamber
13	Tuesday, 10 00 a m	POLITICAL CONSOLIDATION COMMITTEE - CMGC, 15th Floor Conference Room
	Tuesday, 12 Noon	JOINT CITY COUNCIL/COUNTY COMMISSION/SCHOOL BOARD LUNCHEON - CMGC, Room 267
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
	Tuesday, 4 00 p m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
14	Wednesday, 8 00 a m	CLEAN CITY COMMITTEE - CMGC, Room 119
	Wednesday, 8 30 a m	CIVIL SERVICE BOARD - CMGC, 7th Floor Conference Room
	Wednesday, 10 00 a m	CIVIL SERVICE HEARING - CMGC, Room 118

(Continued on Back)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF MARCH 11 - MARCH 17 (Continued)

14	Wednesday, 2 00 p m	**CIVIL SERVICE HEARING** - CMGC, Room 118
15	Thursday, 8·00 a m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 267
	Thursday, 5 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Thursday, 7 30 p m	**CHARLOTTE TREE ADVISORY COMMISSION** - CMGC, Room 270
16	Friday, 7 30 a m	**PLANNING LIAISON COMMITTEE** - CMGC, 8th Floor Conference Room
	Friday, 11 30 a m	**CHARLOTTE TREE ADVISORY COMMISSION** - Marshall Park

THE WEEK OF MARCH 18 - MARCH 24

19	Monday, 5 00 p m	**COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room
	Monday, 6 00 p m	**CITY COUNCIL/Zoning Hearings** - CMGC, Meeting Chamber
20	Tuesday, 2 00 p m	**HOUSING AUTHORITY** - 1301 South Boulevard
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
	Tuesday, 6 00 p m	**CHARLOTTE ADVISORY PARKS COMMITTEE** - CMGC, Room 267
21	Wednesday, 7 45 a m	**PRIVATE INDUSTRY COUNCIL** - CMGC, Room 267
	Wednesday, 6 30 p m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 118
	Wednesday, 7 00 p m	**METROPOLITAN PLANNING ORGANIZATION** - CMGC, Room 267
22	Thursday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Reedy Creek Park Nature Center Ad Hoc Advisory Committee** - CMGC, 8th Floor Conference Room

THE WEEK OF MARCH 25 - MARCH 31

26	Monday, 1 00 p m	**COUNCIL/MANAGER LUNCHEON** - CMGC, Meeting Chamber Conference Room
	Monday, 2 00 p m	**CITIZENS HEARING** - CMGC, Meeting Chamber
	Monday, 2·30 p m	**CITY COUNCIL MEETING** - CMGC, Meeting Chamber
	Monday, 4 00 p m	**PLANNING COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Monday, 4 30 p m	**PLANNING COMMISSION/Zoning Work Session** - CMGC, 8th Floor Conference Room
27	Tuesday, 2 00 p m	**CITY ZONING BOARD OF ADJUSTMENT** - Hal Marshall Building, 700 North Tryon Street, Building Standards Training Room
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
28	Wednesday, 4 30 p m	**CITIZENS CABLE OVERSIGHT COMMITTEE** - CMGC, Room 119
29	Thursday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - Hal Marshall Center, 700 North Tryon Street
	Thursday, 5·00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Board Meeting** - Hal Marshall Center, 700 North Tryon Street
	Thursday, 6 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Special Committee** - Hal Marshall Center, 700 North Tryon Street
30	Friday, 9 00 a m	**CHARLOTTE-MECKLENBURG ART COMMISSION/OmniMax Ad Hoc Art Advisory Committee** - CMGC, 8th Floor Conference Room

These organizations will <u>not</u> meet in March
Housing Appeals Board

March 26, 1990 City Council Agenda
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RLO

Mayor Sue Myrick *Mayor Pro Tem Cyndee Patterson*

Stanley M Campbell *Hoyle H Martin*
Daniel G Clodfelter *Roy Matthews*
Ann Hammond *Ella Butler Scarborough*
Pat McCrory *Richard Vinroot*
Tom Mangum *Lynn M Wheeler*

Council Agenda

Monday, March 26, 1990

1 00 p m	-	Executive Session/ luncheon
2 00 p m	-	Citizens hearing
2 30 p m	-	Council meeting

ITEM NO

1 Invocation by Rev George Battle of Gethsemane A M E Zion Church

2 Consider approval of minutes of Zoning Meeting of February 19, Joint Meeting of February 20 and Regular Meeting of February 26, 1990

POLICY

3 Consider options for the management of the Hezekiah Alexander Homesite and History Museum

Board of Trustees

In February, 1989, the City Council appointed a Board of Trustees to oversee the Hezekiah Alexander Homesite and History Museum The Board was composed of three "neutral members", three representatives from the Hezekiah Alexander Foundation and three members from the Auxiliary and Docents, for a total of nine members on the Board Council directed the Homesite and Museum to operate for one year under this arrangement and a report would be made in 1990 to show what progress has been made and whether or not this arrangement has worked to the satisfaction of all parties According to the attached reports from the Board of Trustees and the Foundation, this arrangement has not resulted in an effective management system for the Homesite and Museum Therefore, the following options have been presented as proposals from the Trustees and the Foundation

Options

Option #1 The Board of Trustees proposes that the Board be reduced to five members, add two neutral members and make the representatives of the Foundation, Auxiliary and Docents advisory to the Board but without a vote

This option assumes total City funding for operations and programs of the facility There could be potential off-set by revenues from exhibits and fund-raisers by the Auxiliary and advisory groups (The City Operating Budget under this option is $175,000 in FY90 and $186,000 in FY91)

Option #2 The Foundation proposes the Foundation take full responsibility for the management and operation of the Hezekiah Alexander Homesite and History Museum This option assumes that the Foundation would contract for lease of the property with the Methodist Home and no City funding would be required

Option #3 Give the Hezekiah Alexander Foundation responsibility for operation and management of the Homesite and History Museum with partial City funding This option assumes the Foundation would contract with the Methodist Home to lease the property and the Foundation would request funding from the City for the operation and maintenance of the facility while the Foundation funds the costs for programs (The City Operating Budget under this option could be up to $153,000 in FY90 and $164,000 in FY91)

Attachment No 1

4 Consider information about Cherry Community Organization delinquent loan status and recommend referral of matter to Council Community Development and Housing Committee

Cherry Community Organization

The Cherry Community Organization (CCO) is behind on their 28 loans with the City (For background information, see attached report) The CCO's balance on loans due as of January 25, 1990, is $73,639 64 as reported by Fleet Funding Corporation, the City's loan servicing agent The outstanding principal balance on all 28 loans is $950,394 42 Of the 127 units originally conveyed to the CCO, 25 units are boarded up and not usable

due to City housing code violations, and 18 buildings are under civil penalty for a total of $60,450 in fines by the City

Options

Staff, working in conjunction with the Cherry Community Organization and the Legal Department, has developed several options for possible consideration Options include

1) Restructure the CCO to conform with a Community Land Trust, and direct staff to assist the CCO toward this goal This action would achieve the original objective for home ownership

2) Provide the CCO technical assistance and professional oversight to restructure the outstanding debt and provide financial resources to bring violations on houses into compliance This would create a joint effort to improve the CCO's administrative resources and would provide new funding to correct and open units now closed Debt restructuring would start the loan payments over and put them on a current basis

3) Request the CCO to contract for outside professional management services to manage the units, collect rents, account for the funds, and repair the units This would provide professional expertise, increase the profitability of the CCO, and provide accountability for the financial operations

Recommendation

Staff recommends referral of this matter to the Council Community Development and Housing Committee for discussion and development of a recommendation for consideration by the Council

Funding

None requested at this time

Clearances

Community Development Department

Attachment No 2

5 Recommend approval of members of the Advisory Committee on Charlotte-Meckenburg Utility Department Policies and amend the charge to include a review of the future role of the Charlotte-Mecklenburg Community Facilities Committee

Citizens Committee: On February 12, 1990, Council approved establishment of a new ad hoc citizens' advisory committee to review CMUD policies The charge is as follows

Charge: To assist the City Council and City Manager in the review of Charlotte-Mecklenburg Utility Department policies by

1. Soliciting developer and other customer feedback about the policies and services administered by CMUD,
2. Reviewing existing extension and other related utility policies,
3. Reviewing how the policies are interpreted, implemented and enforced by CMUD staff and if they are consistent and equitable,
4. Identifying potential changes to existing utility policies,
5. Recommending to City Council changes to existing policies including the perceived benefits (financial or otherwise) and the potential impact on water sewer rates

Charge Amendment: Council has suggested amending the committee charge to include

6. Reviewing the charge and function of the Community Facilities Committee in order to recommend to Council and the County Commission how or if the committee should function on a permanent basis

Recommended Members: A list of recommended committee members and chairperson is attached.

Attachment No 3

6 Consider options which will determine the composition of the Innovative Housing Committee

Innovative Housing Committee Composition

On July 25, 1989, City Council adopted a policy for spending Innovative Housing funds and approved a committee to provide a technical review of all Requests for Proposals and optional housing proposals and make recommendations to City Council Composition of the Innovative Housing Committee is as follows

Assistant City Manager for Policy and Evaluation
Assistant City Manager for Development Services
Director, Community Development Department
Director, Planning Commission
Director, Finance Department
Two Board members of the Housing Authority
Two Board members of the Housing Partnership

During City Council's recent discussion of the Housing Assistance Plan (HAP) Locational Policy Statement, the Innovative Housing Committee was expanded to include a representative from the Charlotte-Mecklenburg School System This representative was added by Council approving the HAP at its March 12, 1990 meeting

During Council's discussion at the March 12 meeting, an interest was expressed in removing the Housing Partnership and the Housing Authority from the Innovative Housing Committee because of potential conflicts of interest

Options

The following are options for Council's consideration

Option A - Leave the composition of the Innovative Housing Committee the same Under this option, representatives from the Housing Partnership and the Housing Authority would excuse themselves when their organization has submitted a housing proposal for consideration by the committee

Option B - Remove the Housing Partnership and the Housing Authority from the Innovative Housing Committee with no additional organizations being substituted as their replacement

Option C - Remove the Housing Partnership and the Housing Authority from the Innovative Housing Committee and substitute as their replacement the Executive Director of the Charlotte Apartment Association and the Executive Vice President of the Home Builders Association

Option D - Remove the Housing Partnership and the Housing Authority from the Innovative Housing Committee and substitute as their replacement representatives to be identified by City Council

Clearances Community Development Department

7 Recommend approval of revised schedule for the new zoning ordinance adoption

Calendar Revision At City Council's January, 1990 retreat, the Council asked that the new zoning ordinance come before them for consideration this calendar year instead of mid-1991 as called for in the previously adopted schedule The Planning Commission was requested to prepare a revised schedule Also, an invitation was extended to the Board of County Commissioners to join the Council moving up the new zoning ordinance public hearing date

A revised zoning ordinance adoption schedule is attached Some key elements of the new schedule are as follows

- Public hearings on the new zoning ordinance are scheduled for September, 1990 and October, 1990 Two public hearings are planned with each focusing upon particular sections of the new zoning ordinance For example, one hearing will focus upon the zoning districts and standards in the new ordinance and the other hearing on the administrative and legislative processes (i e , rezonings, enforcement, etc) in the new zoning ordinance [The Planning Liaison Committee has requested that the City Council consider suspending the regular zoning meeting for October, 1990 to allow more time for the new zoning ordinance]

- Monthly workshops to familiarize the elected officials with the new zoning ordinance will begin in April, 1990 and continue until the public hearings

- The Planning Commission will complete its review of the Stakeholders Committee findings in May, 1990, after which a new public hearing draft of the new ordinance will be published

- The Stakeholders Committee will produce a final report in April, 1990 which will include a technical evaluation comparing the impact on development of the current zoning ordinance and the new zoning ordinance

- A new public hearing draft of the new zoning ordinance is planned for release in July, 1990 and the Planning staff will hold a series of public informational workshops on the new zoning ordinance during July and August

Clearances The revised schedule has been approved by the Charlotte-Mecklenburg Planning Liaison Committee The revised schedule has been forwarded to the Board of County Commissioners for consideration

Attachment No 4

8 Consider one of the following (a) continuing the periodic review of boards, commissions, and committees, or (b) adoption of a resolution discontinuing periodic review of boards, commissions and committees

Periodic Review of Boards On June 13, 1983, City Council adopted a resolution calling for a periodic review of appointed boards, commissions and committees The reviews were to assess whether the boards, commissions or committees should be renewed, dismantled, expanded or their charges redefined

The reviews would occur on a staggered basis, five per year, beginning in January of 1984 The schedule, over a four-year period, was to be repeated in the years 1988 and 1989 and beyond unless altered by City Council action

The original review included an oral presentation by the chairman, but was changed to written report submitted at the scheduled time

Council Decision City Council should decide whether it wishes to continue the periodic review of its boards, commissions and committees, or take other action If Council wishes to discontinue the reviews, a resolution will need to be adopted discontinuing its review with the exception of the Civil Service Board which is required to submit an annual report under the provisions of Section 4 61(8) of the City Charter

Attached is the original resolution

Clearances City Attorney and City Clerk

Attachment No 5

9 Workshop agenda for April 2, 1990

The following items are proposed for discussion at the April 2 Council workshop·

FY91 Budget Workshop
- General Government Debt Model
- Utility Operating and Capital Budget operating and capital issues and debt model presentation
- Special Funds Status
- Pay and Benefits Issues

Stormwater Utility

BUSINESS

10 Recommend approval of the location of a proposed median opening, as originally designed, in the segment of Beatties Ford Road from Cindy Lane to Capps Hill Mine Road

Location of Median Opening

During Council's January 22, 1990 meeting, questions were raised about the location of a proposed median opening in the segment of Beatties Ford Road from Cindy Lane to Capps Hill Mine Road Turning volumes to several properties were questioned Traffic data relative to individual driveways was not available and is not normally collected during project planning Staff was instructed to meet with the affected property owners and the Citizens Project Group to consider relocating the proposed mid-block median opening to provide access to The Market Place, a convenience store

Attached is a report summarizing the public involvement process and various concepts discussed with the Citizens Project Group and property owners Also attached is a listing of the Citizens Project Group members A map will be available at the Council meeting

Retain Median Opening

Staff and the Citizens Project Group recommend the median opening location remain as originally designed because

- it was approximately midway between two intersections where openings are provided,
- it was the location presented at the final public meeting, designed and discussed in right of way negotiations, and
- it avoids additional cost

The suggestion that the median be removed is not recommended because

- the streetscape of the road is seen as an important part in revitalization of the area,
- removal would create a five-lane street cross section and break the visual character of a median-divided boulevard;

removal would create pressure for non-residential rezoning and land use, and

the 2005 Generalized Land Use Plan adopted by Council proposes long-term land use in this area as residential, also proposed by the Northwest District Plan

Funding — Funds are available in the Beatties Ford Road Capital Account

Clearances — The three concepts have been reviewed and are considered acceptable by the Engineering Department, Department of Transportation, Charlotte-Mecklenburg Planning Department, and Parks and Recreation

Attachment No 6

11 Recommend approval of a site location for a 490' radio antenna in the northeastern quadrant of Charlotte and adoption of a budget ordinance appropriating funds corresponding to the option selected

Search for Antenna Site — On January 16, 1990 City Council asked that we search for an alternate site for the 490' radio antenna proposed for the Heathway Drive site off North Tryon Street An extensive search has been conducted by the City of Charlotte Real Estate Division and Radio Division including sites that were currently on the market as well as sites that had potential that were not on the market Of all the sites reviewed, the Real Estate Division, Radio Division, and Planning staff evaluated ten properties in addition to the original site for the purpose of locating the antenna tower The site criteria used was developed from Council's comments on January 16, 1990 and the established Radio Division criteria for site selection

From the sites evaluated, we have identified two potential alternate antenna sites for your consideration in addition to an alternate on the original site Should a location other than the original site be chosen, construction on that site will be subject to mandatory referral, neighborhood comments, sub-surface investigation, and FAA approval

Option 1 Recommended

Option 1 is recommended because it provides a greater distance from the North Tryon Street corridor and more tree cover to reduce its exposure from North Tryon Street than the original recommendation on that site This option is also recommended because of its low cost factor

1 Utilize the original Charlotte-Mecklenburg Utility site at Heathway Drive and relocate the tower to the rear of the site at its farthest distance from North Tryon Street This location will place the tower base approximately 750' from the North Tryon Street right of way and 200' from the center line of Heathway Drive with an additional estimated cost of $10,500

Options 2 and 3 are provided if Council wants to move the antenna further away from the N Tryon St corridor.

2 Relocate the tower to Lucas Lane, off Orr Road, at an estimated additional cost of $70,700

3 Relocate the tower to Morningside Storage at 5448 North Tryon St , (formerly the Thunderbird Drive-In Theatre) at an estimated additional cost of $129,200

If Council approves funding of up to $129,200 staff will explore options 2 and 3 further and construct the antenna on the most appropriate site.

Attached is information on alternate sites, costs, and information from Planning

Funding Pay-As-You-Go Tax Levy Fund Balance

Clearances The original site location was unanimously approved by the Planning Commission's Planning Committee on September 28, 1989 This site also has appropriate building permits, FCC license, and FAA approval All other locations will require the above approvals prior to proceeding with the project

Attachment No 7

12 Recommend approval of Amendment No 1 to the contract for architectural services with Danadjieva and Koenig Associates (D&K) of Tiburon, California for $171,500 00 for final design and construction administration of Independence Plaza Park in uptown Charlotte

Background On February 13, 1989, City Council approved an agreement with D&K for $82,088 00 to provide schematic and design development drawings for the Independence Plaza Park A background report, which includes the history of the other contracts for this project, is attached

Amendment No. 1 This amendment provides construction document preparation, bidding/negotiation services, construction administration services, warranty phase services, and all travel time and expenses

The architectural fee for this amendment has been reviewed in depth with the architect Due to the unique nature of the project, extra attention is required of the architect during the construction phase The fee is comparable to architectural fees for other similar projects

Funding Funding for this project is available in the Independence Plaza Park Capital Account

Clearances Amendment No 1 has been reviewed and approved by the Planning and Engineering Departments, the Plaza Park Citizens Review Committee and the City Attorney's Office

Attachment No 8

13 Recommend adoption of a budget ordinance transferring $4 6 million to the Transportation System Management (TSM) and Minor Intersection Improvement Programs

Status of Programs The Engineering and Transportation Departments have aggressively pursued implementation of the intersection reconstruction programs The programs are well ahead of schedule and have out-paced the availability of funds Since 1984, approximately $2 million in Auto Privilege Tax has been appropriated annually to the TSM program and $500,000 to the Minor Intersection program Projections indicate that $4 6 million is needed at this time to continue the programs

Funds — Savings of $4 6 million in the Monroe Road and Beatties Ford Road capital projects have been identified. It is recommended that these savings be transferred to the intersection improvement programs This transfer will not impact other projects.

Clearances — Charlotte Department of Transportation, Budget and Evaluation

14 Recommend approval of the FY91 Job Training Plan funded by the Job Training Partnership Act (JTPA) through the North Carolina Division of Employment and Training for $1,682,940 in Titles II-A, II-B, and Title III funds for programs to be operated from July 1, 1990 to June 30, 1991 to serve 1,058 economically disadvantaged residents of Mecklenburg County

Annual Job Training Plan — The Private Industry Council (PIC) has the responsibility under Federal JTPA legislation to identify and address employment and training needs in Mecklenburg County The Annual Job Training Plan constitutes a blueprint of programs and activities to be provided to low-income residents of Charlotte and Mecklenburg County during FY91

City Council is requested to review and approve the plan, which has been approved by the Private Industry Council, before submission to the North Carolina Division of Employment and Training in Raleigh Both the PIC and Council must approve the Plan before submission After State approval is received, contracts for program implementation will be submitted to Council for approval in June in order to begin program operations by July 1, 1990

Description of the Plan — The Job Training Plan

The plan is a comprehensive program that outlines job training services and summer work experience to be provided to approximately 1,058 economically disadvantaged residents of Mecklenburg County during FY91

Targeted population groups include high school dropouts, welfare recipients, youth, handicapped and older individuals, and dislocated workers

The goal of the Job Training Partnership Act (JTPA) is to provide these individuals with the skills necessary to enter the labor force and maintain productive employment

Program Evaluation The monitoring and evaluation of these contracts was expanded in FY89 to include exit interviews with program participants in order to determine their satisfaction with their training and employment services We also follow up to determine job retention rates, wages, and employer satisfaction with program graduates This will be continued in FY91

Programs A list of the proposed programs is attached

Total Cost The total projected cost for the FY91 JTPA program is $1,682,940.

Funds All funding associated with the Job Training Plan is allocated through the Job Training Partnership Act Title II-A, II-B, and III grants from the North Carolina Division of Employment and Training

Private Industry Council The Private Industry Council (PIC) consists of 17 volunteers, at least half of whom are executives from the private sector Other members include representatives from the public educational agencies, organized labor, community based organizations, economic development agencies, the public employment services, and public officials Members of the PIC, appointed by the Mayor, have as their function the provision of policy guidance and oversight with respect to employment and training activities included in the job training plan The PIC works in partnership with the local government unit, which in Mecklenburg County, is the City of Charlotte

Attachment No 9

15 Recommend taking the following actions with regard to the proposed NFL football stadium project

(a) Authorize the acquisition of property at 700 South Graham Street from W W Grainger, Inc for $2.6 million dollars

This parcel is in the boundaries of the stadium project and its acquisition is necessary for construction of the proposed stadium facility

(b) Authorize the acquisition from Elliott Schwartz of approximately 8 69 acres on Cedar Street at $10.00/sq ft for approximately $3 79 million dollars

The exact purchase price will be computed based on a survey of the parcel

(c) Authorize the expenditure of up to $1,000,000 00 for the preparation of a cleanup plan and for cleanup costs of any environmental contamination on the 8 69 acre parcel and the adjoining 4.72 acre parcel which the City also has under option from Mr Schwartz

In the event the cost for preparing the cleanup plan and the cost of cleanup of both parcels exceeds $1,000,000 00, the City has the right to terminate its contract to purchase the adjoining parcel unless the property owner agrees to reduce the purchase price of the adjoining parcel by an amount equal to any sum in excess of $1,000,000.00 The clean up plan will be prepared assuming the use of both parcels to be football practice fields, park, playground, associated parking and other related uses

(d) Adoption of a budget ordinance appropriating $7,390,000 00 from an installment financing plan with an advance from the Municipal Debt Service fund balance until the installment financing has been secured

(e) Approve the utilization of bonds, notes, purchase money, and installment financing under NCGS160A-20 and other applicable State statutes as means of financing the acquisition of these two parcels

16 A Conduct a public hearing on the request of Whelchel & Associates, Inc and Price-Davis Construction, Inc to withdraw their bids for the multiprime general and single prime contracts for the Concourse "D" connector infill

B Recommend approval of the request of Whelchel & Associates, Inc and Price-Davis Construction, Inc to withdraw their bids for the multiprime general and single prime contracts for the Concourse "D" connector infill and approve that the bidders bid bond be returned

Bids Submitted on Wrong Forms

On March 6, 1990, bids were received for the multiprime and/or single prime contract for the Concourse "D" connector infill Both Whelchel & Associates, Inc and Price-Davis Construction, Inc inadvertedly submitted their bids on the wrong forms (A multiprime contract is recommended for approval based on the resulting low bidder in the following Bid section)

State Statutes

North Carolina statutes established a procedure for a bidder to withdraw its bid if the bid submitted contains a substantial error, provided that the bid was provided in good faith and the bidder submits credible evidence that the mistake was clerical in nature as opposed to a judgement error and was actually due to an unintentional and substantial arithmetic error or an unintentional omission of a substantial quantity of work or materials

Due to their submission of the bids on the wrong forms, it is recommended that City Council allow them to withdraw their bids and authorize that the bidder's bid bond be returned

Clearances Aviation Director, Legal

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The City Attorney advises that agenda items no 17 through 26 may be considered in one motion However, any member of Council may request that an item be divided and voted on separately

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BUDGET ORDINANCE

17 Recommend adoption of a budget ordinance to transfer $700,000 from the unappropriated Water and Sewer Operating Fund Balance to the 50-50 Water and Sewer Main Extension Accounts

CMUD 50-50 Extension Policy — The Charlotte-Mecklenburg Utility Department's Water/Sewer Extension Policy includes a program that permits the extension of water and/or sewer mains along existing public roadways as requested by petitioners. This program requires the property owner (s) to sign a petition agreement and deposit 50% of the project construction cost, with the City funding the remaining 50%

The demand for this type extension has greatly exceeded projections for the current fiscal year

It is anticipated that a supplemental appropriation of $700,000 will be needed to meet the demands for the remainder of this year

Funds — This budget ordinance will transfer $600,000 to Sewer Main Extensions Operating Account and $100,000 to the Water Main Extensions Capital Account

Clearances — Utility Director

BID LIST

18 Recommend adoption of the bid list as shown The following contract awards are all low bid and within budget estimate unless otherwise noted Each project or purchase was authorized in the annual budget

A 1 - Rubber Tired Front-End Loader Street Maint Div

Recommendation. By the Purchasing Director and the Street Maintenance Superintendent that the lowest responsive bidder, Case Power Company, Charlotte, N C , in the amount of $63,221.00, be accepted for award of contract

Project Description. This replacement loader will be used for grading and widening streets, ditch and road shoulder work, and for removing debris from illegal dumps

Source of Funding. General Fund - (Street Maintenance)

B 2 - Diesel Powered Tractors With Side & Rear Cutting Units — Parks & Rec Dept

Recommendation. By the Purchasing Director and the Parks & Recreation Director that the lowest responsive bidder, Charlotte Ford Tractor Company, Charlotte, N C of $50,336.56, be accepted for award of contract.

Project Description. These replacement tractors and mowers will be used for right of way mowing projects throughout the city

Source of Funding. Capital Equipment Fund - (Parks and Recreation - Operations)

C Sanitary Sewer Construction 8-Inch Sanitary Sewer To Serve 6016 Brookshire Boulevard — Charlotte-Mecklenburg Utility Department

Recommendation. Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Sanders Brothers, Incorporated of Charlotte, North Carolina in the amount of $50,123.43 be accepted for award of contract on a unit price basis.

Project Description. Construction of this project would extend sewer service to 6016 Brookshire Boulevard

Source of Funding. Water and Sewer Operating Fund - (Sewer Tapping Privilege Expense)

D South Boulevard/Sharon Lakes/ Sweden Road — Engineering

Recommendation. By the City Engineer that the low bid of $192,422 62, as submitted by Asphalt Associates of Charlotte, be accepted for award on a unit price basis

Project Description. This project involves widening South Boulevard at the intersection of Sweden Road and Sharon Lakes Drive The project will add lanes of 550 feet south and 650 feet north of the intersection The proposed work will be on the outbound (south) curb line

Source of Funding General Capital Improvement Fund - (Minor Intersection Improvements - Pay-As-You-Go Tax Levy and Powell Bill Funds)

E Central Ave Widening/Transit Radius Improvement @ E 9th Street & Brevard St — Engineering

Recommendation: By the City Engineer that the low bid of $55,170 15, as submitted by Ferebee Corporation, be accepted for award on a unit price basis

Project Description: Central Avenue widening, a Minor Roadway Widening project initiated by CDOT, will allow the extension of the eastbound right turn lane at Reddman Road. The transit radius improvement will improve the northeast corner of the E. 9th Street and N Brevard Street intersection, and will add a larger radius to the corner allowing buses and other large vehicles easier turn access

Source of Funding: General Capital Improvement Fund - (Minor Roadway Widening - Pay-As-You-Go Tax Levy)

F Scofield Road Storm Drain Repair — Engineering

Recommendation. By the City Engineer that the low bid of $166,010.82, as submitted by Rea Brothers, be accepted for award on a unit price basis

Project Description. This project involves the replacement of an undersized drainage pipe system in the general vicinity of the Scofield Road/Wintercrest Lane intersection. This work includes pipe installation and other related roadway work.

Source of Funding. General Capital Improvement Fund - (Special Storm Drainage Construction - 1986 Storm Drainage Bonds)

G Contract for Concourse "D" Connector Infill — Aviation

Recommendation. The Aviation Director recommends that the contract be awarded to Sorenson Gross, Inc. in the amount of $315,900.00 The low bid as multi-prime is recommended since the combined multi-prime bids is less than the single prime bid.

Project Description. This contract will provide operations space for the commuter airlines

Source of Funding: Airport Terminal Capital Project Fund - (International and Commuter Facilities - 1987 Airport Revenue Bonds)

H Contract to Reroof Concourse "B" and Concourse "C" — Aviation

Recommendation. The Aviation Director recommends that the lowest responsive bid from AAR of NC in the amount of $446,600 00 be accepted for the award of contract on a lump sum basis

Project Description. Concourse "B" and Concourse "C" require reroofing due to damage caused by Hurricane Hugo

Source of Funding Hugo Fund - (Airport Concourse B & C Roof - Hugo)

CHANGE ORDER

19 A Recommend approval of a Change Order No 2 for $90,000 to the contract for Sardis Road water storage/re-pump facility awarded to Hall Contracting Corporation

Contract	Sardis Road Water Storage/Repump Facility-General Construction
Purpose	Provide additional water service to southeast Charlotte
Contractor·	Hall Contracting Corporation
Date of Award	June 12, 1989
Change Order No 2	$90,000 00

Change Order No 2 — During excavation of the building footings, it was determined that the soil would not support the weight of the proposed building This change order is for work required to prepare the building site including initial excavation of existing soil, placement of filter fabric and stone, and installation of a vertical wick drain system

Funding — Water and Sewer Capital Improvement Fund, Storage Tank on N C 51 at Sardis Road Capital Account

Clearances — Utility Director

B Recommend approval of Change Order No 1 with APAC Carolina, Inc for aircraft ramp paving contract for USAir Maintenance Hangar for $238,908 14

Contract	USAir Maintenance Facility Aircraft Ramp Paving
Contractor	APAC Carolina Inc
Date of Award.	May 9, 1988
Contract Amount.	$3,569,769 20
Change Order No 1	$238,908 14
New Contract Amount	$3,808,677 34

Change Order: This change order addresses the following changes requested by USAir

Installation of concrete retaining wall adjacent to the aircraft parking ramp in order to accommodate construction of the line maintenance building for USAir.

Revised electrical service to ground service pits from the line maintenance building

Pave additional automobile parking area at the connector building for the maintenance hangar in accordance with USAir's request

Install additional piping and storm drainage as requested by USAir

Funding: Council has previously appropriated proceeds of Special Facility Revenue Bonds which are guaranteed by revenue commitments from USAir Funds are available in project contingency to cover this change order

Clearances: Talbert, Cox & Associates, Day & Zimmermann, Inc and USAir concur in this change order

C Recommend approval of a change order for $112,853 00 to the Carlson Corporation/Southeast contract for Airport hangar construction

Hugo Damage: While this hangar was under construction it was damaged by hurricane Hugo Emergency repairs costing $112,853 00 were completed by the contractor, Carlson Corporation/Southeast Approval of this change order is now required so that the contractor can be paid for these repairs

Funding — Builders risk insurance proceeds from Royal Insurance Company will cover the full amount of this change order

Clearances — Finance, Aviation

COUNCIL COMIITTEE REFERRAL

20 Consider the unanimous recommendation of the Operations Committee to review the current Civil Service Board Charter and to request in the meantime that the Civil Service Board exempt Divison Commanders and Assistant Chiefs in the Fire and Police Department from Civil Service Board review, and consider for appointment to the Police and Fire Departments only those applicants recommended by the City

Charter Review — Civil Service Board Charter will be reviewed by a Committee made up of two members from the Civil Service Board named by the Chairperson, two members from the Fire Department named by the Fire Chief and to include a sworn uniformed employee representative, and two members from the Police Department named by the Police Chief and to include a sworn uniformed employee representative. If this is approved, a charge, schedule and process for organizing this committee will be developed by the City Manager

Attachment No 10

AGREEMENT

21 Recommend approval of an agreement to transfer the ownership of a police dog to its handler

K-9 Unit — Officer S A Barker has been assigned to the Police K-9 Unit since January 9, 1985 and during that time has been the handler of a dog which now has a spinal condition making it unsuitable for suspect tracking

The Police Department requests Council approval of an agreement under which the department sells the dog to Officer Barker who in turn accepts total responsibility for all expenses related to the dog. The dog will no longer be used in any law

enforcement capacity This procedure has been used in other instances when dogs have become unsuitable for police duties

Clearances This agreement has been approved by the Police Department, the City Manager's Office, and the City Attorney.

HOUSING CODE

22 Funds for the following actions are available and liens will be placed against the properties for the costs incurred Detailed information is attached

A. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 405 Skyland Avenue (Grier Heights)

B Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 2029 E 9th Street (Elizabeth)

C Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 401 Fannie Circle (Grier Heights)

D. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 428 Cherrywood Lane (Foxboro - Nations Ford Road Area)

E Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 2311 Sharon Road (Myers Park)

F Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 616-18 W Tremont Avenue (Southside)

G Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 620-22 W Tremont Avenue (Southside)

H Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove dwelling located at 708-10 W Tremont Avenue (Southside)

I Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove dwelling located at 612-14 W. Tremont Avenue (Southside)

J Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove dwelling located at 4600 Gilead Street (Yorkmont)

K Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove dwelling located at 3020-22 Columbus Circle (Marsh Estates)

L Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 1620 N Allen Street (Belmont)

Attachment No 11

STORM DRAINAGE

23 Recommend adoption of a resolution to repair the storm drainage system at 3910 Dunwoody Drive and assess a portion of the cost to the involved property owners in accordance with the Storm Drainage Repair Policy

Location of Drainage Problem 3910 and 3918 Dunwoody Drive

Ranking Moderate Priority

Improvements Made Construct a pipe collar to repair the separation that occurs at junction of 42" reinforced concrete pipe and a 42" corrugated metal pipe

Total Cost of Repairs $5,200 00

City's Cost City pays for all improvements in the street right-of-way ($1,200) and one-half of improvements made on private property ($2,000 00)

Involved Property Owners' Cost One-half of improvements made on private property ($2,000 00)

Hearing Requirements No public hearing is required since all involved property owners signed the petition

Funding Storm Drainage Repair Account

SET PUBLIC HEARING

24 A Recommend adoption of a resolution of intent to abandon a portion of Robin Road and set a public hearing for April 23, 1990.

B. Recommend setting the date of April 23, 1990 for a public hearing to obtain the views of citizens on a proposed ordinance to amend the Charlotte Housing Code

SPECIAL OFFICER PERMIT

25 Recommend approval for Special Officer Permit to Roger Carlton LaShombe for use on the premises of the Parks and Recreation Department

PROPERTY TRANSACTIONS

26 Recommend approval of the following property transactions and adoption of the condemnation resolutions

1 Project. F A R. Part 150 Airport Noise Compatibility Program-Residential Purchase
Owner(s). Doris M Gilbert, Single
Property Address. 4901 Withrow Road, Charlotte, N C
Property to be acquired. 722 acre (31,363 sq ft)
Improvements 2 bedroom 1,271 sq ft ranch home
Price. $49,500 00
Remarks. Property purchased under Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition & Relocation Act 1970 Owners eligible for relocation benefits Acquisition eligible for Federal Aviation Administration reimbursement

2 Project F A.R Part 150 Airport Noise Compatibility Program-Residential Purchase
Owner(s). Jeffrey W Stewart and wife, Mary F Stewart
Property Address 5019 Withrow Road, Charlotte, N C
Property to be acquired. 589 acre (25,264 sq ft)
Improvements: 2 bedroom 900 sq ft ranch home
Price. $41,400 00
Remarks. Property purchased under Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition & Relocation Act 1970 Owners eligible for relocation benefits Acquisition eligible for Federal Aviation Administration reimbursement

3 Project. F A R Part 150 Airport Noise Compatibility Program-Residential Purchase
Owner(s). James M Moyle and wife, Margie B Moyle
Property Address. 5032 Withrow Road, Charlotte, N C
Property to be acquired: 510 acre (22,215 sq ft)
Improvements. 2 bedroom 968 sq ft ranch home
Price $38,900 00
Remarks: Property purchased under Federal Guidelines 49 CFR part 24 of the Uniform Acquisition & Relocation Act 1970 Owners eligible for relocation benefits Acquisition eligible for Federal Aviation Administration reimbursement

4 Project. F A R Part 150 Airport Noise Compatibility Program-Residential Purchase
Owner(s) James H Holmes and wife, Helen Holmes
Property Address. 5043 Withrow Road, Charlotte, N C
Property to be acquired. 521 acre (22,651 sq ft)
Improvements. 3 bedroom, 1020 sq ft ranch home
Price. $41,000 00
Remarks. Property purchased under Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition & Relocation Act 1970 Owners eligible for relocation benefits Acquisition eligible for Federal Aviation Administration reimbursement

5 Project. F A R Part 150 Airport Noise Compatibility Program-Residential Purchase
Owner(s): James Harold Furr and wife, Audrey W Furr
Property Address 6709 Virginia Circle, Charlotte, N C
Property to be acquired. 413 acre (17,859 sq ft)
Improvements. 3 bedroom 1,993 sq ft ranch home
Price $75,000 00
Remarks. Property purchased under Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition & Relocation Act 1970 Owners eligible for relocation benefits Acquisition eligible for Federal Aviation Administration reimbursement

6 Project NC 51 Widening - Phase III
Owner(s). Tull Associates, a NC Limited Partnership
Property Address. 6000 Block Of Pineville-Matthews Road
Property to be acquired. 4,702 sq ft (108 ac) plus temporary construction easement of 37,089 sq ft (85 ac)
Improvements. large hardwood trees, landscaping
Price· $14,000 00
Remarks The property is zoned RPUD and is currently being developed as a residential subdivision

7 Project Back Creek Outfall Pump Station
Owner(s). Concrete Supply Co
Property Address 12014 University Blvd
Property to be acquired. 30,420 sq. ft (0 6983 ac.)
Improvements: trees
Price. $12,000 00
Remarks: Zoned I-2 Industrial business. Purchased for construction of access road to sewerage pump station plus permanent drainage easement

CONDEMNATIONS

8 Project. Shamrock Drive Widening
Owner(s). East Towne Manor, and any other parties of interest
Property address. Sharon Amity Road
Property to be condemned. 2,552 sq ft (0 0586 ac) plus temporary construction easement 3,188 sq ft (0 0732 ac)
Improvements none
Price. $5,300 00
Reason for condemnation Zoned R9MF - Elderly Care unit under construction. Owner refused to accept City's offer, made no counter offer

9 Project. Shamrock Drive Widening
Owner(s). William Amorite Orr, and any other parties of interest
Property address N. Sharon Amity Road
Property to be condemned: 1,756 sq. ft (0 0403 acres) plus temporary construction easement 754 sq ft (0 0173 ac)
Improvements none
Price: $1,000 00
Reason for condemnation. Negotiations ranged between $500 00 and $1,200 00. Property owner wants to sell total parcel to adjoining owner Property owner now refuses to negotiate with City Zoned R9MF vacant land

10 Project. Shamrock Drive Widening
Owner(s). Franklin Lee Lefler and wife, Linda D Lefler, and any other parties of interest
Property address. 3527 Shamrock Drive
Property to be condemned: 94 sq. ft. (0.0022 ac.) fee simple, plus temporary construction easement 638 sq ft (0 0146 ac) Zoned R9, used as residential
Improvements: none
Price. $1,000 00
Reason for condemnation. Legal recommends condemnation because of a judgement against property owner

11 Project. Shamrock Drive Widening
Owner(s). Aristotle Loukos and wife, Betty T Loukos, and any other parties of interest
Property address 3847 Shamrock Drive
Property to be condemned 77 sq ft (0 0018 ac) fee simple, plus 75 sq. ft (0 0017 ac) permanent drainage easement and 737 sq ft (0 0169 ac) of temporary construction easement
Improvements. trees & fencing
Price. $2,075 00
Reason for condemnation Zoned R9, used as residential Property owner refused appraised amount because of drainage easement in yard

12 Project. Shamrock Drive Widening
Owner(s): First United Pentecostal Church, and any other parties of interest
Property address 5 64 acres Shamrock Drive
Property to be condemned. 12,404 sq ft (0 2847 ac) plus temporary construction easement 9,191 sq ft (0 2110 ac)
Improvements. trees (2), lighted sign, flower bed, shrub
Price. $30,000 00
Reason for condemnation. Zoned R9MF, church use Property owner refused to accept City's offer Made no counter offer. Condemnation is requested in order to prevent a delay in construction

13 Project. Park/Johnston Phase II-Segment 4 (Sharon Road West At South Boulevard
Owner(s). David F Tucker and wife, Ann S Tucker
Property address 8641 South Blvd
Property to be condemned. 9,024 sq ft (0 2072 ac) plus temporary construction easement 3,000 sq ft (0 0689 ac)
Improvements. none
Price. $102,366 00
Reason for condemnation. Property is zoned B-2, vacant, but construction of service station is in process Mr Tucker wants more than double the appraised value and the intersection redesigned to take a lessor amount of property

14 Project. Intersection Improvement-Providence/Alexander/ Rea Roads
Owner(s). Marsha S Foy and Jack R. Foy, and any other parties of interest
Property address 6517 Alexander Road
Property to be condemned. Right-of-Way 7,478 32 sq ft (0 172 ac) plus temporary construction easement 3,823 sq ft (0 0877 acres.) Area in existing right-of-way 1,563 54 sq ft (0 036 acres)

Improvements. brick wall entrance, trees
Price $30,875 00
Reason for condemnation. Zoning R-15, present use residential home Agent met with owner three times, Mr Foy wants approximately double our appraisal value.

APPOINTMENTS TO BOARDS AND COMMISSIONS

27 A Waste Management Advisory Committee - RECOMMENDATION TO THE COUNTY COMMISSION for one unexpired term ending 2/20/92 to replace Robert McGrath, the present representative in the Clean City Committee category The Clean City Committee has recommended Mr. John Spegal, a current member of the Committee, to replace Mr McGrath

Attachment No 12

B Recommend that City Council submit names for two citizen slots on Charlotte-Mecklenburg Functional Consolidation Study Committee

Functional Consolidation Committee

On February 20, the City Council and County Commission representatives to the Functional Consolidation Committee held their first meeting The purpose of the meeting was to

1 Make sure that there was consensus to pursue functional consolidation at this time,

2 Approve a process to study functional consolidation, and

3 Agree upon the composition of the final Functional Consolidation Committee

The Committee agreed to an 11 member committee as follows

3 - City Council members

3 - County Commissioners

2 - Citizens to be named by City Council

2 - Citizens to be named by County Commission

1 - Committee Chair to be jointly appointed by the Mayor and Chair of County Commission

The City Council members and County Commissioners originally assigned to the Functional Consolidation Committee agreed to continue to serve on the full study committee These are

City Council	County Commissioners
Ella Scarborough	Jerry Blackmon
Pat McCrory	Kenneth Andrews
Stan Campbell	Barbara Lockwood

Nominate Two Citizens

The City Council needs to appoint two citizens preferably with a business background and experience in acquisition and mergers of businesses The names are to be placed in nomination at the March 26 Council meeting and votes taken to select the two citizen members at the April 9 meeting. It is anticipated that the first meeting of the full Functional Consolidation Committee will be held the last week of April or early May

Clearances

The Functional Consolidation Committee approved the composition of the Committee

Attachment No 13

ANNUAL REPORT FROM THE BOARD OF TRUSTEES OF THE HEZEKIAH ALEXANDER HOMESITE AND HISTORY MUSEUM TO CITY COUNCIL

February 19, 1990

The Board of Trustees of The Hezekiah Alexander Homesite and History Museum ("Homesite") was appointed by the City Council at its meeting of February 13, 1989 to control policy decisions for the Homesite with the personnel and operations remaining under the jurisdiction of city government. The Board was assigned Assistant City Manager C. Don Steeger as its contact with the City. At the time of the appointment of the Board, there was an on-going feud between the Hezekiah Alexander Foundation, the Auxiliary to the Foundation, and the Docents with respect to who was going to run, control, and set policy at the Homesite. Because of this on-going dispute, the City Council appointed three members to the Board as representatives of the Foundation, three members as representatives of the Auxiliary and Docents, and three neutral members. The neutral members were Patsy Kinsey, Ron Gibson, and Robert Cordle, Chairperson. The Foundation members were Sarah Belk Gambrell, Betty Nisbet and Martha Cooper. The Auxiliary members were Ann Williams and Ann Trotter, and Mary Lynn Bugge served as a Docent representative.

The Board held at least fifteen meetings from March 9, 1989 through February 5, 1990. It has been able to establish a broad policy for the use of the Homesite for outside groups, it has established certain goals for the Homesite, and it has prepared and sent in an application for a Museum Assessment Program with the American Association of Museums. This assessment program is part of the desire of the Board to move the Homesite toward accreditation and to meet the membership requirements of the American Association of Museums.

The Board and Homesite are hampered by the lack of a head curator or Curator III. One matter that the entire Board was in unanimous agreement on was that a qualified head curator should be found and hired. This information was given to Mr. Steeger, and the City began a job search. We are informed that the applications for this position appear to be excellent, but the City Manager's office put the selection on hold until some decision is made by the Council as to the future of the operation of the Homesite under the Board of Trustees.

The Assistant Curator, who has been acting as the head curator for the past year, has done a remarkable job and should be commended for his service under the difficult circumstances

which led up to the appointment of the Board of Trustees and which to a great extent continues today.

There is no question that the Homesite is a great asset for the City of Charlotte. Our thanks should go to the people who originally preserved it and originally raised the money to furnish it. However, these people cannot control the operation of the Homesite forever, and particularly not after there has been a great deal of public money and time invested in it.

By the end of our first year, the independent members of the Board of Trustees (like Council) were "fed up" with the bickering among the opposing forces. To be fair, most of the objections and disruptions came from members of the Board who represented the Foundation, at least one of whom repeatedly stated that she did not recognize the right of the Board to set policy for or control the Homesite despite the City Council's appointment of the Board of Trustees.

All representatives of the Foundation as well as those of the Auxiliary and the Docents love the Homesite and have spent countless hours working for it. However their desire to control it may destroy what all agree is worth preserving.

For example, it is our understanding that there are now two lawsuits pending between the various factions in the Auxiliary as to who will control the Auxiliary, and more importantly to some, the Auxiliary's bank account. The Auxiliary this year gave $5,000 to the Board of Trustees to help fund various programs at the Homesite. The Foundation contributed $1,600, funded the May 20th weekend celebration, and is sponsoring a bridal fashion show.

As a way out of this solution, the neutral members of the Board suggest that the City Council change the composition of the present Board to remove all members who are representatives of the Foundation, the Auxiliary and the Docents. For continuity purposes, the three independent members of the present Board are willing to serve another term. We would suggest that two more independent members be appointed to create a five-member Board whose function is to operate, control and set policy for the Homeplace under the day-to-day control of a curator who would be hired by the City with advice from the Board of Trustees. Thus the Homesite would continue to be run generally as it was this past year, but hopefully without all of the fights between the groups being raised at each Board meeting.

Because representatives of the Foundation, Auxiliary and Docents have so much knowledge about the Homesite, the independent members of the Board do believe that the City Council should appoint certain non-voting advisory members to the Board of Trustees who would be invited to Board meetings for

consulatation and advice, but not for voting purposes. The independent members of the Board would suggest the following three persons be named as advisers to the Board of Trustees: Martha Cooper, as a representative of the Foundation, Ann Williams, as a representative of the Auxiliary, and Mary Lynn Bugge as a representative of the Docents. These three adivsory members could give the Board information from the point of view of all factions, hopefully without getting the Board involved in the fights between the factions.

It is also our recommendation that the members of this Board be appointed on a longer term basis than one year so that all factions will see that the Council has made a decision which will keep the dispute concerning these factions out of City Council meetings. We would also recommend some type of rotating policy so that one or two members of the Board are replaced each year rather than the entire Board being replaced at one time.

Robert B. Cordle
Chairman, Board of Trustees
of Hezekiah Alexander Homesite
and History Museum

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MICHAEL G KNOX
EDWIN C HAM

KANNAPOLIS OFFICE
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KANNAPOLIS NC 28081
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February 23, 1990

Mr. C. Don Steger
Assistant City Manager
600 E. Fourth Street
Charlotte, NC 28202-2841

Re: Annual Report from the Board of Trustees of the Hezekiah Alexander Homesite and History Museum to the City Council--February 19, 1990

Dear Mr. Steger:

I am writing on behalf of three members of the Board of Trustees of the Hezekiah Alexander Homesite and History Museum. These are: Sarah Belk Gambrell, Betty Nisbet, and Martha Cooper. They are the members who represent the Hezekiah Alexander Foundation on the Board of Trustees, and who have been vitally interested in the preservation of the home and the Foundation as far back as 1969. Due to this long experience, they are totally conversant with the financial requirements and administrative responsibilities relating to the successful operation of such a public trust.

On Tuesday, February 20, Mrs. Gambrell, Mrs. Nisbet and Mrs. Cooper received copies of the Report in the mail. Prior to that they had not seen this Report, either in draft or in final form. Furthermore, the contents of the report were never discussed at any meeting of the Board of Trustees. For these reasons, the Foundation members of the Board do not feel that the Report reflects the thoughts and opinions of anyone on the Board except Mr. Cordle.

The Foundation members do not agree with Mr. Cordle's assertion that the people who originally preserved and restored the Homesite should now simply step aside and have no input in its operation. The Foundation and the Auxiliary both are vital to the continued vitality of the Homesite. While all are grateful for what the City has tried to do to maintain the Homesite, the members of the Foundation now feel that it is time to return this responsibility to those who are historically qualified to assume it best.

The vitality of the Homesite depends on the work and fund-raising of private organizations such as the Foundation and the Women's Auxiliary of the Foundation. While the creation of the Board was obviously well intended by the City Council, the Foundation members do not believe that an uninvolved Board of Trustees can be expected to operate the Homesite effectively.

The Foundation members have tried to cooperate to the greatest extent possible to meet the goals and objectives of the Board, as set by the City Council.

Very truly yours,

H. Edward Knox

H. Edward Knox

HEK/sl
HA.1

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February 21, 1990

Mr. C. Don Steger
Assistant City Manager
600 East Fourth Street
Charlotte, NC 28202

RE: Hezekiah Alexander Foundation

Dear Mr. Steger:

This letter is a follow-up to my letter of February 9, 1990, to Mr. White. In that letter I outlined a proposal under which the Hezekiah Alexander Foundation would reassume financial responsibility for the operation of The Hezekiah Alexander Homesite and History Museum.

I understand that you want some further detail on how the Foundation intends to raise the money necessary to support the operations of the Homesite.

As stated in my previous letter, in just a few short weeks the Foundation has received pledges for over $430,000 towards its goal of a $1,500,000 endowment. The Foundation plans to use the monies that have already been pledged to operate the Museum and Homesite while the remainder of the endowment is raised. The Foundation notes that this initial fund (invested at interest) would support the facility by itself for four or five years.

The Foundation has begun a campaign to raise additional private donations from the private sector. The Foundation's committee is headed by Mr. William I. Belk. The committee is also staffed by Mrs. Betty Neisbit and Mrs. Mary Liz Francis.

If the control of the operations of the Homesite and History Museum were turned over to the Foundation under the conditions set forth in the letter of February 9, 1990 to Mr. White, the Foundation would use its current funds to begin operating the Museum and Homesite. The major emphasis

would be to have private companies underwrite well-produced exhibits for the Museum. The Foundation hopes to use these exhibits as the basis for galas and other fund raising events which could be added to the endowment. The Foundation would also hope to host additional fund raising events such as "Dinner on the Grounds" which has been used in the past to raise up to $30,000 in revenues.

In addition to raising money for the endowment of the facility, the Foundation plans to utilize volunteers to take some of the strain off of the paid staff. The Foundation believes that this is all part of an overall program to increase public interest and awareness of the Museum. As public interest and awareness grows, so will the potential for fund raising.

Another source of funds to the endowment is private Foundations which have been established throughout the State of North Carolina. There are approximately 24 large private Foundations which have the authority to contribute funds to historic projects. Large private Foundations are those which have an endowment of at least $1,000,000. This means that those Foundations have at least $100,000 per year to donate to projects such as the Hezekiah Alexander Homesite & History Museum. Aside from these large Foundations there are approximately 150 medium-sized and 300 small Foundations which could also be approached as a source of funds. These private Foundations do not, as a rule, donate their funds to projects which are controlled by State or City Government. Therefore, this is a whole new source of fund raising which has not been available in the past.

The Foundation as a group has a long and successful history of fund raising on behalf of the Hezekiah Alexander Homesite. In the past, the Foundation has been responsible for raising over half a million dollars which was used in the restoration of the Homesite and the beginning of the Museum building.

With this experience as background, the Foundation is confident that it will be able to reach its goal of a fully endowed Hezekiah Alexander Homesite and History Museum within a three year period. As a matter of fact, the Foundation already has sufficient funds to operate the Homesite and Museum for four or five years.

If you have any questions regarding this letter please feel free to address them to me or to Lisa Caddell at 334-6040.

Very truly yours,

H. Edward Knox

HEK/lac
cc: Wendell White

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February 9, 1990

Mr. Wendell White
City Manager
600 East Fourth Street
Charlotte, NC 28202

RE: Hezekiah Alexander Homesite & History Museum

Dear Mr. White:

This letter is in response to your request to the Hezekiah Alexander Foundation, Inc. for a proposal under which the Foundation would reassume financial responsibility for the operation of the Hezekiah Alexander Homesite & History Museum. The Hezekiah Alexander Foundation deeply appreciates all that you and the City have done for the Hezekiah Alexander Homesite and History Museum. This facility always has been greatly valued by the Foundation and will continue to be cherished by them and the citizens of Charlotte.

As you are well aware, the operation of the Homesite through no fault of the City has been the subject of much controversy. With this proposal the Foundation is confident it can put an end to the City's many headaches in operating the Homesite as efficiently as humanly possible under the circumstances.

As additional background, I would like to briefly review the membership, history and accomplishments of the Hezekiah Alexander Foundation. The current Board of Trustees consists of the following members:

Mrs. Charles G. Gambrell
Ms. Lula Faye Clegg - Original Member of Foundation
Mrs. P. H. Cooper - Halifax Convention - DAR
Mrs. James R. Nesbit - Mecklenburg Declaration of Independence DAR
Mrs. Scott Francis - Battle of Charlotte Chapter - DAR
Mrs. Rodney H. Harm - Mecklenburg Chapter DAR

Mrs. Robert S. Hudgins, IV. - Piedmont Patriots - DAR
Mr. William I. Belk
Mr. Vince Connerat
Mr. Robert S. Hudgins, IV.
Mrs. Jack H. Moore
Dr. Lorenzo Walker

The Foundation was established in 1969 with the purpose of restoring and maintaining the Hezekiah Alexander Homesite. The Foundation is the owner of the entire historic collection (furnishings and artifacts) which is maintained at the Homesite. This collection has been valued at $750,000 by several official appraisers.

Among the Foundation's past accomplishments are the completed restoration of the Hezekiah Alexander house, the construction of the Spring house, kitchen, barn and the initial phases of the Museum building. In addition, the Foundation has been responsible for a number of fine and well-attended exhibits at the Homesite. These include:

1. Magna Carta Exhibit
2. Norris Preyer Book signing and reception (Biography of Hezekiah Alexander)
3. Mecklenburg Declaration of Independence Day May 20, 1989
4. Bicentennial of General Assembly of Presbyterian Church - Celebrating nine local churches still active
5. Britannia House
6. Madam Alexander Doll Exhibit
7. "Sew A Fine Seam"

We also financed two other exhibits listed below:

"Thread to Bed" - Artifacts from our collection
After the Revolution

The Foundation continues to build upon the furniture and artifact collection at the Museum. Recent acquisitions include: a collection of prints of Old Charlotte, set of 18th Century Flatware (Sterling), and a set of 8 Benbow of North Carolina chairs.

We note that the operations of the Homesite currently require a total of approximately $40,000.00. We are also aware that there are certain items which are not included in this particular budget detail. These may be line items and other portions in the overall Parks and Recreation budget. These include: grounds maintenance, insurance, and a security system.

The Foundation plans to hire a curator/administrator who would hire appropriate staff for the Homesite. Every consideration would be given to the current staff members who are City employees. The Foundation would also rely upon volunteer and part-time staff to perform any functions on the Museum grounds. The Foundation is confident that it could generate interest in the volunteer programs at the Homesite.

In just a few weeks the Foundation has raised $424,260.00 to begin an endowment fund upon the City's implementation of Option One of Mr. Don Steger's letter of April 11, 1988 (copy attached). To sustain the operation of the Homesite the Foundation will raise additional monies.

The Foundation is confident that with renewed interest and activity at the Homesite the donations and fund raisers will increase as well.

We, therefore, respectfully request that the City turn over the operation of the Hezekiah Alexander Homesite and History Museum to the Foundation upon the following terms:

1. The City recommend that the lease with the Methodist Home be reassigned to the Foundation.

2. The City turn over to the Foundation all budgeted funds for the Homesite remaining for the fiscal year 1989-90, including the reserve funds set aside for a curator who has never been hired.

3. The City agree to reimburse to the Foundation the insured value of the barn which burned in December of 1988.

4. The entire contents of the Museum building including files, records, photographs, reports and equipment be transferred to the Foundation.

If there are any questions regarding the above, please address them to me or to Lisa Caddell at 334-6040.

Very truly yours,

H. Edward Knox

HEK/lac
Enclosure

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Very truly yours,

H. Edward Knox

HEK/lac
Enclosure

CHARLOTTE

April 11, 1988

Mrs. Sara Belk Gambrell, President
Hezekiah Alexander Foundation
300 Cherokee Road
Charlotte, North Carolina 28207

Dear Mrs. Gambrell:

I have reviewed the Foundation's proposal to amend the Hezekiah Alexander agreement. The City stands ready to assist in ensuring that the Homesite and Museum remain accessible to the public; however, I do not feel the terms outlined in the proposal are also in the City's best interests.

I have identified three options which Council may consider for the operation of the Homesite and Museum. From a financing perspective, the City has traditionally funded outside agency requests in one of three ways:

Option 1: The City provides an operating contribution only. Examples of this financing alternative include the Charlotte-Mecklenburg Historic Properties and Youth Involvement Council.

Under this option, the City would terminate its lease with the Methodist Home. The Hezekiah Alexander Foundation may pursue a lease directly with the Methodist Home for the use of the property. Each year, the Foundation can request from City Council an operating contribution for funding the operation of the Hezekiah Alexander Homesite.

Option 2: The City maintains the buildings and grounds, but does not provide staff nor program support. An example of this alternative is the City's arrangement with Discovery Place.

Under this option, the City would retain its lease with Methodist Home and with its cooperation, sub-lease to the Hezekiah Alexander Foundation. City staff would maintain the building and grounds, but no City staff will be assigned to the Homesite. Each year, the Foundation can request from City Council additional financial support for funding the operation of the Homesite.

Option 3: The City maintains the buildings and grounds and provides staff to administer the facilities and programs, but does not provide funds for exhibits and programs. An example of this alternative includes the present Hezekiah Alexander agreement.

The Hezekiah Alexander Foundation has provided the City with amendments to the current agreement. These amendments, in my estimation, further divides authority and responsibility between the City and the Foundation, and which has not proven to be a satisfactory arrangement. The City staff will not recommend this option.

I will be contacting you soon to set up a meeting to discuss these options and a schedule for City Council review. Thank you for your cooperation.

Sincerely,

C. Don Stager
Assistant City Manager

RECEIVED
FEB 28 1990
OFFICE OF THE MAYOR

POYNER & SPRUILL
ATTORNEYS AT LAW
FIRST CITIZENS PLAZA
128 SOUTH TRYON STREET
CHARLOTTE NC 28202
(704) 342 5250
FACSIMILE (704) 342 5264

MARSHALL B HARTSFIELD
RICHARD E THIGPEN JR
GEORGE B BOYLE
CHARLES T LANE
ARCH E LYNCH JR
THOMAS L NORRIS JR
JOHN L CARLTON
MARVIN D MUSSELWHITE JR
ROBERT W WILSON JR
DEWITT C McCOTTER
JAMES B HUNT JR
PAUL E CASTELLOE
REGINALD S HAME
FRANK P MEADOWS JR
JOHN R JOLLY JR
DAVID W LONG
MARK B EDWARDS
MICHAEL B COLO
JOHN A MacKETHAN
JOHN L SHAW
LACY H REAVES
RICHARD J ROSE
CURTIS A TWIDDY
CECIL W HARRISON JR
KENT F CHRISTISON
SAMUEL O SOUTHERN
SAMUEL W JOHNSON
WILLIAM F FEW
WILLIAM S CHERRY JR
ALAN H PETERSON
LEMUEL H GIBBONS
KIM L BAYLESS
F STEPHEN GLASS
MALCOLM E HARRIS
GEORGE L SIMPSON
DIANE DIMOND
H GUY BROOKS
ROBERT B WOMBLE
JEROME R EATMAN JR
H GLENN T DUNN
ERNIE K MURRAY
LEE A SPINKS
NANCY BENTSON ESSEX
SUSANNA K GIBBONS
CRAIG B WHEATON
E JANE HARTNELL
KATHLEEN PEPPER SOUTHERN
SUSAN KELLY NICHOLS
THOMAS D EATMAN JR
ROBERT V BAKER
THOMAS F MOFFITT
SUSANNE F HAYES
LOUIS B MEYER
JODEE SPARKMAN LARCADE
RONALD M MARQUETTE
DAVID DREFUS
RICHARD M THIGPEN
G THOMAS LEE
DOUGLAS H HARTIN
DAVID M BARNES
MARY BETH JOHNSTON
ROBERT O CRAWFORD
ERNEST R BECKFORD
THOMAS H DAVIS JR
JOHN E TROXEL
RANDOLPH C DOW
CORNELIUS W COGHILL
DAVID M WARREN
LAURA A BROUGHTON
ROBERT N SAFFELLE
STEPHEN L CORDELL
CATHY M RUDISILL
CHERYL R YOUNG
BONNIE HELFGOTT FISHER
DONNA SISSON RICHTER
TIMOTHY L McMAHON
HARTIN M BRENNAN JR
LAURIE B GENGO
TIMOTHY P SULLIVAN
DEBORAH L EDWARDS
ANTHONY T LATHROP
HUGH W DAVIS
STEVEN A ROWE
DEANNA R LEEPER
KATHRYN FICKLIN LACKMANN
PAUL H BILLOW
BRADLEY J HERRING

COUNSEL

JAMES M POYNER
FRANK P SPRUILL JR
JAMES T CHEATHAM
JOSEPH A SMITH JR
JOSEPH B CHESHIRE JR
SAMUEL R LEAGER
J ROGER EDWARDS JR
SHELTON JONES

RETIRED

WC HARRIS JR
CHARLES AYCOCK POE

FRANK S SPRUILL
1862 1937
FRANK S SPRUILL JR
1895 1958
JOHN J GERAGHTY
1908-1988
NEWMAN A TOWNSEND JR
1913 1987

OTHER OFFICES

RALEIGH NC
ROCKY MOUNT NC
GREENVILLE NC

004062-003

February 26, 1990

Hezekiah Alexander Foundation
Charlotte, North Carolina

Re: The Methodist Home, Inc./Hezekiah Alexander Homeplace

Ladies:

I am writing this letter at the request of Mr. B. B. Parker, President of the Methodist Home, Inc. As counsel to the Methodist Home, I am authorized to state that the Home would have no objection to changes in the lease between the Methodist Home, and the City of Charlotte provided the Methodist Home is satisfied that all terms and conditions of that certain lease entered into on July 2, 1975, as amended by documents dated March 20, 1984, and December 22, 1986, remain intact and will be compiled with.

Accordingly, when and if some proposal is made for changes in the lease, I will be delighted to review them on behalf of the Home. Please understand, however, that the Home cannot and will not assume any financial commitment with regard to this facility.

Please let me know if you have any questions.

Sincerely,

POYNER & SPRUILL

Mark B Edwards

Mark B. Edwards

MBE/swl

BACKGROUND ON THE CHERRY COMMUNITY ORGANIZATION

On August 7, 1978, City Council approved a Contract Agreement between the City and the Cherry Community Organization (CCO) in the amount of $10,000 to be used for a Housing Conditions Survey within the Cherry Neighborhood Strategy Area. This was necessary in order to prepare a Community Development Plan. A total of 257 structures were surveyed which represented 80% of the structures within the boundary of the Cherry Target Area.

- Acquisition of Cherry Property

  In December 1978 and August 1979 City Council approved City acquisition of land in Cherry from Mr. Brevard Myers and family for $325,000 and from John Dwelle and family for $652,000 totaling $977,000 which included a total of 190 residential units, 21 vacant lots and 2 vacant store buildings.

  The purpose of the acquisition was to work with a non-profit organization to preserve the Cherry community as an affordable housing community, protect it from commercial encroachment, and upgrade the neighborhood to make it self-sufficient.

  The City approved a contractual agreement with the CCO on September 24, 1979, to manage the properties purchased from Dwelle and Myers including collection of rent and maintenance while the properties were under City ownership.

- Disposition of Cherry Property

  On November 19, 1979, the City Council approved the sale of 35 parcels of property totaling 190 residential units to the CCO for $950,600. Under the sales contract the property was to be conveyed to the CCO a few parcels at a time. However, funds became available from the federal government for the construction of 50 public housing units in Cherry. This possibility was discussed with the CCO, and the board agreed that this was a way to replace units which were scheduled for demolition. Since 23 of the 49 housing units purchased by the Housing Authority were already scheduled for demolition, the construction of 50 public housing units resulted in a net gain of 24 units.

- Of the 190 residential units originally purchased by the City:

  - 49 units were demolished and sites were sold to the Charlotte Housing Authority to provide a site for the construction of 50 new public housing units;

  - 14 units were demolished because they could not be repaired or to improve land use (this is 4 more than anticipated in the plan);

- The remaining 127 units were conveyed to Cherry Community Organization of which:

  37 units were rehabilitated, and

  90 units were major repaired.

- Original Program Design

  The original program was designed to stabilize the neighborhood by increasing homeownership in Cherry. The original plan called for properties to be transferred to the CCO, rehabilitated under CCO ownership with funds from a CD rehabilitation loan and sold to low and moderate income persons, primarily those who already resided in Cherry in rental properties. However, after two years, only 18 units had been rehabilitated.

  To determine what problems might exist in the program design, in April 1981, the Community Development Department staff conducted a house-to-house survey of the housing needs of persons living in City-owned properties in Cherry. This survey determined that most Cherry residents did not want to become homeowners and that 39 of the families had incomes in the "lowest of the low" range. The results of this study were compared to socio-economic data regarding the neighborhood. Income data from the 1980 census showed that the incomes of Cherry residents were some of the lowest in the city. The monthly mortgages on the rehabilitated homes in Cherry were averaging $295 per month. It became clear that most Cherry residents could not afford monthly payments of that magnitude, particularly when most of them were used to paying monthly rents ranging from $50 to $120 per month.

- Revised Program Design

  A three Year Plan which redesigned the program was completed by the CDD and approved by City Council on September 14, 1981. The new plan called for less extensive rehabilitation than total gutting of the structure, which had previously been done. To differentiate this approach, it was called "major repair". On February 8, 1982, at HUD's request, City Council agreed to compress the Three Year Plan to a Two Year Plan.

  Under the plan, most of the remaining properties would be transferred to the CCO for use as as rental properties. The plan also pointed out that if the CCO were required to purchase the properties from the City at a price including both acquisition and major repair cost, the rents that would have to be charged in order for the CCO to break-even would be so high that many of the current residents would be displaced. Thus, the plan stated that the City would absorb the cost of the major repairs.

- Sources and Uses of Funds
  To date, the City has spent a total of $2,444,692 which is derived from two sources - $1,467,692 from Community Development Block Grant funds and $977,000 from the General Revenue Sharing Fund.

  The breakdown of the uses of these funds is as follows:

  - City Funded Major Repairs - $653,239

    The plan stated that the City would perform major repairs to most of the properties while under City ownership, write-off the major repair costs and sell the repaired properties to the CCO at the original purchase price the City paid for the properties.

    The last of the major repairs and rehabilitations were completed in 1985. Major repair costs on these 90 units, paid for by the City, totaled $653,239.

  - Loans to the CCO - $1,260,825

    Loans were made to the CCO as follows:

    - $848,536 for the acquisition of 127 units

    - $412,289 for the rehabilitation of 37 units - loans are amortized for 30 years at an interest rate of 3%.

      For units which were rehabilitated and not resold to residents, efforts were made to secure Section 8 Moderate Rehabilitation Certificates. Section 8 Certificates for Existing Housing were secured for qualifying residents.

- Administrative Costs - $530,628

  Management contracts with the CCO over a six-year period (October 1979 - September 1985) totaled $530,628. These annual contracts provided the CCO's administative costs. The City provided technical assistance to the CCO and provided workshops for CCO board members; day-to-day operations of the program were the responsibility of the staff hired by the CCO board. In FY84, their program staff included a Director, Fiscal Officer, Rent Credit Coordinator, Worksite Supervisor and Secretary.

- Operating Costs

  The Two Year Plan had projected that a 15% increase in rents would provide enough income to cover the cost of maintenance, repair, taxes, insurance, escrow of funds for future repairs and mortgage payments. It also projected that a rent increase of $27 per unit would provide $50,000 in operating expenses for the CCO office. Even with that amount of increase, the rents would still have been affordable to Cherry residents because of the low rents originally being charged for these units. On April 9, 1984, the CCO board adopted a minimum rent of $100. Since this was more than proposed in the Plan, it was anticipated that action would have produced a rental income adequate to cover all operating expenses, property maintenance, mortgage payments and office staff.

  The last evaluation of the annual management contracts with the CCO which was prepared on August 10, 1983 showed that the CCO was repaying the City at the established rate and had repaid a total of $128,487 since 1979.

A total of $2,444,692 was expended by the City to the CCO in major repairs, loans and administrative cost.

- Program Completion
  In August of 1985, the Charlotte Housing Authority completed the construction of 50 units of public housing in Cherry. At that point all of the remaining 127 units had been brought into standard condition through rehabilitation or major repair. Also, in August of 1985 the City transferred the last block and parcel as part of the 1979 Land Sales Contract, and the Management Agreement between the City and the CCO terminated. All work described in the Two Year Plan had been completed.

  Projections of cash flow from the CCO properties both by CDD staff and an outside consultant indicated that the program should be self-supporting. Thus, a management contract between the City and the CCO was no longer needed and was not renewed for FY86.

  Also, at that time the CCO was still repaying the City according to the established agreements.

- Management of Assets

  During the last year of the management contract with the City which was scheduled to end September 30, 1985, the CCO experienced some turnover in their management positions. In February 1985, the Director resigned, in March the Rent

Credit Coordinator resigned, in April the Fiscal Officer's position was cut to a part-time position and in June the Fiscal Officer resigned. No staff was hired to replace the persons who left except a part-time fiscal officer.

In June, 1987, McArthur Elliot & Company, CPA's, audited the accounting records of the CCO for the period of June 1, 1985 through March 31, 1987. There were many findings including undocumented payments of bills, payroll records incomplete, cash receipts not documented, unable to make a list of all property owned by the CCO and how much it cost, and rehabilitation loans were not booked in the financial records. It was recommended that the CCO get the records in order, obtain funding for additional staff needs, and set down goals for the future. The Income Statements for the years ended in 1985 and 1986 showed net losses of $39,992 and $47,070 respectively.

Current Status

In January of 1989, a letter was sent by the Community Development Department to Phyllis Lynch, President of the CCO, advising her of the delinquent loan status in the amount of $34,000 as of December 1988 and requesting a response for a corrective course of action. Options under consideration at that time included hiring a professional property manager to collect rents, make payments and ensure proper maintenance of the property, and refinancing the existing mortgages including delinquent payments, thereby bringing everything current.

In February of 1989, the City had an outside consultant, Roger Frankoff, review the operating statements of the CCO for the purpose of determining the need to restructure the debt which CCO owes to the City.

This analysis of information provided by the CCO to the City indicated that the current rental operations were producing cash flow that should be more than adequate to service the City's existing debt. The financial information revealed a net operating income of $140,000 for 1988 vs. an annual debt service requirement to the City estimated at $100,000 per year.

City staff has been negotiating with the CCO to resolve the problems since March 1989.

The balance on loans due as of January 25, 1990 is $73,639. The outstanding principal balance on all 28 loans is $950,394. Of the 127 units originally conveyed to the CCO, 28 units are boarded-up and not usable due to City housing code violations, and 18 buildings are under civil penalty for a total of $60,450 in fines by the City.

On March 26, City staff will briefly summarize several options being considered and recommend that this matter be referred to the Community Development and Housing Committee for review.

ADVISORY COMMITTEE ON CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT POLICIES

1. Mr. Crowder Falls, Chairperson
   Managing Partner, KPMG Peat Marwick
2. Ms. Sarah McAulay
   Mayor, Town of Huntersville
3. Mr. Doug Boone
   President, Crosland Land Company
4. Mr. Otis Crowder
   President, Crowder Construction Company
5. Mr. Allen Brown
   President, First Colony Corporation
6. Mr. Jim Ewers
   Architect in private practice and President of the Derita/Statesville Road Community Organization
7. Mr. Sam Smith
   President, Trust Systems Inc.
8. Mr. Charles Baker
   Executive VP, HDR Engineering and Chairman of the NC Environmental Management Commission
9. Ms. Beverly Earle
   Staff Assistant, Bell South Services
10. Mr. Gary Knox
    Knox Realty and President of North Mecklenburg Chamber of Commerce
11. Mr. Wilfred Neal
    Director of Asset Accounting, Duke Power
12. CFC Representative
13. CFC Representative

March 16, 1990

1990 ZONING ORDINANCE PUBLIC HEARING CALENDAR

PUBLIC HEARING DRAFT DEVELOPMENT — *PUBLIC HEARING PHASE*

PARTICIPANTS	1990 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	1990 DEC	1991 JAN	FEB
STAKEHOLDERS														
o New Zoning Ordinance Review		INTERIM REPORT			FINAL REPORT									
o Technical Evaluation														
PLANNING COMMITTEE														
o Public Hearing Draft Review														
o File for Public Hearing(s)								<>						
o Recommendation														
PLANNING STAFF														
o Research														
o Publish Public Hearing Draft							RELEASE DRAFT							
o Remapping Process			STAFF REVIEW											
o Notice / Information Workshops							O	O						
o Adoption Process Mangement														
PLANNING LIAISON COMMITTEE														
o Monitor	•	•	•	•	•	•	•	•	•	•	•	•		
ELECTED OFFICIALS														
o Workshops				O	O	O	O	O						
o Public Hearings on Ordinance									◆	◆				
o Decision														

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA CALLING FOR A PERIODIC REVIEW OF THE PURPOSE AND ACCOMPLISHMENTS OF APPOINTED BOARDS, COMMITTEES, AND COMMISSIONS.

WHEREAS, the Mayor and City Council find it appropriate to conduct periodic comprehensive reviews of each standing board, committee, and commission to which they make exclusive appointments, for the purpose of assessing whether said board, committee, or commission should either be renewed, dismantled, expanded or its charge redefined; and

WHEREAS, the Mayor and City Council would like to establish an orderly procedure whereby a selected number of these boards, committees, and commissions are reviewed in depth each year so that all do not come up for consideration at once.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, in regular session duly assembled:

1. That the following schedule is approved for the in-depth review of standing Committees, Boards, and Commissions, beginning on January 1, 1984.

   Group A. 1984
   Advisory Parks Committee
   Airport Advisory Committee
   Charlotte Boxing Commission
   Certified Development Company - Board of Directors
   Civil Service Board

   Group B. 1985
   Charlotte Clean City Committee
   Historic District Commission
   Housing Appeals Board
   Municipal Information Advisory Board
   Parade Permit Committee

   Group C. 1986
   Safety Action Committee
   Sister Cities Committee
   Taxicab Review Board
   Tree Advisory Committee
   Charlotte Uptown Development Corporation

   Group D. 1987
   Zone Wrecker Review Board
   Zoning Board of Adjustment
   Citizens Hazardous Waste Committee
   Charlotte Housing Authority
   Auditorium-Coliseum-Civic Center Authority

2. That the above schedule will be repeated in the years 1988, 1989, and beyond unless altered by City Council action.

3. That the review would occur in the year indicated during an informal session of the City Council as scheduled by the Committee Chairperson in conjunction with the City Clerk and the City Manager's Office.

4. That the review would entail an oral presentation by the Chairperson on the purpose, activities, accomplishments, and future projects of the Board, Committee, or Commission, and a discussion of consequences should the Committee membership be reduced or expanded or should the Committee charge be redefined.

RESOLVED, this the 13th day of June, 1983.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney

CERTIFICATION

I, Pat Sharkey, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 13th day of June, 1983, the reference having been made in Minute Book 80, and recorded in full in Resolution Book 19, at Pages 260-261.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 14th day of June, 1983.

Pat Sharkey, City Clerk

SUMMARY
PUBLIC INVOLVEMENT PROCESS FOR
SHIFT IN MEDIAN OPENING ON BEATTIES FORD ROAD

A meeting with the property owners and Citizens Project Group was held on Tuesday, February 27, 1990. Staff presented several concepts for relocating the median opening and recently collected additional traffic data.

Driveway access counts were collected on seven consecutive days from 9:00 a.m. to 9:00 p.m. at The Market Place, Metrolina Funeral Service, Inc., Reeder Memorial Baptist Church, and Scapes Alive. The driveway counts indicate that an average of 242 vehicles per day access The Market Place. Of this number, an average of 115 vehicles make left-turns into the business and 74 vehicles make left-turns out of the business. Also, the driveway counts indicate that an average of 15 vehicles per day access Metrolina Funeral Service, Inc., and two vehicles per day access Scapes Alive. Volumes of traffic accessing these three businesses were relatively consistent during the week except on Sunday when a drop in volumes occurred. Traffic volumes accessing Reeder Memorial Baptist Church average 69 vehicles per day. However, 265 vehicles of the 485 total for the week utilized their driveway on Sunday. Of this number, 241 vehicles make left-turns into the church, and 17 vehicles make left-turns out of the church. Staff does not feel turning volumes at any property are significant. Regardless of where a median opening is provided, U-turns, if required to access a property, can be safely accommodated.

The concepts for relocating the median opening are listed below. All concepts are safe from a design standpoint. Staff considered the concept of widening the proposed mid-block median opening to accommodate all of the property owners. However, this concept was discounted due to safety concerns.

1. Shift the opening to accommodate left-turn access to The Market Place and Metrolina Funeral Service, Inc. This action eliminates left-turn access to Reeder Memorial Baptist Church and Scapes Alive. Approximate Cost - $6,500

2. Shift the opening to accommodate left-turn access to Metrolina Funeral Service, Inc., The Market Place, and Scapes Alive. Reeder Memorial Baptist Church could also have access to the median opening, provided an agreement for joint driveway use could be worked out between the church and funeral home. Approximate cost - $10,000

3. No change to the location of the proposed median opening. The median opening will provide left-turn access to Metrolina Funeral Service, Inc., Reeder Memorial Baptist Church, and Scapes Alive.

Concept No. 2 was developed and discussed at the February 27, 1990 meeting. Staff and the Citizens Project Group preferred this concept since left turn access could be provided to all properties. Reeder Memorial Baptist Church representatives later indicated they disapproved this concept since their left-turn access would rely upon an agreement with another property owner.

Concept No 3 (original) could provide left-turn access to all four driveways if a joint driveway agreement could be reached between The Market Place and Scapes Alive. However, the owner of Scapes Alive indicated he is unwilling to allow such an agreement.

Staff and the Citizens Project Group do not have a strong preference among the various concepts considered. The original location (Concept No. 3) was chosen because it was approximately midway between two intersections where openings are provided. The data collected regarding left-turn access does not indicate a change in the median opening location is necessary from a safety standpoint. Since the median opening location was presented at the final public meeting, designed, and was discussed in right-of-way negotiations (although not an actual basis of compensation) there are advantages to leaving the location where originally proposed, and avoiding additional costs. Therefore, staff and the Citizens Project Group recommends no change to the median opening.

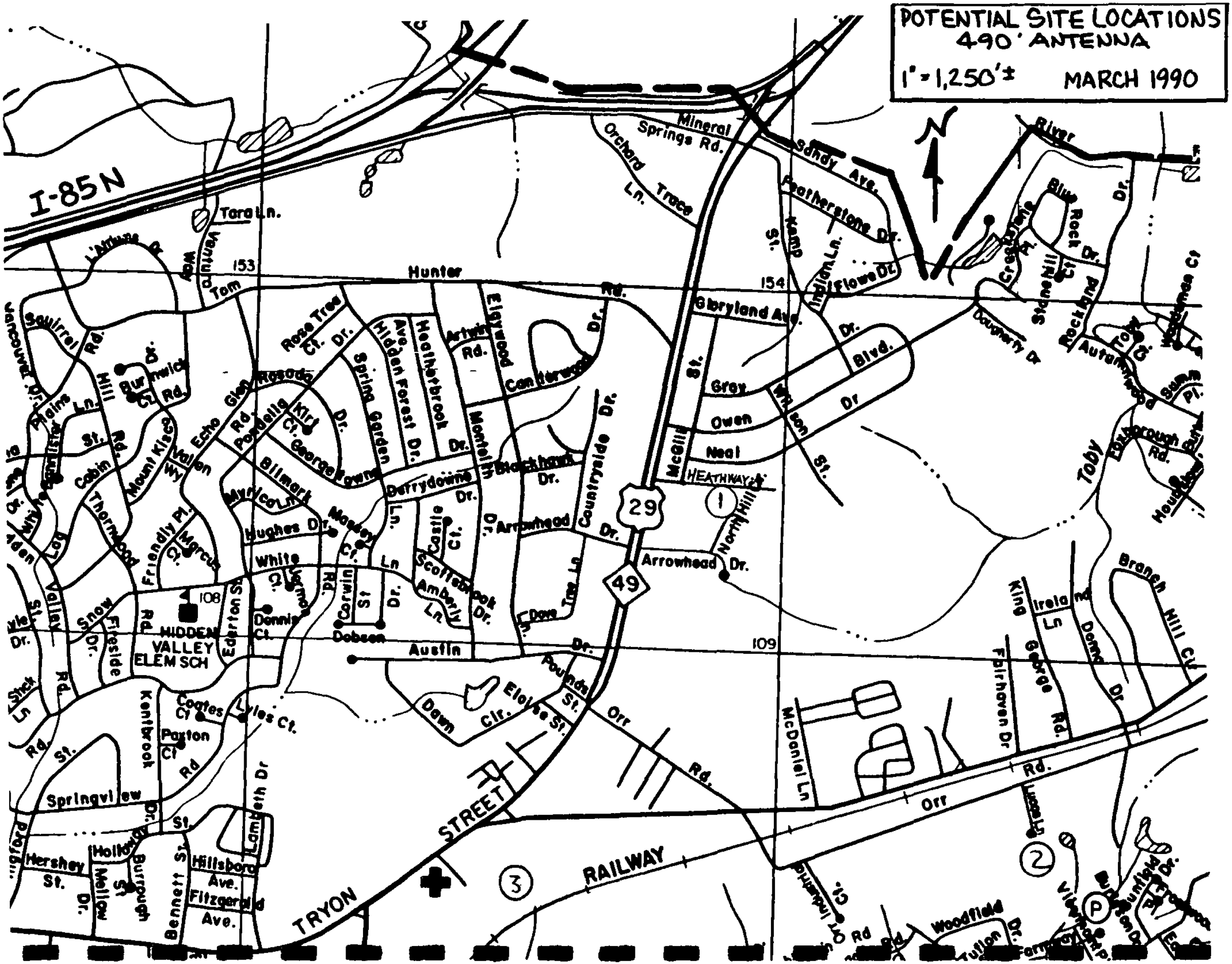
Citizens representing The Market Place, Reeder Memorial Baptist Church, Scapes Alive, Piedmont Grading and Wrecking Company, and Gert's Li'l Diner (located just south of the convenience store) requested that Council consider removing the planted median from Cindy Lane to the originally proposed median opening. This would be a safe design. The Citizens Project Group and Staff strongly recommend retaining the median. The streetscape of the road is seen as an important building block in revitalization of the area. Removal would create a five-lane street cross section and break the visual character of a median divided boulevard. Additionally, removal of the median would create pressure for non-residential rezoning and land use. The 2005 Generalized Land Use Plan adopted by Council proposes long-term land use in this area as residential. The Northwest District Plan also proposes this land use.

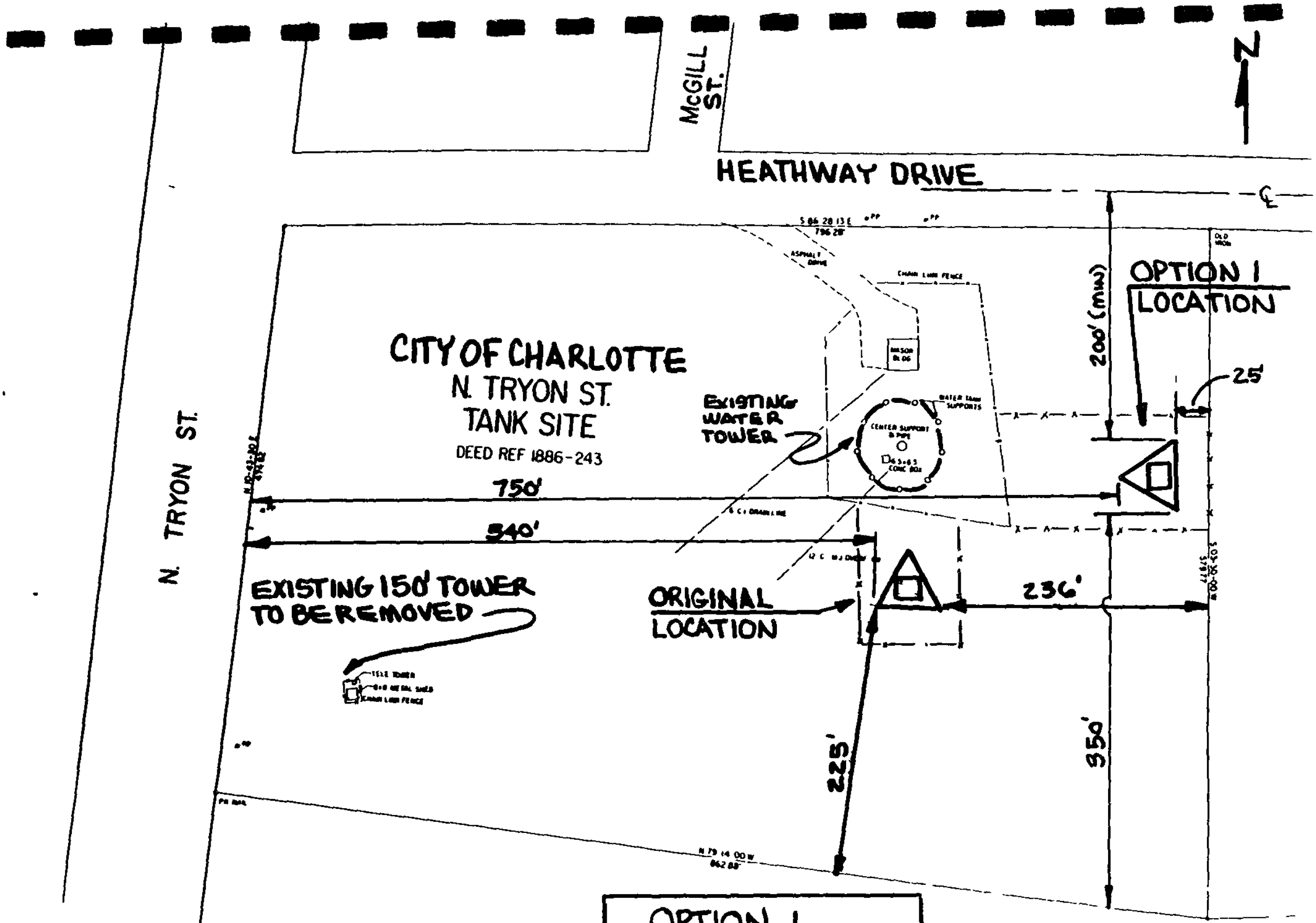
Nominees for Citizen's Committee
Beatties Ford Road Widening

NAME	ADDRESS	PHONE	REASON FOR NOMINATION
1. Paul Holmes	3840 Beatties Ford Rd.	393-5388	Resident on Beatties Ford Rd.
2. Elloree Erwin	1726 Woodvalley Drive	394-2605	Northwood Estates Resident
3. L. C. Coleman	1470 Plumstead Road	392-3149	Washington Heights Resident
4. Bob Person	1712 Madison Avenue	377-6178	Trustee - Friendship Baptist Church
5. Stanley Crawford	2137 B Avenue	392-0522	Wilson Hts. Church of God (Reverend)
6. Nathaniel Z. Edwards	3201 Beatties Ford Rd. (Business)	392-6906	Owner of Edward's Barber Shop

ALTERNATES

1. Wayland Jones	1727 Vantage Place	392-2967	Northwood Estates Resident
2. Richard Lancaster	513-2B West 8th St.	376-5910	Friendship Baptist Church Member

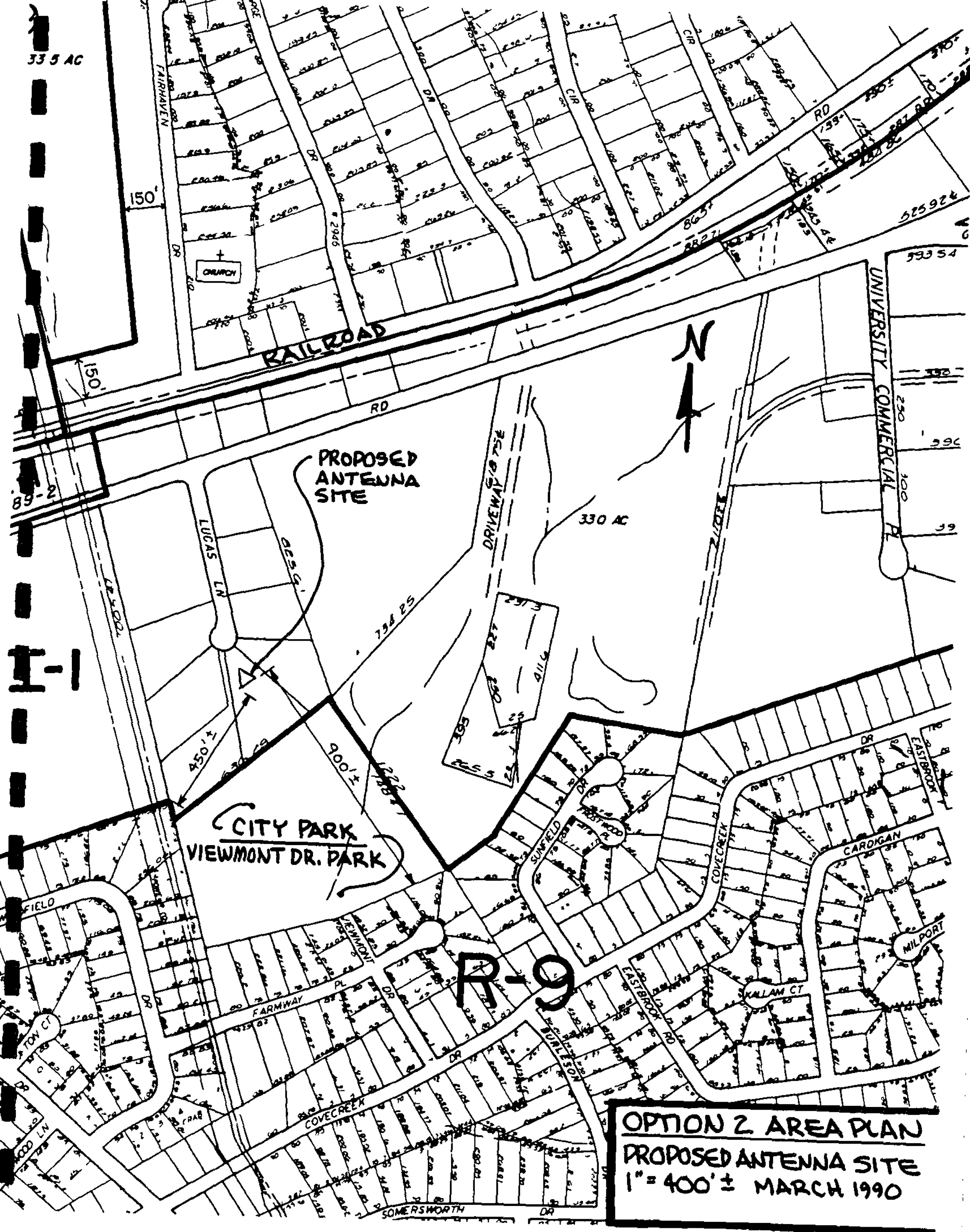

POTENTIAL SITE LOCATIONS
490' ANTENNA
1" = 1,250'±
MARCH 1990
N
I-85N
Mineral Springs Rd.
Orchard Ln.
Trace
Sandy Ave.
Featherstone Dr.
River
Blue Rock Dr.
Tara Ln.
Hunter Rd.
153
154
Glbryland Ave.
Indian Ln.
Flowe Dr.
Douglas St.
Dr.
Blvd.
Grey
Owen
Neal
Wilson St.
McGill St.
HEATHWAY
Douglas Dr
Rockland
Autumnwood
Toby
Eaglebrook Rd.
Houghton
Squirrel Rd.
Vancouver Dr.
Hill
Burnwick Ct.
Rd.
Plains Ln.
Cabin Rd.
Mount Kisco
Thornwood
Friendly Pl.
Marcus
Valley
Snow Dr.
Fireside Rd.
HIDDEN VALLEY ELEM SCH
Edgerton St.
Rose Tree Ct.
Dr.
Glen Rosada
Echo Rd.
Pondella Ct.
Kirk Dr.
Georgetown
Spring Garden
Hidden Forest Dr.
Ave.
Heatherbrook Dr.
Artwin Rd.
Elgywood
Centerwood Dr.
Montella
Blackhawk Dr.
Countryside Dr.
Billmark
Myrtle Ln.
Derrydowne Dr.
Hughes Dr.
Mason Ln.
Castle Ct.
Arrowhead Dr.
North Hill
Arrowhead Dr.
White Lorna Rd.
Corwin St
Scottsbrook Dr.
Amberly Ln
Dove Tree Ln.
Dennis Ct.
Dobson
Austin Dr.
109
Pounds St.
Elaine St.
Dawn Cir.
Orr Rd.
McDaniel Ln
Fairhaven Dr
George Rd.
King
Ireland Ln
Donna Dr
Branch Hill Cir
Coates Ct.
Lyles Ct.
Parton Ct
Kentbrook Rd
Springview Dr.
Lambeth Dr
Hershey St.
Holloway St.
Mellow St.
Burrough St.
Bennett St.
Hillsboro Ave.
Fitzgerald Ave.
TRYON STREET
RAILWAY
Orr Rd.
Lucas Ln
McDaniel Ln
Woodfield Dr.
Fulton Dr.
Farmingdale
Village
Burnham Dr.
Sumnitch Dr.
Pl.
Ln
Rd
St.
Dr.
Ave.
Ln.
Ct.
Pl.
Cir.
Blvd.
29
49
1
2
3



OPTION 1

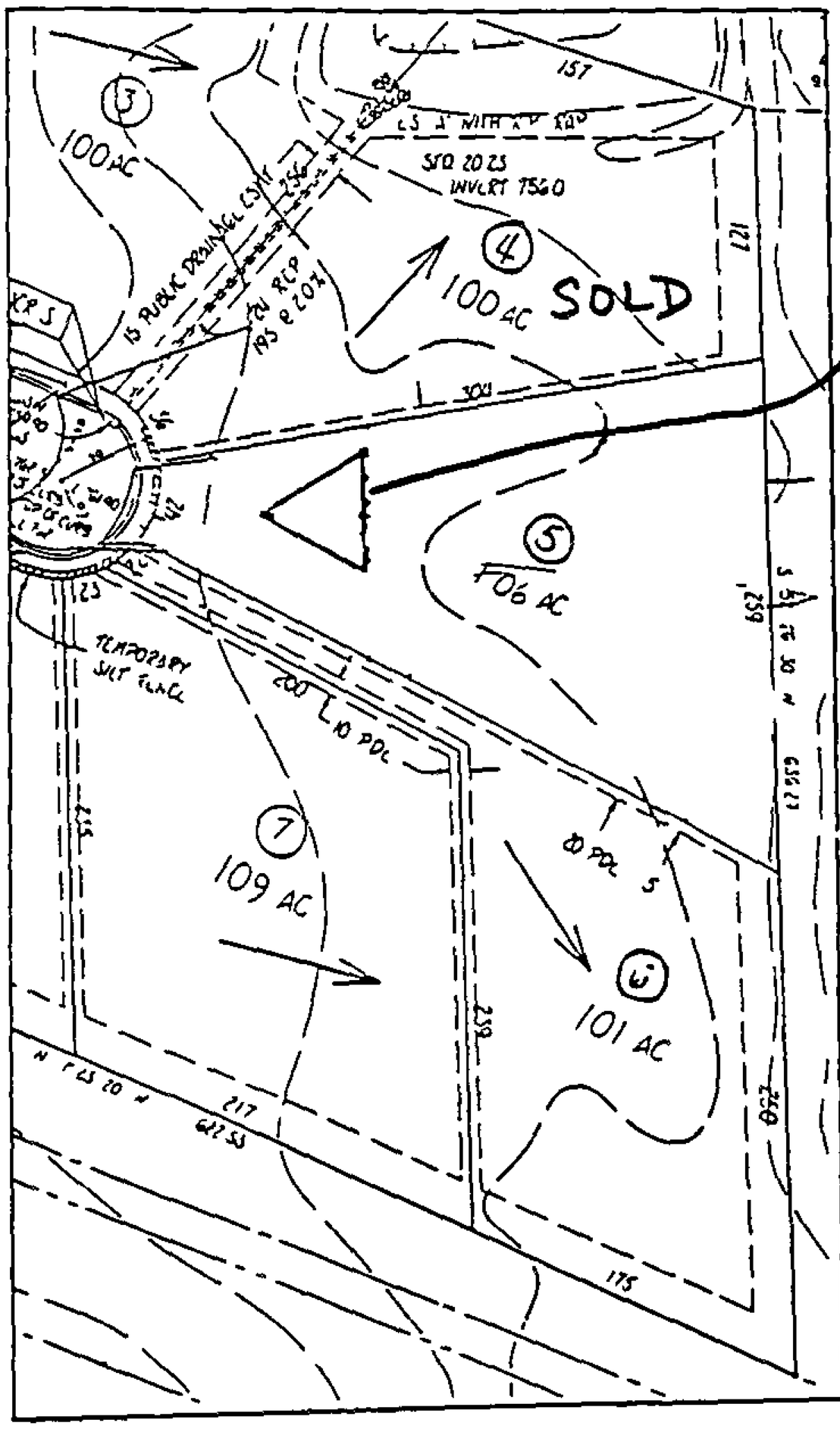
PROPOSED ANTENNA SITE PLAN

1" = 100' MARCH 1990


33.5 AC
FAIRHAVEN DR
150'
CHURCH
RAILROAD
RD
150'
89-2
PROPOSED ANTENNA SITE
LUCAS LN
330 AC
DRIVEWAY
UNIVERSITY COMMERCIAL PL
I-1
450'±
900'±
CITY PARK
VIEWMONT DR. PARK
R-9
FARMWAY PL
VIEWMONT DR
COVECREEK DR
BURLESON DR
EASTBROOK RD
KALAM CT
MILPORT
CAROLGAN
SOMERSWORTH DR
OPTION 2 AREA PLAN
PROPOSED ANTENNA SITE
1" = 400'± MARCH 1990

AVAILABLE

LUCAS INDUSTRIAL PARK
CHARLOTTE, NORTH CAROLINA



* 1 - 3 acres
* Zoned I-1
* Utilities on-site
* Cleared and level
* Metal buildings welcome

CITY PARK
FOR SALE

Lot ~~5~~ 6	$50,000
Lot 5	$60,000

contact: Charlie Ellis

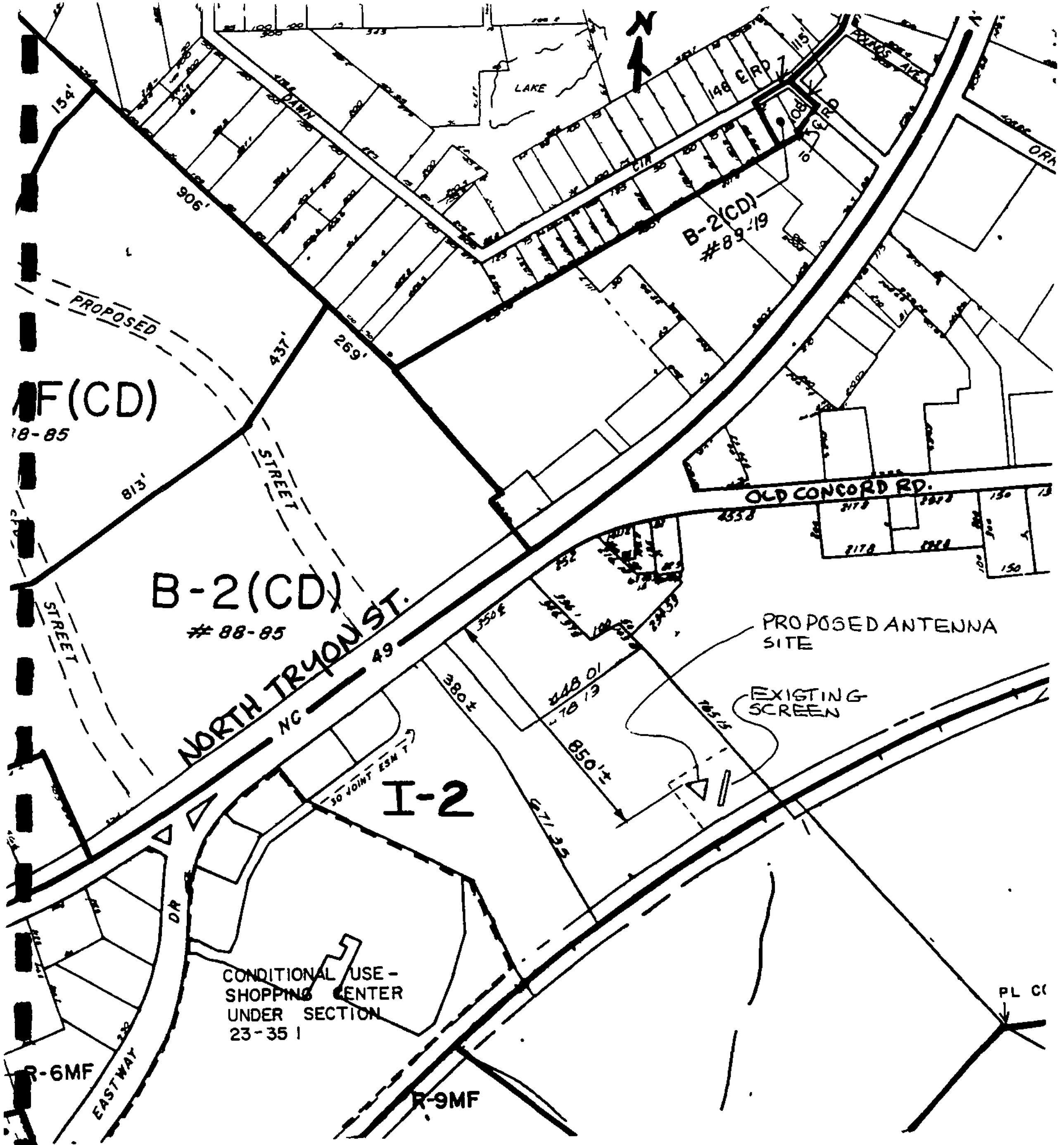
OPTION 2 SITE MAP
PROPOSED ANTENNA SITE
1" = 100' ± MARCH 1990

Collett & Associates

Commercial Real Estate

320 South Tryon St. • Suite 202 • Charlotte, North Carolina 28202 • Phone (704) 376-6523

All information furnished regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease, or withdrawal.



OPTION 3
PROPOSED ANTENNA SITE
1" = 400' ± MARCH 1990

March 1990

490 FOOT ANTENNA TOWER
COST REVIEW OF ALL POTENTIAL SITES IDENTIFIED

1) 270 Heathway Drive (original site - tower moved to farthest distance from N. Tryon St.)

Acquisition Cost:	$ 0
Move Tower:	$ 0
Soil Testing:	$ 2,500
Landscaping:	$ 5,000
Paving:	$ 1,000
Fencing:	$ 1,000
TOTAL	$ 10,500

Property Size:	10 Acres
Property Zoned:	B-2
Ground Elevation:	790 Feet ASL

2) Lucas Lane (off Orr Road)

Acquisition Cost:	$ 60,000
Move Tower:	$ 4,200
Soil Testing:	$ 3,500
Landscaping:	$ 1,000
Paving:	$ 1,000
Fencing:	$ 1,000
TOTAL	$ 70,700

Property Size:	1.06 Acres
Property Zoned:	I-1 Three (3) sides R-9 Rear property line
Ground Elevation:	762 Feet ASL

3) Morningstar Storage 5448 N. Tryon St.

Acquisition Cost:	$110,000 est.
Move Tower:	$ 4,200
Soil Testing:	$ 3,500
Landscaping: (remove Screen)	$ 10,000
Paving:	$ 500
Fencing:	$ 1,000
TOTAL	$129,200

Property Size:	2.0 Acres
Property Zoned:	I-2
Ground Elevation:	768 Feet ASL

4) University Industrial Park I-85 / US 29
(Owner recently advised he is not willing to sell one or two acre site).

Acquisition Cost:	$110,000
Move Tower:	$ 4,200
Soil Testing:	$ 3,500
Landscaping:	$ 4,000
Paving:	$ 10,000
Fencing:	$ 1,000
TOTAL	$132,700

Property Size:	2.0 Acres
Property Zoned:	I-1
Ground Elevation:	760 Feet ASL

5) General Commerce Center (off Orr Road)

Acquisition Cost:	$200,000
Move Tower:	$ 4,200
Soil Testing:	$ 3,500
Landscaping:	$ 5,000
Paving:	$ 1,000
Fencing:	$ 1,000
TOTAL	$214,700

Property Size:	4 Acres
Property Zoned:	I-1
Ground Elevation:	765 Feet ASL

March 1990

SITE EVALUATION FOR 490 FOOT TOWER

The following is a summary of the ten (10) sites evaluated by the Real Estate Division, Radio Division, and Planning in search for an alternate tower site as directed by the City Council. We used criteria established by the Radio Division and comments e pressed by Council to locate acceptable alternate sites.

1) Heathway Drive (original site - tower moved to farthest distance from N. Tryon St.) Acceptable

Meets Radio Division criteria. This will increase the distance and buffering from N. Tryon St. corridor.

2) Lucas Lane (off Orr Road) Acceptable

Meets Radio Division criteria however does not meet the desired buffering from adjacent property/Orr road. Property is adjacent to Neighborhood Park (zoned R-9) Lot is 1.06 acres.

3) Morningstar Storage Acceptable
Referred by Jim Beason, owner

Meets Radio Division criteria. Owners will sell required acreage at the rear of the property. (approximately 2 acres). Will require disassembly of theater screen. Tower will be located 1,000 ft from N Tryon Street behind GMC Training Center.

4) University Industrial Park Acceptable
Referred by Mr Shaheen of Lormic Development

Meets Radio Division criteria. Realtor is not interested in selling property for tower on I-85 portion of the site. Roadway to that area has not been developed.

5) General Commerce Center (off Orr Road) Acceptable

Meets both criteria from Radio and Council Comments. Will only sell 4 acre lot in rear of the development.

6) North Hill Commerce Center (Adjoining Original Site) Unacceptable

Referred by Mr Shaheen of Lormic Development

Owner will swap property for frontage of Charlotte/ Mecklenburg Utility property, however site is 60 feet(+/-) lower than original site. The site is not level, site development cost is greater and the cost to raise the tower and the evaluation of tower RF coverage are still unknown, but are anticipated to be very costly since all additional tower height must be engineered and added to the tower base.

7) Future WTVI Tower location. Unacceptable
Referred by Jim Lutrell (WTVI Engineer)

Does not meet Radio Division criteria, property located near Cabarrus County line (Caldwell Road). Site elevation low (675 foot). Property has not been purchased.

8) 1301 E change Street Unacceptable
Referred to City by Optima Really

Does not meet Radio Division criteria. Property located in North West Charlotte quadrant, near the Douglas Municipal Airport east-west runway glide path.

9) Hart Reality Unacceptable

We have located 47 acres on Orr Road, however the owners will only sell the entire 47 acre tract of land.

10) UNCC property off Harris Blvd Unacceptable
Referred by Mr. Shaheen with Lormic Development

Does not meet the criteria for the Radio Division. Site is greater than ten (10) miles from simulcast site and has low ground ASL.

11) Sunset % Beatties Ford Unacceptable
Referred by Jim Carter, Real Estate Agent

Property is outside the survey area and adjacent to residential property.

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE March 21, 1990

FROM David A. Howard
David A. Howard
Community Planning
Manager

TO Ed Sizer, Director
General Services

SUBJECT N. Tryon Radio Tower Sites

Planning Commission staff has reviewed the sites under consideration and has the following comments:

1. Lucas Lane Site
The Lucas Lane site is very tight for construction activities. It will be difficult to screen even the lower portions of building and tower since the driveway will generally line up with Lucas Lane, allowing direct view from Orr Road. There is no existing screening on the site. The City-owned play field is immediately adjacent to the south side of this site, with a minimal tree screen between the two. This site is closest to existing residential neighborhood.

   Staff finds the Lucas Lane site particularly unsuitable.

2. Old Drive-in Theatre Site
The old drive-in theatre site is quite visible from N. Tryon Street. There is a good tree screen on the south side, but only a tree row to the east and north. The mini-storage warehouses are to the west. Staff believes this site has no advantages over the modified water tank site.

3. I-85 Site
The I-85 site is very close to the interstate highway and will dominate any view for passing motorists. There is no road leading to the actual site so an on-site review was not made. However, it appears that the open ground to the south would make the lower part of the building and tower visible from the U.S. 29/I-85 connector.

4. General Commerce Center Site
The site within the General Commerce Center, under construction off Orr Road, is the most acceptable of the alternative sites, but is quite expensive. It has a heavy tree cover. In addition, there are numerous buildings between the site and Old Concord Road. However, the tower would be directly in the view of drivers north bound on N. Tryon Street.

Planning Commission staff continues to support the original site. The City already owns the land, and there is already a water tank there. The tower would be no more visible at the original site than at any of the alternative locations.

DAH/TD:sls

March 20, 1990

PLAZA PARK PROJECT
TRYON AND TRADE

BACKGROUND

In 1979, the City of Charlotte undertook a major replanning effort for its uptown, or "central area". A contract was awarded to RTKL Associates, Inc., of Baltimore, to provide a comprehensive plan and an implementation strategy for the city's core. This plan addressed three residential areas, the governmental complex, and the office/retail core.

Completed in November 1980, the plan stressed capitalizing on the healthy economic condition of Charlotte's central business district by continuing the district's logical development and by adding 24-hour-a-day vitality through the enhancement of cultural, residential, entertainment, and recreational facilities. The plan also proposed the construction of the transit mall and an urban park at the southwestern corner of Tryon and Trade Streets to reinforce the identity and sense of place at Trade and Tryon, the crossroads of the uptown area.

On April 28, 1981, the voters of Charlotte approved a bond package that provided 8.6 million dollars for the construction of the Transit Mall and Plaza Park projects. The same vote resulted in approval of the reconstruction of Trade Street into a tree-lined boulevard with a landscaped median. In addition, approval was also given for construction of Church and College Street connectors required to divert auto traffic away from Tryon Street.

Subsequently, the City of Charlotte sponsored a design competition to select a designer for the Transit Mall. The firm of Skidmore, Owens, and Merrill was chosen. Construction of the mall was completed for a formal opening on Thanksgiving Day, 1984. Design and development of the urban park, however, was not included in the Transit Mall contract due to a lack of consensus on a design concept and land acquisition problems.

PRE-DESIGN

The next design step did not occur until late 1985, when City Council approved a Design Program involving setting up a Citizen's Design Committee, defining a designer selection process and laying out the design procedure. The Design Committee membership includes the following:

- Bev Webb, Chairman (Historic Assets)
- Bill Williamson (Public Art)

- Chuck Duncan (Retail)
- Terry Hogan (YWCA)
- Hamilton McKay (Queen's Table)
- Lee McLaren (Landscape Architecture)
- Joddy Peer (Architect)

In May 1986, a design workshop was sponsored by the Citizens Design Committee for the purpose of defining a direction for a future park at the corner of Trade and Tryon Streets.

Participants in the workshop were David Lewis, Roy Gindroz, Philip Morris, Holly Whyte, and Charles Hight all noted experts in urban design. This group toured the Uptown area, met with property owners, civic leaders and public officials, and then formulated their design recommendations. A formal presentation was given at an afternoon session attended by the public at large.

The results of the workshop yielded a design philosophy and policy program for the development of the park. The guidelines called for a duel phased approach for designing the Square. The first was to develop the specific Plaza Park site. The second, called for establishing urban context guidelines for the entire contextual "Square" setting. A document entitled "Plaza Park Design Program" was prepared based upon the design workshop results and recommended to City Council for adoption.

In July 1986, City Council adopted the Plaza Park Design Program report which has directed the design process to date.

By the spring of 1987, all the on site buildings had been removed.

CONCEPT DESIGN

In October of 1986, the design firm of Danadjieva and Koenig Associates (D&KA) was selected to design the Park. A $30,000 reimbursable services contract was signed to enable D&KA to assist with initial citizens involvement efforts related to park design. This effort included several workshops attended by the Design Committee members and Elected Officials as well as civic and business representatives.

In March of 1987, a $167,065 contract for conceptual design services was signed. This contract included $102,040 for park design and $65,025 for design of the larger area of the Square.

In April 1987, Danadjieva and Koenig Associates presented three design programs for Plaza Park including a budget pricing analysis. This analysis indicated a probable project cost of $2.75 million for all three programs. This information was presented to City Council together with a reiteration that the public construction dollars were set at $1 million. Council concurred that the designers should proceed with a design program leading to the selection of one of the options or a variation thereof. This assumed any cost above $1 million would be provided for privately. It also assumed a phased construction program

may be required with the City using its funds to construct the water feature.

In May of 1987, D&KA met with the Citizens Design Committee to develop design options for consideration by City Council.

On June 25, 1987, D&KA conducted a workshop with City Council to review their proposal for the future development of the Plaza Park site. The meeting enabled D&KA to fully explain their intentions for the Square, while allowing Council members a chance to comment on the design direction for the project.

As a result of City Council's positive reaction to the D&KA proposals, the design process proceeded into further design development, centering on a single concept highlighted by a major water feature and space for historic expression together with two small fountain areas.

In August of 1987, Council was asked to approve this design concept. Additional questions concerning design details were raised relative to cost, size, and materials.

On September 28, 1987, staff presented a concept modification proposed by D&KA to Council that addressed budget concerns. This involved dividing the project into several phases with the first phase estimated to cost from $1.35 million to $1.8 million. Council reached a consensus to proceed with design work as follows:

a) Complete a schematic design including updated cost estimates for a fee of not to exceed $28,000. Included was a wind study.

b) Assume a Phase 1 construction budget of $1.45 million (includes the major water feature).

c) Reduce the water feature to approximately 24 feet in height and reduce its area by 25% as a cost cutting measure. The water feature is to be granite faced.

In December 1987, Interstate Tower project litigation of a private nature resulted in all design work on the Park to be stopped during 1988 except for completion of the wind study.

A wind study was completed by ARES Wind Engineering (Raleigh, N.C.) at a cost of $2,650. The study indicated no significant wind problems with the water feature design. Additional wind evaluation was also completed during the later design and development phase to ensure there would be no wind problems.

In January 1989, we were again ready to proceed with design work. The litigation had been settled. In addition, the Interstate Tower project had committed $500,000 towards Park development. This raised allocated funding to $1,626,094 with a fixed limit of construction being set at $1.2 million. The difference between funding and fixed limit of construction was set aside for construction drawings, project

administration, additional sub-consultants, and unforeseen contingencies.

DESIGN AND DEVELOPMENT

In February 1989, Council approved an $83,600 contract for design and development services. The Citizens Committee recommended this contract with the following design assumptions which were also approved by Council:

- The water feature will not include interior space for exhibits. (cost reduction).
- Total budget set at $1.6 million with a fixed limit of construction being $1.2 million.
- Reduce water feature footprint by 25% and limit height to 24' (cost reduction).
- Water feature to be granite faced.
- Paving surface is limited to area within the park property line (so as not to get involved with mall litigation).

During the 1989 design phase, the Citizens Advisory Committee and City staff worked closely with D&KA in preparing the final design and development concept drawings and supporting technical documentation.

The Design Committee, Planning, and City Engineering have accepted D&KA Design and Development work as the basis for moving into the construction drawing phase. This contract will be on Council's March 26, 1990 Agenda.

A model of the Park Design together with a perspective illustration of this Park are available for review in the Planning office. Detail planning and development design documents are available in City Engineering.

Job Training Plan

Component	Training Slots	Cost
Institutional Skills Training Two training projects are planned in occupational fields where demand for skilled workers exists. One project will be operated on a class-size basis and the other will be individual referral to existing occupational curriculum at CPCC. Targeted groups are youth and welfare recipients. Paricipants will receive child care assistance, and bus passes.	145	165,000
On-the-Job Training This program provides training on-the-job with private sector employers. Employers receive a reimbursement for training costs of between 30% and 50% of the participants' wages during the training period. The average length of the training period is 10 weeks. Targeted groups are high school dropouts, welfare recipients, youth, and the handicapped.	155	156,865
Educational Training This program provides basic education for clients who need to upgrade their academic levels in order to adapt to training. The targeted group is high school dropouts. Counseling, child care, and bus passes are provided to enable clients to participate in this project.	115	25,000
Exemplary Youth Program Course for high school seniors that provides employability skills and job placement into unsubsidized employment upon graduation. This course is not otherwise offered by the School System. The program is designed to provide a smooth transition from school to work.	138	138,610
Summer Youth Employment Program Work experience and remediation for participants between the ages of 14 and 21. Worksites are with public and private non-profit agencies. Wages are paid to participants through this project at the federal minimum wage.	350	453,827

Services Only Includes (A) staff costs associated with eligibility determination, assessment, counseling, etc. (B) employability skills training and job development activities for handicapped individuals and older individuals aged 55 and over.	(A) (B)	(3,000+) 100	196,482 66,585
Dislocated Workers Program Provides basic readjustment and retraining services to individuals dislocated from work due to a business closure or reduction in force. Services include occupational skills training, on-the-job training, counseling, relocation assistance, and job development and placement.		55	115,131
Child Care Provides 52 day care slots for participants in Institutional Skills Training or Educational Training programs. Slots are reutilized throughout the fiscal year upon turnover.		(52)	150,000
Administrative Costs Project related expenditures of Employment and Training Department.		N/A	215,440

OPERATIONS AND PROCEDURES COMMITTEE
March 1, 1990
Executive Summary

The City Council Operations and Procedures Committee met on March 1, 1990, at 9:00 a.m., in room 270 of the Charlotte-Mecklenburg Government Center, with chairman Stan Campbell presiding. Committee members Ella Scarborough, Roy Matthews, Hoyle Martin and Pat McCrory were present.

Staff members in attendance were Bill Wilder-Personnel; Henry Underhill-City Attorney; Commander Boger-Police; Assistant Chief Weaver-Fire; Wendell White, Tom Finnie, Don Steger, and Carol Manley-City Manager's Office.

Al Hinklin, representing the Civil Service Board, was also present.

Civil Service Board

Discussion: The Committee reviewed the role of the Civil Service Board's responsibilities in the employment of Police Department and Fire Department personnel. Major discussion focused on: (1) Opinion of the Board that they have authority to approve appointments to assistant chief and division commander positions in the Police Department, and comparable positions in the Fire Department; (2) Authority of the Board to administer discipline; (3) Recent action by the Board to hire a firefighter who had not been on the list submitted by the Fire Dept.; (4) Options to be considered for reviewing the responsibilities of the Civil Service Board; (5) Need for legislative action if the Charter is to be amended; (6) Request by Board representatives for clarification of role; (6) Concerns about the authority of the Board to require internal investigations; and (7) Nepotism policy.

Action Taken: The committee voted to recommend that City Council review the current Civil Service Board Charter. The review is to be conducted by a committee comprised of two members of the Civil Service Board; two employees appointed by the Police Chief (to include a sworn uniformed employee); and two employees appointed by the Fire Chief (to include a sworn uniformed employee).

The Committee voted also to recommend to Council that during the review process division commanders and assistant chiefs in the Fire and Police Departments be exempted from Civil Service Board review, and to consider for appointment to the Police and Fire Departments only those applicants recommended by the City.

Meeting adjourned at 10:00 a.m.

CIVIL SERVICE BOARD

BACKGROUND

The Civil Service Board was established in 1929 by action of the North Carolina General Assembly. The City Charter provides that the responsibilities of the Civil Service Board are essentially the following:

Employment Processes - The Board is responsible for approving the employment and promotion of sworn personnel in the Police Department and fire operations personnel in the Fire Department. The two Chiefs are exempt from this process.

Disciplinary Actions - Either Chief may suspend an officer for a period not exceeding thirty days. In no case can the Police or Fire Chief fire a Civil Service employee who has been employed more than twelve months. Only the Board can fire an employee. In addition, the Board can overrule a Chief on a suspension.

ISSUES

Over the last couple of years the following issues have arisen regarding the responsibilities of the Civil Service Board.

Police Department - The City Council in past years has approved designating the positions of Assistant Chief and Division Commander in the Police Department as "special assignments," which means the appointments are not subject to approval of the Civil Service Board. The Civil Service Board has taken the position that such appointments are promotions and that they should be approved by the Board. Attached is a memo from the Police Chief to the City Manager which summarizes the Chief's position on this matter. Previous Police Chiefs have made these appointments without approval of the Board, and previous Boards have concurred with this approach.

Fire Department - The Fire Department has a comprehensive process for review of applicants for the position of entry-level Firefighter. Once this process is completed, recommendations are made to the Board as to who should be hired. Several months ago the Board elected to hire a Firefighter who had not been on the submitted list.

Consistent Administration - Police and Fire employees are, of course, City employees. Disciplinary actions taken by the Civil Service Board can result in treatment of Police and Fire employees which may be inconsistent with actions affecting other City employees. Also, on some occasions the Board has changed disciplinary measures, causing employees guilty of similar offenses to be treated differently.

COMMENTS

The Police Chief is the head of a department with 963 employees and an operating budget of $33 million. The Fire Chief is responsible for 784 employees and an operating budget of $26 million.

With the exception of the few positions mentioned earlier, neither Chief can hire or promote someone without following an extensive process to receive approval of the Civil Service Board. In addition, neither Chief, nor even the City Manager, has the authority to fire an employee in these departments, since only the Board can do this. These are the only two City Departments where this exists. The City has a system in place to provide for fair and objective hiring and disciplining of employees. We also have a good grievance process which allows employees to express concerns, including appealing disciplinary actions.

A summary of major cities in North Carolina indicates that Greensboro, Winston-Salem and Durham do not have Civil Service Boards. The City of Raleigh's Civil Service Board is not involved in the hiring process; rather, they hear grievances as the final step in the City's grievance process.

OPTIONS

There are several options which Council may wish to consider regarding the responsibilities of the Civil Service Board.

Option 1 - Make no changes.

Option 2 - Clarify the legal responsibilities of the Civil Service Board on the issues which have arisen over the last couple of years.

Option 3 - Initiate a complete review of the responsibilities of the Civil Service Board. There are additional issues, such as the investigative responsibilities of the Board, which may also need to be reviewed. There has not been a review in many years.

RECOMMENDATION

It is recommended that Options 2 and 3 be pursued. If option 3 is pursued, it is recommended that the review be conducted by a committee composed of two members of the Civil Service Board, two employees appointed by the Police Chief, and two employees appointed by the Fire Chief. Appointments by the Police Chief and Fire Chief would include uniformed (sworn) employees of those departments.

M E M O R A N D U M

DATE: May 16, 1989

TO: O. Wendell White
City Manager

FROM: S. H. Killman
Chief of Police

SUBJECT: Request for Council Action from the Civil Service Board

Recently you were sent a request for Council Action in which the Civil Service Board requests that they be given the authority to approve all promotions to the rank of Police Division Commander and Assistant Chief.

I met with the Civil Service Board on April 12, 1989 in hopes of resolving this issue. While I understand the Board's concerns,I continue to believe that the positions of Commander and Assistant Chief should be exempt from Civil Service consideration. Both of these positions were created by City Council as special assignments with increased responsibilities and pay ranges but exempt from Civil Service coverage. The Division Commander position was approved in January, 1978 and the Assistant Chief position in March, 1984.

The rationale behind exempting these top staff positions from Civil Service coverage was improved management flexibility for the Police Department. These positions are most directly responsible for implementing the department's policies and management philosophy throughout the department. The Police Chief, whoever he may be, chooses those people he feels are most capable of functioning at upper management levels to fill these positions. Because these functions are crucial to the successful operation of the department, the Chief needs the flexibility to remove these people if their performance does not adequately meet the goals and needs of the department. The knowledge that the Chief has this type of flexibility helps to keep personnel at this level motivated. Civil Service jurisdiction over these positions would make it difficult to remove these personnel for anything other than misconduct, a problem which is totally different than inadequate performance in a top management position.

There is no attempt to deny due process to employees at the Commander and Assistant Chief level. None of these employees would be arbitrarily removed from their positions without an extensive review of their performance. Removal from their positions would mean that they would be reassigned as Police Majors, a protected Civil Service rank, as opposed to being removed from the department. It would seem unlikely that such a situation would occur since by the time an officer has reached this level, his abilities as a manager have been demonstrated in a number of key positions throughout the department. I feel, however, that the Chief should retain the right to reassign top level managers should a performance problem develop that has a negative impact upon the best interests of the organization as a whole.

I would hope that City Council will see fit to deny the request of the Civil Service Board and, that if you make a recommendation to Council it will be to leave things as they currently are.

I will be happy to discuss this with you and, should you need it, can make available the minutes of my meeting with the Civil Service Board.

SHK/ac

HOUSING CODE

__. Funds for the following actions are available and liens will be placed against the properties for the costs incurred. Detailed information is attached.

A. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 405 Skyland Avenue (Grier Heights).

PROPERTY ADDRESS: 405 Skyland Avenue; Census Tract #23
Council District #1; Neighborhood: Grier Heights

BACKGROUND:
Reason for Inspection: Concentrated Code Enforcement (Field Observation)
Date of Inspection: 5/24/89
Owner(s) Notified of Hearing: 7/6/89
Hearing Held: 7/19/89
Owner(s) Ordered to Repair Dwelling By: 9/22/89
Estimated Value of Dwelling: $9,900
Estimated Repair (Which is less than 65% of Estimated Value): $3,995

In Rem Action was delayed on this dwelling because the owner started making repairs; however, the repair work was discontinued.

The repairs include major repairs to interior floors, electrical system, walls and ceilings; minor repairs to exterior siding, windows and foundation. This dwelling is occupied.

The owner was notified of a Civil Penalty on December 20, 1989. The total penalty as of March 26, 1990 amounts of $1,940. The owner has also been notified of this March 26, 1990 Council Action.

B. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 2029 E. 9th Street (Elizabeth).

PROPERTY ADDRESS: 2029 E. 9th Street; Census Tract #24;
Council District #1; Neighborhood: Elizabeth

BACKGROUND:
Reason for Inspection: Concentrated Code Enforcement (Field Observation)
Date of Inspection: 2/17/88
Owner(s) Notified of Hearing: 3/16/88

Hearing Held: 3/30/88
Owner(s) Ordered to Repair Dwelling By: 6/17/88 (extended 8/28/88)
Estimated Value of Dwelling: $19,500
Estimated Repair (Which is less than 65% of Estimated Value): $4,810

In Rem Action was delayed on this dwelling because the owner started making repairs; however, the repair work was discontinued.

A title search was ordered on November 5, 1989, and received December 8, 1989. The title search revealed that there were no parties in interest to the property.

The repairs include: major repairs to the exterior of the dwelling and minor repairs to the kitchen plumbing. This dwelling is occupied.

The owner was notified of a Civil Penalty on September 20, 1988. The total penalty as of March 26, 1990 amounts of $5,840. The owner has also been notified of this March 26, 1990 Council Action.

C. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 401 Fannie Circle (Grier Heights).

PROPERTY ADDRESS: 401 Fannie Circle; Census Tract #23; Council District #1; Neighborhood: Grier Heights

BACKGROUND:
Reason for Inspection: Complaint
Date of Inspection: 3/29/89
Owner(s) Notified of Hearing: 4/3/89
Hearing Held: 4/26/89
Owner(s) Ordered to Repair Dwelling By: 6/27/89
Estimated Value of Dwelling: $19,690
Estimated Repair (Which is less than 65% of Estimated Value): $4,325

In Rem action was delayed on this dwelling because the owner started making repairs; however, the repair work was discontinued.

A title search was ordered in January 11, 1990, and received February 8, 1990. The title search revealed that there were no parties in interest to the property.

The repairs include: major repairs to the roof and interior walls and ceilings; minor repairs to the exterior walls and foundation. This dwelling is occupied.

The owner was notified of a Civil Penalty on August 3, 1989. The total penalty as of March 26, 1990 amounts of $2,810. The owner has also been notified of this March 26, 1990 Council Action.

D. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 428 Cherrywood Lane (Foxboro (Nations Ford Road).

PROPERTY ADDRESS: 428 Cherrywood Lane; Census Tract #36
Council District #3: Neighborhood: Foxboro (Nations Ford Area)

BACKGROUND:
Reason for Inspection: Complaint
Date of Inspection: 10/11/88
Owner(s) Notified of Hearing: 10/21/88 (mail returned)
Owner(s) Notified of Hearing: 2/4/89
Hearing Held: 3/9/89
Owner(s) Ordered to Repair Dwelling By: 4/22/89
Estimated Value of Dwelling: $33,780
Estimated Repair (Which is less than 65% of Estimated Value): $2,025

A title search was ordered in August, 1989, and received October 20, 1989. The title search revealed that there were parties in interest to the property.

In Rem Action has been delayed on this case because the owner started making repairs; however, repairs have been discontinued.

The repairs include minor repairs to exterior siding and doors; minor repairs to interior walls and kitchen sink. This dwelling is occupied.

The owner was notified of a Civil Penalty on May 2, 1989. The total penalty as of March 26, 1990 amounts of $3470. The owner has also been notified of this March 26, 1990 Council Action.

E. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 2311 Sharon Road (Myers Park).

PROPERTY ADDRESS: 2311 Sharon Road; Census Tract #28
Council District #6; Neighborhood: Myers Park

BACKGROUND:
Reason for Inspection: Complaint
Date of Inspection: 4/5/89
Owner(s) Notified of Hearing: 6/9/89
Hearing Held: 7/7/89
Owner(s) Ordered to Repair Dwelling By: 8/6/89.

A title search was ordered and received October 20, 1989. The title search revealed parties in interest to the property. The Complaint and Notice of Hearing and the Findings of Fact and Order were advertised in the Mecklenburg Times because the parties in interest could not be served by certified mail.

Owner(s) Notified of Hearing: 11/20/89
Hearing Held: 12/20/89
Owner(s) Ordered to Repair Dwelling by: 2/15/90
Estimated Value of Dwelling: $32,700
Estimated Repair (Which is less than 65% of Estimated Value): $8,430

The repairs include: major repairs to the roof system and interior walls and ceilings; and minor repairs to the exterior siding. This dwelling is unoccupied.

The owner was notified of a Civil Penalty on February 23, 1990. The total penalty as of March 26, 1990 amounts of $480. The owner has also been notified of this March 26, 1990 Council Action.

F. Recommend adoptiono f an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 616-18 W. Tremont Avenue (Southside).

PROPERTY ADDRESS: 616-18 W. Tremont Avenue; Census Tract #36;
Council District #3 Neighborhood: Southside

BACKGROUND:
616 W. Tremont Avenue
Reason for Inspection: Request from Public Official (Councilmember)
Date of Inspection: 2/3/89
Owner(s) Notified of Hearing: 2/10/89
Hearing Held: 2/27/89
Owner(s) Ordered to Demolish Dwelling by: 3/29/89

A title search was ordered in April 1989 and received in July 1989. The title search revealed parties in interest to the property.

Owner(s) Notified of hearing: 7/24/89
Hearing Held: 8/10/89
Owner(s) Ordered to Demolish Dwelling by: 9/27/89

618 W. Tremont Avenue

Reason for Inspection: Request from Public Official (Councilmember) and Section 8
Date of Inspection: 1/30/89
Owner(s) Notified of Hearing: 3/13/89
Hearing Held: 4/3/89
Owner(s) Ordered to Repair Dwelling by: 6/10/89

A reinspection of the dwelling revealed that the structure was dilapidated. Therefore, the order was changed to demolition of the structure.

Owner(s) Notified of Hearing: 8/21/89
Hearing Held: 9/6/89
Owner(s) Notified to Demolish Dwelling by: 2/16/90

Estimated Value of Dwelling: $3,350
Estimated Repair (Which Exceeds 65% of Estimated Value): $3,785

The repairs include: major repairs to the interior and exterior of the dwelling. These dwelling units are occupied, and the tenants have been placed on the relocation workload.

The owner was notified of a Civil Penalty on March 31, 1989. The total penalty as of March 26, 1990 amounts of $3,610. The owner has also been notified of this March 26, 1990 Council Action.

G. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 620-22 W. Tremont Avenue (Southside).

PROPERTY ADDRESS: 620-22 W. Tremont Avenue; Census Tract #36; Council District #3 Neighborhood: Southside

BACKGROUND:
Reason for Inspection: Request from Public Official (Councilmember)
Date of Inspection: 2/3/89
Owner(s) Notified of Hearing: 2/10/89
Hearing Held: 2/27/89
Owner(s) Ordered to Repair Dwelling By: 3/29/89.

A title search was ordered in April 1989, and received in July 1989. The title search revealed parties in interest to the property.

The first inspection was on the exterior only and the Findings of Fact and order was given to repair. However, a reinspection of the interior revealed the dwelling was in a dilapidated condition:

Owner(s) Notified of Hearing: 1/10/90
Hearing Held: 1/24/90
Owner(s) Ordered to Demolish Dwelling By: 2/8/90
Estimated Value of Dwelling: $3,350
Estimated Repair (Which exceeds 65% of Estimated Value): $14,905

The Repairs include: major repairs to the interior and exterior of the dwelling. These dwelling units are occupied and the tenants have been placed on the relocation workload.

The owner was notified of a Civil Penalty on March 31, 1989. The total penalty as of March 26, 1990 amounts of $3,380. The owner has also been notified of this March 26, 1990 Council Action.

H. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove dwelling located at 708-10 W. Tremont Avenue (Southside).

PROPERTY ADDRESS: 708-10 W. Tremont Avenue; Census Tract #36; Council District #3; Neighborhood: Southside

BACKGROUND:
Reason for Inspection: Request From Public Official (Councilmember)
Date of Inspection: 2/3/89
Owner(s) Notified of Hearing: 2/10/89
Hearing Held: 2/27/89
Owner(s) Ordered to Repair Dwelling By: 3/29/89

A title search was ordered in April, 1989 and received in July, 1989. The title search revealed that there were parties in interest to the property.

The first inspection was on the exterior only. The Findings of Fact and Order was given to repair. However, a reinspection of the interior revealed the dwelling was in a dilapidated condition.

Owner(s) Notified of Hearing: 1/11/90

Hearing Held: 1/25/90
Owner(s) Ordered to Demolish Dwelling by: 2/8/90

Estimated Value of Dwelling: $3,350
Estimated Repair (Which Exceeds 65% of Estimated Value):
$12,430

The repairs include: major structural repairs to the exterior and interior of the dwelling. These dwelling units are occupied and the tenants have been placed on the relocation workload.

The owner was notified of a Civil Penalty on March 31, 1989. The total penalty as of March 26, 1990 amounts to $3,380. The owner has also been notified of this March 26, 1990 Council action.

I. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove dwelling located at 612-14 W. Tremont Avenue (Southside).

PROPERTY ADDRESS: 612-14 W. Tremont Avenue; Census Tract #36; Council District #3; Neighborhood: Southside

BACKGROUND:
Reason for Inspection: Request From Public Official (Councilmember)
Date of Inspection: 2/3/89
Owner(s) Notified of Hearing: 2/10/89
Hearing Held: 2/27/89
Owner(s) Ordered to Repair Dwelling By: 3/29/89

A title search was ordered in May, 1989 and received November 27, 1989. The title search revealed that there were parties in interest to the property.

The first inspection was on the exterior only. The Findings of Fact and Order was given to repair. However, a reinspection of the interior revealed the dwelling was in a dilapidated condition.

Owner(s) Notified of Hearing: 1/17/90
Hearing Held: 2/1/90
Owner(s) Ordered to Demolish Dwelling By: 2/19/90
Estimated Value of Dwelling: $3,460
Estimated Repair (Which Exceeds 65% of Estimated Value):
$19,675

The repairs include: major structural repairs to the exterior and interior of this dwelling. These dwelling units are

occupied and the tenants have been placed on the relocation workload.

The owner was notified of a Civil Penalty on March 31, 1989. The total penalty as of March 26, 1990 amounts to $3,380. The owner has also been notified of this March 26, 1990 Council action.

J. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove dwelling located at 4600 Gilead Street (Yorkmont).

PROPERTY ADDRESS: 4600 Gilead Street; Census Tract #38.02; Council District #3; Neighborhood: Yorkmont

BACKGROUND:
Reason for Inspection: Complaint
Date of Inspection: 10/5/88
Owner(s) Notified of Hearing: 10/13/88
Hearing Held: 10/28/88
Owner(s) Ordered to Demolish Dwelling By: 12/17/88

It was determined that the owner had not been properly notified of the hearing.

Owner(s) Notified of Hearing: 1/11/89
Hearing Held: 2/10/89
Owner(s) Ordered to Demolish Dwelling By: 3/15/89

A title search was ordered in May, 1989 and received November 27, 1989. The title search revealed that there were parties in interest to the property.

Owner(s) Notified of Hearing: 12/5/89
Hearing Held: 12/29/89
Owner(s) Ordered to Demolish Dwelling By: 1/18/90
Estimated Value of Dwelling: $7,200
Estimated Repair (Which Exceeds 65% of Estimated Value): $14,000

The repairs include: major structural repairs to the interior and exterior of this dwelling. This dwelling is unoccupied.

The owner was notified of a Civil Penalty on March 16, 1989. The total penalty as of March 26, 1990 amounts to $3,860. The owner has also been notified of this March 26, 1990 Council action.

K. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove dwelling located at 3020-22 Columbus Circle (Marsh Estates).

PROPERTY ADDRESS: 3020-22 Columbus Circle; Census Tract #42; Council District #2; Neighborhood: Marsh Estates

BACKGROUND:
Reason for Inspection: Concentrated Code Enforcement (Field Observation)
Date of Inspection: 8/4/89
Owner(s) Notified of Hearing: 9/11/89
Hearing Held: 10/5/89
Owner(s) Ordered to Demolish Dwelling By: 1/20/90
Estimated Value of Dwelling: $28,310
Estimated Repair (Which Exceeds 65% of Estimated Value): $20,390

The repairs include: major structural repairs to the exterior and interior of this dwelling. This dwelling is unoccupied.

The owner was notified of a Civil Penalty on February 27, 1990. The total penalty as of March 26, 1990 amounts to $650. The owner has also been notified of this March 26, 1990 Council action.

L. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to repair code violations at 1620 N. Allen Street (Belmont).

PROPERTY ADDRESS: 1620 N. Allen Street; Census Tract #8; Council District #1; Neighborhood: Belmont

BACKGROUND:
Reason for Inspection: Complaint
Date of Inspection: 4/25/88
Owner(s) Notified of Hearing: 5/3/88
Hearing Held: 5/13/88
Owner(s) Ordered to Repair Dwelling By: 6/15/88 (Extended: 7/17/88)
Estimated Value of Dwelling: $11,430
Estimated Repair (Which Is Less Than 65% of Estimated Value): $3,247

In Rem Action was delayed on this dwelling because the owner started making repairs; however, the repair work was discontinued.

A title search was ordered in August 1989 and received in February 1990. The title search revealed that there were no parties in interest to the property.

The repairs include: insulation of attic to R-19, installation of heating equipment and minor interior repairs of this dwelling. This dwelling is occupied.

The owner was notified of a Civil Penalty on July 19, 1988. The total penalty as of March 26, 1990 amounts to $6,130. The owner has also been notified of this March 26, 1990 Council action.

5 Recommended by City Counc
for approval by the Count
13 Apptd. by County Commissi

WASTE MANAGEMENT ADVISORY COMMITTEE
(18 Members)

Membership - The City Council is to recommend five (5) members for approval by the County Commission. Represented are to be the following groups: (1) Medical-Scientific; (2) Legal, (3) Planning Organization; (4) Chamber of Commerce, (5) Charlotte Clean City Committee. Terms are for three years and appointees must be residents of Mecklenburg County.

Responsibilities - Evaluate all decisions to construct additional waste-to-energy facilities in the future and consult and advise the City and County governing bodies on the merits and cost efficiencies of such decisions prior to the time they are made.

MEMBER & QUALIFICATION	DIST.	BUSINESS/PROFESSION	ORIG. APPTMT.	RE-APPTMT.	TERM.	EXPIR.
City						
Robert Smith /M (Medical-Scientific)	3	Law Engineering	2/20/89		3 yrs.	2/20/92
Thurston Frazier /M (Legal)		Public Defender's Off.	2/20/89		3 yrs.	2/20/92
~~Robert L. Davis B/M~~ VICKY BAUCOM (Planning Organization)	1	Prin., Spaugh Mid. Sch.	2/20/89		3 yrs.	2/20/92
Gregory Simmons W/M (Chamber of Commerce)			10/02/89		Unexp.	9/30/92
McGrath W/M (Clean City Committee	5	Southern Real Estate	2/20/89		3 yrs.	2/20/92
County						
Jacqueline Clark B/F		Engineer	11/16/87	9/18/89	3 yrs.	9/30/92
Walter Dillard B/M		Senior Examiner	11/16/87	9/18/89	3 yrs.	9/30/92
William Jones W/M		Assistant V.P Govt./Indus. Affairs	9/21/87	9/8/89	3 yrs.	9/30/92
Linda Kissinger W/F (MH/Matthews/P'Ville)		Env. Engineer	11/16/87	9/18/89	3 yrs.	9/30/92
Michael Lascara W/M (Duke Power Co.)		Env. Engineer	10/17/88			9/30/91
William Lynch, Jr. W/M		Env. Engineer	10/17/88			9/30/91
David Martin W/M (Financial/Accounting - Htsville/Davidsn/Cornel.)		Asst. Prof. Econ.	12/15/86			9/30/91
Bea Quirk W/F (Civic /Community Org.)		Free Lance Writer	10/17/88			9/30/91
Michael Smith W/M (Env. Prot. Commission)		Env. Affairs Dir.	6/15/87	9/18/89	3 yrs.	9/30/92
*Charles Willis W/M (Engineering - Technical)		Consult. Engineer	11/16/87			9/30/91
Ann Yochem W/F (Academic)		Biology Professor	11/16/87			9/30/91
Margaret M. Houlihan W/F (Sierra Club)		Phychologist	10/16/89		Unexp.	9/30/90
Brian Schick W/M		Manufacturer's Council	12/19/88	9/18/89	3 yrs.	9/30/92

Revised 2/9/90

*Chairman

SCIENCE MUSEUMS OF CHARLOTTE, INC.

Nancy

RECEIVED
FEB 26 1990
OFFICE OF BUDGET
AND EVALUATION

February 22, 1990

Mayor Sue Myrick
600 East Fourth Street
Charlotte, NC 28202-2839

Dear Major Myrick

The Charlotte Advisory Parks Committee wishes to nominate one of its members, Williams H. Sturges, 1100 S. Tryon Street, Charlotte, NC 28202, for the special committee considering consolidation of city and county governmental operations.

Bill is willing to serve in this capacity and would bring a uniquely broad perspective to this task, having served as Chair of the Mecklenburg County Park and Recreation Commission before joining the CAPC.

Cordially,

D. Roy Alexander
Chair, CAPC

cc William Sturges
Marvin Billups
Gregory Hart
Wendell White
Viola Alexander