AGENDA

Meeting Type:	B
Date:	06-08-1992
SUBJECT	

City of Charlotte, City Clerk's Office

6-8-92 - Council Briefing.

Mayor ✓
Campbell
Clodfelter ✓
Harrison ✓
McCrory ✓
Majeed ✓
Martin ✓
Martin ✓
Patterson
Reid ✓
Scarborough ✓
Wheeler ✓

5:10

Mayor
White
Joe Stowe - CMUD Lightsizing.
Majeed - What would be savings in dollars?
Stowe $400,000 12 positions (benefits + all)
Majeed
Stowe
Majeed

Stowe
Scarborough
Stowe
Scarborough
Stowe Results by 2nd week in July
Scarborough Likes proactive approach
Clodfelter
Stowe - do not assume
Clodfelter
Stowe
Clodfelter
Stowe - Would not reflect in rate let
yen
Clodfelter
Stowe
White
Mangum
Stowe
Reid
Stowe 660 authorized positions
Reid
Stowe keep 30 vacant
Reid
Stowe
Reid

Stowe
Reid
Stowe
Reid
Stowe
Reid
Stowe
Syfert
Reid
Stowe
Reid
Stowe
Martin

5:50 Recess

6:00 - Reconvene

Jim Schumacher - Video on Stormwater
Clodfelter
Video Side 2 - 6:08
Martin
Schumacher - dollars shown were for Capital - not staff

Martin
Schumacher
Martin
Wheeler
Schumacher
McCrory
Schumacher
McCrory
Schumacher
Mangum
McCrory
Mangum
McCrory
Clodfelter
Schumacher
Clodfelter
McCrory
Schumacher
Martin
Clodfelter
Schum 1500 commercial
properties w/detention controls
Martin
Schumacher

Mangum
Clodfelter
Martin
Schumacher
Vinroot - do clerk's

Wendell 6/18
7:30-9:00 or lunch
12:00 to 1:30

Wheeler
White
Wheeler
Hammond
McCrory
Clodfelter
Freeze
Vinroot
Clod
Vinroot 7:30
McCrory
Reid
Seifert -
Vinroot

Mangum
Scarborough
Adjourn 6:27

COUNCIL MEETING 6/8/92

MAYOR ✓
CAMPBELL ✓
CLODFELTER ✓
HAMMOND ✓
McCRORY ✓
MAJEED ✓
MANGUM ✓
MARTIN ✓
PATTERSON ✓
REID ✓
SCARBOROUGH ✓
WHEELER ✓

6:35

Invocation
Rev. Denny Turner
Invocation
Wayne Shuskey
Bill Shotwell
Burt Gellman
Scarborough - Private funding
Gellman - Food + Bev.
Reid

Gellman
Reid
Gellman
Wheeler
Venrost — 80 mil for Tower
Gellman
Wheeler
Gellman
Wheeler
Gellman — Tower open by 1996
Aquarium 3 years later
Wheeler
Gellman
Majeed
Gellman
Mangum
Gellman
Hammond
Gellman
Hammond
White
Hammond
White
Hammond
McCrory

Peter Gerns
Vinroot
Clodfelter
Campbell
Majeed
McCrory
Vinroot

7:10 p.m.

7:10 p.m.

#2 Mangan / Wheeler - App. Minutes
Vinroot

#3 Hammond / Patterson Close Hrng Unan.
Scarborough / Wheeler App. Unan.

Scarborough / Wheeler App Rest - Unan.
Pull 15D + F, 17, 19, 20A + C, 21, 22
Vinroot.

#15D
Martin - How many Neighborhood Centers
Martin / Patterson App
Unan.

#15F Martin
Borgsdorf
Martin / Wheeler App
Scarborough
Borgsdorf in July
VOTE - Unan.

#17.
Martin
Syfert
Martin / Wheeler App.
Unan.

#19

Martin
Syfert
Clodfelter
Reid
Syfert
Hammond / Wheeler App.
Majed
Syfert
Majed
Syfert
Unan.

another motion to approve - leave out - Martin / Wheeler did not need.

#20A - Vinroot

Brian Carr - wants 60 day extension
Borgdorf -
Clodfelter City - was to perform storm drain improvements & we didn't.
Carr
Clodfelter
Borgdorf
Clodfelter
McCrory
Carr
McCrory /

App demo + if contract we will hold demo -

Borgsdorf
Clodfelter
Borgsdorf
Venroot
McCrory
Martin
Clodfelter
Underhill -
Clodfelter
Martin
Hammond
Clodfelter
A Hammond / Reid — Subst. 60 day deferral - if no contract or significant work done, then demolish.
Majeed
Venroot
Martin -
VOTE - NO McCrory

McCrory
Borgsdorf
McCrory
20C Bernard Jamison - Requests 60 days - lost job in Feb.
Venroot
Borgsdorf

Martin
Jamison - needed new roof, windows
+ flooring
Martin
Jamison - Bath floor, all rooms painted
Martin
Borgsdorf
McCrory / Reid City staff recommendation
Subst.
give 60
Scarborough / Martin.
Martin → + have staff verify what
Martin Mr. Jamison says he's already done
Scarborough
Martin
Clodfelter
Scarborough.
Jamison
Reid
Borgsdorf Imp in C. D.
Reid
Jamison
Vinroot
Scarborough
VOTE
Subst. - Yes Scar, Camp., Patt,
Martin No - others

Dis. - No - Scarborough, Martin, Majeed

#21
Clodfelter / Martin
Unan.

#22 Clod
Clodfelter / Morgan App.
Majeed
VOTE - Unan.

#22D - Clodfelter / Wheeler

VOTE - Unan.

#5
Scarborough
Vinroot - Scarborough & McCrory are
Hammond excused from this item.
Dr. Jim Horton
Clodfelter
Horton
Wheeler / Hammond - Referral to Planning Committee

#6 Clodfelter / Scarborough Expense Hammond
Unan.

Vinroot - Instruct Stan + Cynder
Clodfelter
Lynn Purnell - TCC + CDOT STAFF
Recommends Alt. E
Mangum
Shawn Seattle, Mech. & Eng.
Mangum
Vinroot
Mayor Bobbie Ross App.
Clodfelter / Patt Alt E
Unan.

#7 Clodfelter / Scarborough defer to
tomorrow night in conjunction
with budget.
Vinroot
Clodfelter
Vote - Unan.

#8A Mangum / Scarborough App.
Clodfelter
Syfert
Clodfelter
Syfert
Marvin Wilson

Scarborough
Wilson
Scarborough
Hammond 2/3 of gross?
Syfert - Yes
Hammond
Wilson
Scarborough
VOTE - NO - Majeed

SB Mangum/Hammond app.
Reid
Underhill
Reid
Underhill
Reid
Martin
Vinroot
Reid
Vinroot
Majeed
Vinroot
Majeed
Martin
Majeed

Vinroot
Reid
Scarborough
Hammond
Clodfelter
Syfert
Majeed
Mangum
Vinroot
Martin
~~Vote~~

Subst. Scarborough/Clodfelter defer
No - Mangum Martin, McCrory
Hammond
Clodfelter - We need to see the ordinance to change the City Code
Mangum
Vinroot
#9 Scarborough / Wheeler
~~Subst. Hammond~~
Hammond
Scarborough -
Hammond
Majeed
Scarborough
Majeed

McCrory
Scarborough
McCrory
Scarborough
Reid
Scarborough
Reid
Scarborough
Martin
Scarborough
Martin
Scarborough
Hammond
Scarborough
Hammond
VOTE - Unan.
~~#10~~ McCrory
Scarborough
#10 Patterson / Scarborough
Unan.
#11 Patterson
Alexander
Patterson
Alexander
Patterson / Wheeler Agg

Scarborough
Alexander
Scarborough
Alexander
Vote - Unan.

#12 Morgan / Wheeler Appr

Unan.

Morgan
#13
White
Patterson
Scarborough / Patt -
Unan!

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7 kl Appraisal of Clerk
Venroot
McCrory /
Clodfelter / Wheeler - No - Scarborough
McCrory

Scarborough / Wheeler
Hammond / Scar
Clodfelter - amend Sessions to include
another Exc. - No McCrory

Hammond / Wheeler - Mgr's

Wheeler / Sear Adjourn

8:50 p.m.

MAYOR'S SCHEDULE
June 8, 1992

6:30 p.m. CITIZENS' HEARING

1 - Wayne Shusko - 1240 E. Barden Rd.

4 ~~1.~~ Burt Gellman, 330 North Tryon Street - 332-3663 - Inspire

2. Bill Shotwell, 1505 E. 4th Street - 372-8880 - Inspire

~~3.~~ Doris Wilson, 10430 Albemarle Road - 525-8810 - City Growth

4. Sam Hubbard, 426 North Tryon Street - 529-2929 - Special Transportation

5. Peter Gerns, Brian Carr

7:00 P.M. Meeting

1. Invocation by Rev. Denny Turner, Oakhurst Baptist Church.

2. Announcements

Tuesday, June 9, 5:00 p.m. City Council/Budget Workshop.

Wednesday, June 10, 4:00 p.m. City Council Transportation Committee will meet in CMGC Room 270.

Thursday, June 11, 3:30 p.m. City Council Planning Committee will meet in Room 270.

3. The following requests to speak to agenda items have been received:

(a) Agenda Item No. 6 - Stumptown Road Alignment

(1) Mayor Bobbie Ross (Huntersville) - 876-6541

(b) Agenda Item No. 8 - Personnel Rules and Regulations

(1) Marvin Wilson, 4419 Monroe Road - 331-9515

(c) Agenda Item No. 20-C - Demolish and remove the dwelling located at 1201 Louise Avenue

(1) Bernard C. Jamison, 1908 Renner Street - 376-3435

20A Brian Carr

EXECUTIVE SESSION MOTION

I move that the City Council hold an Executive Session for the purpose of conducting a performance evaluation of the City Manager on JUNE 18th, at 7:30 A.M. as permitted by G.S. § 143-318.11(a)(b).

CHARLOTTE

Meetings in June '92

THE WEEK OF JUNE 1 - 5

1, Monday

12:00 Noon — **PLANNING COMMISSION** - CMGC, 8th Floor Conference Room

3:30 p.m. — **CITY COUNCIL PERSONNEL & FINANCE COMMITTEE** - CMGC, Room 271

4:00 p.m. — **PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room

5:00 p.m. — **CITY COUNCIL/Workshop** - CMGC, Conference Center

4, Thursday

3:30 p.m. — **CITY COUNCIL PLANNING COMMITTEE** - CMGC, Room 270

THE WEEK OF JUNE 8 - 12

8, Monday

5:00 p.m. — **COUNCIL/MANAGER DINNER** - CMGC, Conference Center

6:30 p.m. — **CITIZENS HEARING** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7:00 p.m. — **CITY COUNCIL MEETING** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7:00 p.m. — **HISTORIC LANDMARKS COMMISSION** - Law Building, 730 E. Trade St., Suite 100

9, Tuesday

2:00 p.m. — **HOUSING AUTHORITY** - Administative Office, 1301 South Boulevard

3:00 p.m. — **HOUSING APPEALS BOARD** - CMGC, 5th Floor Conference Room

4:00 p.m. — **AIRPORT ADVISORY COMMITTEE** - Airport, Main Terminal, Conference Room A

5:00 p.m. — **BUDGET WORKSHOP (Optional)** - CMGC, Meeting Chamber Conference Room

10, Wednesday

7:30 a.m. — **PLANNING COMMISSION/First Ward Committee** - CGMC, 8th Floor Conference Room

8:00 a.m. — **CLEAN CITY COMMITTEE** - CMGC, Conference Room 270

8:30 a.m. — **CIVIL SERVICE BOARD** - CMGC, 7th Floor Conference Room

3:00 p.m. — **HISTORIC DISTRICT COMMISSION** - CMGC, 8th Floor Conference Room

3:30 p.m. — **CLEAN CITY COMMITTEE/Business Beautification Awards** - CMGC, Conference Room 271

4:30 p.m. — **CITIZENS CABLE OVERSIGHT COMMITTEE** - CMGC, 7th Floor Conference Room

11, Thursday

3:30 p.m. — **CITY COUNCIL PLANNING COMMITTEE** - CMGC, Conference Room 270

4:00 p.m. — **CHARLOTTE-MECKLENBURG ART COMMISSION** - CMGC, 8th Floor Conference Room

(CONTINUED ON BACK)

Public Service And Information Department

600 East Fourth Street

Charlotte, NC 28202-2861

704/336-2395

THE WEEK OF JUNE 15 - 19

15, Monday

4:00 p.m. **PRIVATE INDUSTRY COUNCIL/Long Range Planning** - CMGC, Room 119

5:00 p.m. **COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room

6:00 p.m. **CITY COUNCIL MEETING/Zoning Hearings** - CMGC, Meeting Chamber

16, Tuesday

12:00 Noon **CITY COUNCIL, COUNTY COMMISSION, SCHOOL BOARD LUNCHEON** - CMGC, Conference Center

4:30 p.m. **COMMUNITY RELATIONS COMMITTEE** - CMGC, Conference Center

18, Thursday

3:30 p.m. **CITY COUNCIL PLANNING COMMITTEE** - CMGC, Room 270

19, Friday

7:30 a.m. **PLANNING COMMISSION/Planning Liaison Committee** - CMGC, 8th Floor Conference Room

THE WEEK OF JUNE 22 - 27

22, Monday

3:30 p.m. **PLANNING COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room

4:30 p.m. **PLANNING COMMISSION/Zoning Work Session** - CMGC, 8th Floor Conference Room

5:00 p.m. **COUNCIL/MANAGER DINNER** - CMGC, Conference Center

6:30 p.m. **CITIZENS HEARING** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7:00 p.m. **CITY COUNCIL MEETING** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

23, Tuesday

8:30 a.m. **CIVIL SERVICE BOARD/Hearing** - CMGC, Meeting Chamber Conference Room

2:00 p.m. **CMUD ADVISORY COMMITTEE** - Charlotte-Mecklenburg Utility Dept., 5100 Brookshire Blvd.

24, Wednesday

7:45 a.m. **PRIVATE INDUSTRY COUNCIL** - CMGC, Room 118

8:30 a.m. **CIVIL SERVICE BOARD/Hearing** - CMGC, Room 118

5:00 p.m. **PLANNING COMMISSION/Quasi Judicial Hearing-Subdivision Variance** - CMGC, 8th Floor Conference Room

25, Thursday

3:30 p.m. **CITY COUNCIL PLANNING COMMITTEE** - CMGC, Room 270

5:00 p.m. **CHARLOTTE-MECKLENBURG ART COMMISSION** - CMGC, 8th Floor Conference Room

5:00 p.m. **PLANNING COMMISSION/Quasi Judicial Hearing-Subdivision Variance (Continued)** - CMGC, 8th Floor Conference Room

JUNE 29 - 30

30, Tuesday

8:30 a.m. **CIVIL SERVICE BOARD/Hearing** - CMGC, Meeting Chamber Conference Room

9:00 a.m. **AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY** - Convention Center, VIP-B

1:00 p.m. **ZONING BOARD OF ADJUSTMENT** - Hal Marshall Ctr., 700 N. Tryon St., Bldg. Standards Training Room

-30-

These organizations will not meet in June:
Advisory Energy Commission
Div. of Insurance & Risk Mgmt.
Firefighters Retirement Board
Parade Permit Committee
Youth Involvement Council

Monday, June 8, 1992 City Council Agenda
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CHARLOTTE

Mayor Richard Vinroot | *Mayor Pro Tem Ann Hammond*

Stan Campbell
Daniel G. Clodfelter
Patrick McCrory
Nasif Rashad Majeed
Thomas A. Mangum
Hoyle H. Martin
Cyndee Patterson
Don D. Reid
Ella Butler Scarborough
Lynn M Wheeler

Council Agenda

Monday, June 8, 1992

5:00 p.m.	-	Council-Manager Dinner • CMUD Rightsizing • Stormwater Video
6:30 p.m.	-	Citizens Hearing
7:00 p.m.	-	Council Meeting

ITEM NO.

1. Invocation by Rev. Denny Turner of Oakhurst Baptist Church.

2. Consider approval of minutes of May 18 Zoning Meeting, May 19 Budget Workshop and Budget Public Hearing and May 21 Budget Workshop.

PUBLIC HEARING

3. A. Conduct a public hearing on the negotiated sale of land to Mrs. Mary H. Stratton in the Third Ward Neighborhood Strategy Area, located at the corner of Victoria Avenue and West Fourth Street, for a price of $20,000.00.

B. Recommend approval of the sale of land to Mrs. Mary H. Stratton.

Staff Resource: Julie Burch

Council Action: A public hearing prior to the sale of land is required by N.C. General Statute 160-A457(4).

After the public hearing, City Council is requested to approve the sale of tax code numbers 073-213-22, 24, 25, 27 and 28 located at the corner of Victoria Avenue and West Fourth Street in the Third Ward Neighborhood Strategy Area to Mrs. Mary H. Stratton for $20,000.

Hammond/Patterson
Close. All
unan.
Scarborough/Wheeler
app. unan.

Eng.

Background Third Ward Plan

- The Redevelopment Plan for Third Ward provides for the disposal of acquired land for development by public or private parties.

- The total appraised value of the property is $20,000 as determined by the Real Estate Division.

- On September 25, 1991 a proposal was received by Mrs. Mary H. Stratton to purchase five adjacent properties owned by the City for a buffer to be utilized in conjunction with her existing residence at 911 W. 4th Street.

- Mrs. Stratton has agreed to purchase these parcels representing a total of 38,507 sq.ft. for the $20,000 appraised value.

- Disposal of these parcels will assist in meeting the objectives of the Redevelopment Plan for the Third Ward Neighborhood Strategy Area.

Clearances: Engineering/Real Estate and Community Development concur in this request. The Mandatory Referral was approved by the Planning Commission on April 6, 1992.

A map and the mandatory referral are attached.

Attachment No. 1

VOTE ON CONSENT ITEMS

4. Agenda items 14 through 22 may be considered in one motion except for those items removed from the consent agenda as a result of a Council member making such a request of the City Clerk prior to the meeting.

Staff Resource: Pam Syfert

Vinroot - Scarborough + McCrory already excused from 5

POLICY

5. Presentation and acceptance of report on Mountain Island watershed regulations and referral to Planning Committee.

Dr. Jim Horton, chairman of the Watershed Study Committee, will make a presentation at the Council meeting. The report is attached.

Attachment No. 2

Manager

6. Consider alternative alignments for the extension of Stumptown Road from I-77 to NC 73 and direct the City's representative to the Metropolitan Planning Organization (MPO) on alignment selection for Thoroughfare Plan amendment.

Staff Resource: Lynn Purnell

Clodfelter/Pearborough Excuse Hammond unan.

Clodfelter/Patterson App. alt. E unan.

Council Action

City Council is requested to:

- Consider alternative alignments for the proposed extension of Stumptown Road from I-77 to NC 73.
- Direct City's representative to the MPO to vote (on July 15) to amend the Thoroughfare Plan to indicate the preferred alignment.

Purpose:

- To amend the Thoroughfare Plan to reflect the preferred alignment for this proposed roadway.
- To protect the right-of-way for Stumptown Road Extension along the preferred alignment as development occurs.

Alternate E Recommended

Alignment Alternatives:

- The Mecklenburg County Engineering Department developed five alternates for Stumptown Road Extension. Attachment 1 shows the location of the alternates, and Attachment 2 summarizes the impacts of each alignment.
- The Technical Coordinating Committee (TCC) recommends Alternate E because it provides the straightest connection between NC 73 and the existing segment of Stumptown Road near I-77. Alternates A through D create "tee" intersections with NC 73.

CDOT

- The Town of Huntersville also prefers Alternate E for Stumptown Road Extension.

Citizen Involvement:

- Proposed thoroughfares in the northern part of Mecklenburg County were presented at a public meeting in the summer of 1988 during preparation of the 1988 Thoroughfare Plan. Stumptown Road Extension was one of the proposed additions to the plan.

- County Engineering held a public meeting on September 12, 1991 to present three alignments for Stumptown Road Extension. Approximately 60 persons attended.

- Based on citizen comments at the September 12 meeting, County Engineering developed two more alignments. Five alternative locations were shown at a January 23, 1992 public meeting attended by about 60 citizens.

Background:

- The 2005 Generalized Land Plan (adopted in 1985) recommended an extension of Stumptown Road to NC 73 to provide additional thoroughfare network in northern Mecklenburg County.

- The 1988 Charlotte-Mecklenburg Thoroughfare Plan (adopted by the MPO in November 1988) included Stumptown Road Extension as a minor thoroughfare. The road would be constructed within a 70-foot right-of-way.

- Stumptown Road Extension accommodates the demand for local east/west travel in the area between Sam Furr and Gilead Roads. Based on "suburban build-out" population estimates for northern Mecklenburg, future traffic volumes on Stumptown Road Extension range from 8,000 to 15,000 vehicles per day.

- Stumptown Road Extension is located within Hunterville's sphere of influence.

Funding: The proposed road is not in the Charlotte City limits. Future funding of the road will be considered by the State.

Attachment No. 3

7. Recommend adoption of the recommendations of the Council Planning Committee concerning storm water rates and fee credits.

Staff Resource: Julie Burch

Planning Committee Recommendations

The Policy Statement recommendations of the Storm Water Task Force adopted by City Council on March 23 include provisions for simplified storm water rates for single family properties, and fee credits for commercial properties that have on-site storm water controls.

The Planning Committee has developed recommendations for the implementation of these policies as follows:

A. Single family homes with less than 2,000 square feet of impervious area
$2.20 per month

Single family homes with 2,000 or more square feet of impervious area
$3.05 per month

Commercial, industrial, and other non-single family rates that correspond to the above
$43.32 per month for one impervious acre

With these rates, all properties are paying the same costs per square foot of impervious area. Single family homes are less only because they have less impervious area than other properties.

Clodfelter/Scarborough Defer to 6/9 Budget Workshop Mian.

Emot

B. Commercial, industrial, multi-family, and residential homeowners' associations who provide storm water controls in accordance with City standards to mitigate runoff impacts on the drainage infrastructure shall be credited portions of the storm water service charge proportional to the extent those controls match undeveloped conditions on the property. Portions of the service charge shall be available for credit as follows:

- peak flow 50%
- volume of flow 25%
- water quality 25%

Properties which maintain a National Pollutant Discharge Elimination System (NPDES) storm water permit from the State of North Carolina or USEPA will receive all of the available credit for the water quality portion of the fee.

Rate Background

Single family rates - A common practice for storm water programs, which are funded through service charges, is to simplify the calculation of rates for single family homes.

- This saves considerable cost in the collection of impervious area data and in database upkeep without unduly changing the equity of the fee.

- The most simplified rate is to charge each single-family residence the same fee, based on the median value established by actually measuring a sample of parcels.

- This recommended median value in Charlotte, based on a sample of 351 randomly selected parcels, is 2,613 square feet.

- However, a single flat rate has the disadvantage that it does not "appear" to treat the owners of small homes and the owners of large homes consistent with the basic rate methodology of charging based on contribution of runoff.

- The proposed rate structure addresses these concerns by creating more than one category of single-family residence.

- The recommended two tier structure provides for homes with less than 2,000 square feet of impervious area (rooftops, pavement, etc.) to pay one-third less of the variable portion of the rate.

- Approximately ten percent of single family homes will be in the lower category, using data from the Mecklenburg County Tax Appraiser's files.

Revenue

The proposed rates, to be effective January 1993, are calculated to generate all revenue for the City's storm water services. The General Fund will be contributing $2,523,283 to the program through a payment for the impervious area of City maintained streets.

The Manager's recommended budget includes an option to charge $1.5 million in services to storm water fees. These services are currently being supported by the General Fund.

Reduction of Fees

Fee Credits

Urban development impacts the drainage system in three major ways: increased peak flow rates, increased flow volumes and increased pollution of runoff.

- The total costs of the storm water program can be allocated to services which are associated with these three impacts.

- Storm water controls on private property that decrease any of these impacts should result in a fee credit - that is, a reduction of the fee.

- Such controls can be used effectively on most commercial, industrial and multi-family properties, earning credits up to a maximum of 100%.

- Single family subdivisions where controls are used on a neighborhood basis will also be eligible. A credit is granted only when on-site storm water controls are constructed and maintained to City of Charlotte standards.

The following personnel actions are recommended for approval by Council's Personnel and Finance Committee. Item A. is recommended by a unanimous vote of the four members present; item B. is recommended by a vote of 3 to 1.

Rep. #5 B-29 p. 123

8. A. Recommend adoption of a resolution amending the Personnel Rules and Regulations, Rule IV, Leave of Absence; Section 3, Injury Leave with Pay.

Staff Resource: Pam Syfert

Morgan/Scarborough App.

10-1 No-Majeed

Committee Recommendation: The Council Personnel and Finance Committee reviewed costs associated with the City's escalating liabilities related to accidents and injuries and recommends that Council approve the change to the Personnel Rules and Regulations decreasing the amount of the City's supplement for Worker's Compensation. The committee also suggested that worker's compensation be reviewed by the Mayor's Compensation Committee. Attached is information that was presented to the Council committee.

Details of the Policy

Current Policy

- As provided by State law, an employee incapacitated and absent from work due to an on-the-job injury is paid two-thirds of the employee's wages (tax-free) up to a maximum of $426 per week.

- In addition, and based on current personnel policy, the injured employee is eligible to receive from the City a supplemental payment equal to one-third of the employee's gross wages for 250 workdays.

Human Resources

- The original intent was that an injured employee remain "whole" while being absent from work. The primary problem is that this provides the employee little incentive to return to work.

- Due to the "tax-free" payment mandated by State law, plus the manner in which the supplement is calculated, an employee can receive more take-home wages than if at work. The current policy is therefore contributing to the City's Workers' Compensation costs.

Revised Policy

- Under the revised policy, the City will no longer pay for the first seven days of injury. Instead, employees may opt to use accrued vacation or sick leave, or leave without pay, during the seven day period.

- From the eighth to the 30th day of injury, employees will receive Workers' Compensation payments equal to two-thirds gross salary up to the limit established by the North Carolina Industrial Commission and may opt to supplement the Workers' Compensation payments with accrued vacation or sick leave.

- From the 31st to the 365th calendar day of injury, the City will supplement the Workers' Compensation payments, up to an amount equal to the employee's normal net earnings. (Normal net earning is defined as the employee's gross salary minus deductions for federal and state taxes, FICA, and retirement.)

- The revised policy is more in line with private sector policies and other local governments.

Projected Results of Changes

With the recommended revisions, the City would still be in compliance with State law on Workers' Compensation payments; however, the proposed revisions will reinforce the City's commitment to safety and loss prevention, reduce incentives for workers to prolong injury leave and serve as a deterrent to the repeated claims. In addition, these changes will save the City approximately $150,000 a year and will also reduce other costs associated with Workers' Compensation.

Implementation

It is recommended that the changes be effective immediately. It is further recommended that employees currently on Workers' Compensation leave be grandfathered under the current policy and that the revised policy apply to employees who become injured on or after the date on which revisions to the policy are approved.

Attachment No. 4

B. Recommend adoption of an ordinance to amend Chapter 2 of the City Code to enable the City Manager to establish and revise Personnel Rules and Regulations.

Staff Resource: Pam Syfert

Recommendation: The ordinance will delegate authority to the City Manager to approve changes to the City's Personnel Rules and Regulations. Examples of the types of revision the City Manager would be authorized to make are:

- Expand the definition of such leave, in order to respond to circumstances similar to the action recently taken by Council regarding the request of a Police Officer.
- Revise the promotional process to respond to rightsizing efforts.
- Revise the section on Safety to reflect current practices.

Morgan/Hammond apf

Subst. Scarborough/Clodfelter Defer + bring an Ordinance to Council they can understand. Carried 7-4 Martin, McCrory, Hammond No - Morgan

Manager

~~Approved~~

ITEM NO.

All such changes would conform to the requirements of the City Charter, Section 4.41 and would not apply to employee issues such as group insurance, awards for length of service or approval of pay plan structures or general pay increases.

Background: Although City Council has recently approved several changes to the Personnel Rules and Regulations, over time these rules will require on-going revisions to incorporate future rule interpretations, improve rule clarity, and add or delete rules to improve the management of the City's workforce.

- Currently, the City Charter provides that City Council establish, through appropriate ordinances, a system of personnel administration governing such issues as appointment, promotion, transfer, removal, discipline and welfare of City employees.

- In a dynamic organization such as the City of Charlotte, our personnel administration system needs to be able to respond rapidly and effectively to changes. In addition, employees and supervisors need a set of rules and regulations that accurately reflect up to date personnel practices.

9. Consider the request of the Convention and Visitors Bureau that the Citizens Advisory Committee to the Convention and Visitors Bureau be dissolved.

Scarborough/Whelan
Unan.

CCVB Citizens Advisory Committee: Attached is a letter dated January 9, 1992 from Wayne Shusko, chairman of the Charlotte Convention and Visitors Bureau (CCVB) stating that the CCVB Citizens Advisory Committee has fulfilled its charge and the CCVB requests its dissolution.

The CCVB Executive Committee supports the recommendation that the Board of Directors amend its bylaws to allow City Council to appoint two individuals to the Board of Directors to provide citizen input.

Clearances: City Attorney and City Clerk.

Attachment No. 5

Clerk

BUSINESS

10. Recommend: (A) an increase of $40,000 in the City's contribution to the City Within a City Loan/Equity Pool Program because of the addition of Republic Bank and Trust Company to the program and (B) authorize the City Manager to enter into a participation agreement with Republic Bank and Trust Company.

Staff Resource: Del Borgsdorf

Council Action — What is Council being asked to approve?

A. Approve an increase of $40,000 in the City's contribution to the City Within a City Loan/Equity Pool Program because of the addition of Republic Bank and Trust Company to the program. The City's contribution of $1,300,000 will be increased to $1,340,000.

B. Authorize the City Manager to enter into a participation agreement with Republic Bank and Trust Company.

Patterson/Scarborough App.

Purpose — Why is the City doing this?

The purpose of the City Within a City Loan/Equity Pool Program is to create a public/private venture which would increase lending opportunities for targeted areas of the City of Charlotte thereby providing expanded economic development opportunities, particularly the creation of jobs.

- Republic Bank and Trust Company advised City staff of their $200,000 commitment to participate in the City Within a City Loan/Equity Pool Program after City Council's approval on October 28, 1991 of using $1,300,000 in City funds to create an equity fund with participating banks contributing $6,500,000.

- In order for the City to provide a 20% match for Republic Bank & Trust Company's $200,000, City Council is requested to increase the City's contribution by $40,000.

- The participating banks' contribution will increase from $6,500,000 to $6,700,000 for a total loan/equity pool of $8,040,000.

CD

Cost — How much will this cost?
An additional $40,000 from the Development and Revitalization Fund. City Council has already approved the use of $1,300,000 from the Development and Revitalization Fund for the City's contribution to the City Within a City Loan/Equity Pool Program.

Citizen Input — What is citizen input on this issue?
The City Within A City Loan/Equity Pool Program resulted from a need identified by the West Side Economic Development Task Force, which was appointed by the Mayor.

Background: See Attachment

Attachment No. 6

Res. #6 p. 89 P 125

11. Recommend adoption of a resolution authorizing staff to proceed with the necessary actions to secure an installment purchase contract (lease/purchase) to fund equipment requirements for FY93. The amount of the contract will be approximately $6.25 million. (Equipment list attached).

Patterson/Wheeler Unan.

Staff Resource: Del Borgsdorf

Council Action — Tax exempt financings require that the governing board take an official action that allows staff to negotiate a transaction.

- The transaction is then presented to Council again for final approval.
- Council is currently scheduled to consider the final approval on June 22, 1992.

Lease/ Purchase — Since 1982 the City has used some type of lease/ purchase agreement to fund its annual capital equipment purchases. The FY93 Operating Budget that has been presented to Council includes funds to make payments on previous years' agreements, as well as the first year's interest payment for the FY93 installment purchase contract.

Finance

Funding: FY93 Installment Purchase Agreement.

Clearances: Finance and Bond Counsel.

Attachment No. 7

TO BE READ TO COUNCIL:

City Council has been requested to approve the refinancing of the City's Airport Revenue Bonds, Series 1985 with a series of refunding bonds. Required actions will involve the consideration and adoption of three resolutions:

- The first Resolution makes certain technical modifications to the 1985 Bond Order ~~and is entitled:~~

  FIRST SUPPLEMENTAL BOND ORDER AMENDING CERTAIN PROVISIONS OF THE BOND ORDER ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA ON NOVEMBER 18, 1985.

  (Wait for Vote)

- The second Resolution approves up to $107,900,000 of the new bonds, the redemption of the 1985 Bonds, the sale of the new bonds ~~for future delivery~~ and the various agreements in connection with the new bonds ~~and is entitled~~:

  A SERIES RESOLUTION AUTHORIZING THE ISSUANCE UNDER THE PROVISIONS OF THE STATE AND LOCAL GOVERNMENT REVENUE BOND ACT, AS AMENDED, OF VARIABLE RATE AIRPORT REFUNDING REVENUE BONDS, SERIES 1993A OF THE CITY OF CHARLOTTE (THE "1993A BONDS"); THE REDEMPTION OF THE CITY OF CHARLOTTE AIRPORT REVENUE BONDS, SERIES 1985; THE PRIVATE SALE OF THE 1993A BONDS; AND VARIOUS AGREEMENTS AND ACTIONS IN CONNECTION WITH SUCH TRANSACTIONS.

  (Wait for Vote)

- The third Resolution authorizes the contract by the City which will fix the interest rate on the new bonds ~~and is entitled:~~

  RESOLUTION AUTHORIZING THE EXECUTION, DELIVERY AND PERFORMANCE OF SWAP AGREEMENT BETWEEN THE CITY OF CHARLOTTE, NORTH CAROLINA AND AIG FINANCIAL PRODUCTS CORP.

(End)

Res. #7 - 129
Res. #8 - 136
Res. #9 - 231
Ord. #10
#3342-X
B-40
P-466

12. Recommend approval of actions required to refinance approximately $103 million in 1985 Airport Revenue Bonds, and adoption of a budget ORDINANCE for $4,511,610 to cover issuance costs.

Staff Resource: Del Borgsdorf

Wheeler
Mangum / App. Unan.

Council Action

Council is requested to:

- Approve amendments to the 1985 Revenue Bond Order.
- (1) Approve the 1993 Airport Revenue Bond Series Resolution and the issuance of Refunding Bonds by July 1, 1993.
- Approve the redemption of the 1985 Airport Revenue Bonds.
- Approve the Interest Rate Agreement.
- Approve the necessary contracts for the financing team.
- Approve the contract for bond insurance.

~~Airport Revenue~~

(2) RESOLUTION FOR ~~Swap Agreement~~ INTEREST RATE AGREEMENT

Council is also requested to adopt an ordinance appropriating $4,511,610 to pay the issuance cost of the refinancing (call premium, underwriters spread and bond insurance). These funds are part of the refinancing.

Savings

The refinancing transaction is expected to save approximately $27 million.

Background

The airlines, particularly USAir, will be the primary beneficiaries of the savings. An agreement has been entered into with the airlines that authorizes the refinancing. The Local Government Commission approved the transaction on June 2, 1992.

Ord. #11
#3348-X
B-40
P-467

ITEM NO.

13. Recommend amendment of the contract with the Charlotte Uptown Development Corporation (CUDC) and adoption of a budget ordinance appropriating $40,000 from the fund balance of Municipal Service District I.

Scarborough/Patterson
Urban

Staff Resource: Del Borgsdorf

Council Action

- Council is requested to:
- Approve an amendment to the City's contract with CUDC increasing their contract budget by $40,000. The City Manager will execute this within his authority.
- Adopt a budget ordinance appropriating $40,000 from the fund balance of Municipal Service District I and, in addition, a total of $109,301 from the three fund balances of the Municipal Service District Funds to comply with the City's contracts with CUDC and CCD.

CUDC

The Charlotte Uptown Development Corporation (CUDC) recently acquired the Dillards Building at 127 North Tryon Street. Because of this, there are significant new expenses such as insurance and building maintenance. There are insufficient funds in this year's contract for CUDC to meet their financial obligations through June 30th.

Council also needs to appropriate funds to make up for a shortfall in tax collections in the Municipal Service District funds.

Increase CUDC's FY'92 Contract Amount

CUDC has requested the City amend their contract to increase their $357,100 contract by $40,000 to be provided from the fund balance of Municipal Service District I. An appropriation from fund balance will leave the fund balance with sufficient funds for CUDC's contract and reserves for FY 93.

City's Contract Obligation
The contracts for both CUDC and the Chamber's Central Charlotte Division (CCD) obligate the City to provide full funding for their contracts if funds are available in each of the three Municipal Service District Funds. Due to a shortfall in tax collections, shown in Attachment 1, $109,301 needs to be appropriated from the fund balances of the Muncipal Service Districts. At the May 21 budget workshop, Council affirmed by a 5-2 straw vote their intent to fund the shortfall from the fund balances of the Municipal Service Districts rather than providing some or all of the funding from the General Fund. The options Council considered are shown in Attachment 1.

Funding: Municipal Service Districts 1, 2, and 3 fund balances.

Clearances: Economic Development, Budget and Evaluation.

Attachment No. 8

CONSENT

BUDGET ORDINANCE

Ord. #1
#3333-X
p.40
p.449

14. Recommend adoption of a budget ordinance to appropriate $2,015,839.60 for utility relocation expense at McAlpine Creek Wastewater Treatment Plant.

Pull 15D + F, 17, 19, 20A + C, 21 + 22
Scarborough/Wheeler
App Rest
Unan.

Council Action: This action appropriates funds of $2,015,839.60 from the North Carolina Department of Transportation as payment for relocation of sewer mains.

- NCDOT has a road construction project (Charlotte Outer Loop) underway which conflicts with existing sewer mains on McAlpine plant property.
- The NCDOT has agreed to pay for relocation of the sewer main per a utility relocation agreement dated March 18, 1992.
- Bid item A. in the following bid section recommends award of a contract to Yates Construction Company. In addition to relocating the lines, the bid price includes costs for improvements to the lines.

CMUD

- NCDOT will pay only for the costs associated with the relocation; CMUD will be responsible for costs for improvements to the lines ($306,887.40).

Funding: The budget ordinance appropriates $2,015,839.60 from NCDOT.

Improvements to the sewer mains will be funded from the Sewer Main Relocation Capital Account.

Clearances: CMUD Director.

BID LIST

15. 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. Sanitary Sewer Construction — Charlotte-Mecklenburg
Sanitary Sewer Relocations — Utility Department
For Charlotte Outer Loop

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Yates Construction Company of Stokesdale, North Carolina in the amount of $2,322,726.66 be accepted for award of contract on a unit price basis.

Project Description: The N.C. Department of Transportation is currently constructing the Charlotte Outer Loop. Existing sewer lines are in conflict with the proposed road construction across McAlpine Creek Wastewater Treatment Plant property. Construction of this project will allow for relocation and improvements to the subject sewer lines.

MWBE Status: The contractor has submitted MWBE participation of:

	AMOUNT	PERCENT OF TOTAL PROJECT COST	PROJECT GOALS
MWE	0	0%	4%
WBE	$1400.00	0.06%	1%

CMUD

The Utility Department has verified through references that the contractor has the capability and typically self performs projects of this type.

The contractor did solicit MWBE quotations in an effort to bring MWBE participation to this project, but determined many to be non competitive.

Though the contractor received no quotes from MWBE's he solicited for concrete work prior to the bid, he is accepting quotes from interested MWBE's in an effort to include MWBE's.

The MWBE Program Director concurs in this determination.

Source of Funding: Water and Sewer Capital Improvement Fund - (Sewer Main Relocation for Street Improvements). Water and Sewer Capital Improvement Fund - (Utility Relocations for the Charlotte Outer Loop, McAlpine Plant).

Estimated Cost:	$2,572,190.10	
Low Bid:	2,322,726.66	
Difference:	$ 249,463.44	(10%)

B. Polymer, McAlpine Wastewater Treatment Plant — Charlotte-Mecklenburg Utility Department

Recommendation: By Purchasing Director and Utility Director that the low bid, Stockhausen, Inc., Greensboro, N. C., in the amount of $311,000.00 be accepted for award of contract on a unit price basis.

Project Description: Polymer will be used with the sludge thickening and dewatering centrifuges at McAlpine Wastewater Treatment Plant. Polymer vastly improves the efficiency of the centrifuges.

The bid process for Polymer requires that vendors pre-qualify their product. This requires extensive time and testing (eight weeks) on City equipment. Due to this requirement a contract for a period of one year with the option to renew for an additional year at the same unit price is requested.

Purchasing

MWBE Status: No known MWBE vendors.

Source of Funding: Water and Sewer Operating Fund - (McAlpine Creek Wastewater Treatment Plant - Chemicals for Water Treatment).

C. Street Sweeper, Vacuum Type — Aviation

Recommendation: By Purchasing Director and Director of Aviation that the low bid, Public Works Equipment and Supply, Inc., Monroe, N. C., in the amount of $102,480.00, be accepted for award of contract.

Project Description: This proposed purchase is for one vacuum type street sweeper that will be used to clean pavement areas around the Airport and aircraft operational area.

MWBE Status: No known MWBE available for this purchase.

Source of Funding: Airport Operating Fund.

Purchasing

D. Janitorial Services — Neighborhood Centers
1) Alexander Street Center
2) Greenville Center
3) Amay James Center
4) Belmont Center

Martin Patterson
Aff man

Recommendation: By Purchasing Director and Neighborhood Centers Director that the low bidder, Complete Cleaning Co., Charlotte, N.C., be awarded a contract for Alexander Street Center and Greenville Center in the amount of $51,984.00 per year; and, the low bidder, Better Cleaning Janitorial Service, Charlotte, N.C., be awarded a contract for the Amay James Center and Belmont Center in the amount of $48,000.00 per year.

Purchasing

Project Description: The proposed contracts will cover cleaning of four centers for the upcoming year. Another bid was submitted by Joe's Janitorial & Cleaning, Charlotte, N.C. but did not meet specifications since the bid proposal was not signed as required.

These proposed contracts will be awarded for three years with an option to renew for two additional one year periods. A pre-bid conference was held April 27, 1992. There will be approximately 1% decrease in cost with the award of these contracts.

MWBE Status: Both companies being recommended are minority companies.

Source of Funding: General Fund - (Neighborhood Centers/ Miscellaneous Contractuals.)

E. Cast Iron or Ductile Pipe — Charlotte-Mecklenburg Utility Department

Recommendation: By Purchasing Director and Utility Director that the low bid, Griffin Pipe Products Co., Lynchburg, Va. in the amount of $190,110.40 be accepted for award of contract on a unit price basis.

Project Description: Cast iron or ductile pipe is used by the Utility Department to extend and repair the water distribution system.

Source of Funding: Water and Sewer Operating Fund - (Water Distribution - Inventory).

Purchasing

F. Belmont Neighborhood Reinvestment Phase II — Engineering

Recommendation: By the City Engineer, based on the recommendation of the consultant, HDR Engineering, that the low bid of $1,181,420.70, as submitted by Ferebee Corporation, be accepted for award on a unit price basis.

Project Description: In FY90 City Council approved the Neighborhood Reinvestment Program which provides for new or reconstructed infrastructure in areas of the City where substandard or no infrastructure exists.

Martin Wheeler app. Eng.

Eng.

The first phase of the Belmont project was the rehabilitation of existing sidewalk and curb and gutter. Phase II includes construction of curb and gutter, sidewalk, and storm drainage for Parson Street, Umstead Street, 19th Street, 20th Street, and Alexander Street in the Belmont neighborhood.

MWBE Status:

The contractor has committed M/WBE participation of:

	AMOUNT	PERCENT OF TOTAL PROJECT COST	PROJECT GOALS
MBE	$114,610.00	10%	8%
WBE	$148,418.00	13%	5%

The contractor has met the requirements of the M/WBE program by exceeding the goals set for the project.

The MWBE Director concurs in the recommendation for award.

Source of Funding: General Capital Improvement Fund - (Neighborhood Reinvestment - Pay-As-You-Go Debt Service).

Estimated Cost:	$1,525,000.00	
Low Bid:	1,181,420.70	
Difference:	$ 343,579.30	(23%)

G. Bridge Repair Engineering

Recommendation: By the City Engineer, based on the recommendation of the consultant, Thompson, Gordon, & Shook, that the bid submitted by J. L. Manta, Inc. be rejected due to improper license and the negotiated bid of $303,960.00, as submitted by Crowder Construction Company, be accepted for award on a unit price basis.

Project Description: The work includes repairs to 29 City bridges (see attachment).

The repairs were identified in a bi-annual inspection report on July 10, 1990 done by Thompson, Gordon & Shook Engineers.

Eng.

The North Carolina Licensing Board has informed us that the bid by J. L. Manta, Inc. cannot be considered because they do not hold a North Carolina General Contractor's Highway License. The City Attorney's office has rendered an opinion that the low bid must be rejected due to improper licensing.

Source of Funding: Powell Bill Fund - (Bridge Repairs).

Estimated Cost:	$257,994
Negotiated Bid:	303,960
Difference:	$ 45,966 (-18%)

The increased cost is due to extra measures required in the removal and disposal of lead-based paint on the bridges which was not included in the estimate.

Attachment No. 9

H. Sanitary Sewer Construction 1991 Annexation Area 5 - Beam Road

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 $1,056,558.79 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project will extend sewer service to the Beam Road area and would fulfill the City's legal annexation requirements for extension of sewer to the area.

MWBE Status:

The Utility Department has reviewed the contractor's good faith effort, and his capabilities to self perform all aspects of this project with his own forces and determined the the contractor to be in compliance with the MWBE policy.

The MWBE Program Director concurs.

Source of Funding: Water and Sewer Capital Improvement Fund - (Beam Road Sewer Main.)

CMUD

CONTRACT

16. Recommend approval of an engineering services contract for $2,362,523 with Black & Veatch for: 1) engineering study of raw water intake on Lake Norman and preliminary plant design of North Mecklenburg water filter plant, and 2) preliminary design study of alum sludge facilities at Franklin, Vest and North Mecklenburg filter plants.

Contract Approval: Approval of this engineering contract will support CMUD's program of meeting the future water demands of northern Mecklenburg and to meet new effluent limits on the discharge of alum into the sanitary sewer system.

Award of this contract is based on the following:

- Letters of interest for design of these projects were sent to over 90 firms.
- 22 firms responded.
- A short list of four firms was selected.
- Thorough evaluation of qualifications of the four firms was conducted according to City procedure.
- Black & Veatch was selected by a competitive process based on qualifications and experience.

Funding: North Mecklenburg Water Treatment Plant Capital Account.

Clearances: Utility Director.

CMUD

17. Recommend approval of a claims administration contract with James C. Greene Company for the period of July 1, 1992 to June 30, 1993.

Claims — The Finance Department, Division of Insurance and Risk Management (DIRM), is charged with the responsibility of adjusting claims for liability or damages for the City, County and Board of Education.

- DIRM staff processes and settles the bulk of the liability and workers' compensation claims.
- A third party administrator (TPA) claims service firm is needed to assist DIRM in resolving a small percentage of claims.
- A TPA is required because there are some claims that are not cost effective to adjust with City staff because they are too complex and time consuming (e.g. - transit bus accidents).

Martin/Wheeler
app.
unan.

Recommendation — After a thorough review of area companies, DIRM recommends James C. Greene as the better provider of TPA services for the City, County and School Board.

- This decision is based on a consideration of cost, quality of service, experience of personnel, type of information systems and reporting capabilities.
- James C. Greene is a regional claims service company which has operated successfully since 1932.
- This business will be handled out of the Charlotte office.
- The executive board for the three participants has concurred in this choice.

Finance/DIRM

Cost: The estimated annual cost is $200,000 based on volume.

Funding: Division of Insurance and Risk Management Operating Budget.

Clearances: Finance/DIRM.

CONTRACT AMENDMENT

18. Recommend approval of Amendment No. 3 to the contract with Sverdrup & Parcel for $139,500 for design and construction support of the Sugar Creek outfall sewer.

Council Action: City Council is requested to approve Amendment No. 3 for $139,500 to the professional services contract with Sverdrup & Parcel which will provide payment for design and construction support of the Sugar Creek outfall sewer.

Repairs Needed: Sverdrup has completed a study of deteriorated sections of the existing Sugar Creek sewer outfall line.

- Based on their findings, the 54-inch sewer line must be repaired. Repair will consist of a new lining inserted into the existing 54-inch pipe.
- One section of the 78-inch pipe needs to be replaced.

Amendment: Amendment No. 3 will provide:

- Detailed design of the lining of the 54-inch pipe.
- Detailed design for replacement of the 78-inch pipe.
- Construction support, including preparation of bid documents, site visits, project resident engineer, construction advisement, and record drawings, etc.

The Sugar Creek outfall line is a major influent line to the McAlpine Creek Wastewater Treatment plant. Without correction, the damaged sections could result in pipe collapse, sewer backup, and overflow.

Funding: Sanitary Sewer Line Replacment Capital Account.

Clearances: The Utility Director.

CMUD

LEASE AGREEMENT

19. Recommend approval of an agreement with Ontario Investments, Inc., for $166,104, for the lease of computer equipment to be used for the inventory of the storm water infrastructure.

Council Action: Approval of a lease agreement with Ontario Investments, Inc. of New York, an incumbent City lessor, will provide a SUN 670MP file server and IPX workstations for the inventory of the storm water infrastructure. A monthly rate of $6,921 over 24 months will result in a total payment of $166,104.

This equipment is required to computerize the inventory data, which will then be used to plan and manage storm water maintenance, improvement, and water pollution programs.

- This cost was included in the recent comparison of completing the inventory in-house versus completion of the inventory of the storm water consultant.
- Over $250,000 in savings will occur by conducting the inventory in-house.

Funding: Storm Water Services Capital Account.

Clearances: Engineering, CIS, and Budget and Evaluation.

Hammond/Wheeler app unan.

Eng.

CODE ENFORCEMENT

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

20. A. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1704 Pegram Street.

Attachment No. 10

B. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1006 Allen Street.

Attachment No. 11

McCrory/ app demo - if a contract appears in 30 days, we will receive demo.

Hammond/Reid Subst. - defer 60 days + if no contract or no significant work done, then demolish 10-1 No McCrory

CD

Ord. #2 #333-4 B-40 P-450

ITEM NO.

McCrary/Reid
App. Recommendation - Carried 8-3
No - Scarborough, Martin, Majeed
Scarborough/Martin
defer 60 days + staff verify work already done
Yes - Patterson, Scarborough, Campbell, Martin
Others - No

C. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1201 Louise Avenue.

Ord. #3 #3335-X B-40 P-452

Attachment No. 12

D. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1016 Allen Street.

Ord. #4 #3336-X B-40 P-454

Attachment No. 13

E. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1810 West Boulevard.

Ord. #5 #3337-X B-40 P-456

Attachment No. 14

F. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 842 Reliance Street.

Ord. #6 #3338-X B-40 P-458

Attachment No. 15

G. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 3404-06 Boyd Street.

Ord. #7 #3339-X B-40 P-460

Attachment No. 16

H. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 227 West Todd Lane.

Ord. #8 #3340-X B-40 P-462

Attachment No. 17

I. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 3400 Boyd Street, #1 and #2.

Ord. #9 #3341-X B-40 P-464

Attachment No. 18

CD

Clodfelter/Martin
aff.
Unan.

Res. #1
B-29
P-115

SET PUBLIC HEARING

21. Recommend adoption of a resolution of intent to abandon a portion of East 35th Street and set a public hearing for July 27, 1992.

CDOT

PROPERTY TRANSACTIONS

22. Recommend adoption of the following condemnation resolutions.

22 A, B & C
Clodfelter/Mangum
aff. Unan.

Res. #2
B-29
P-117

CONDEMNATIONS

A. Project: Non-System Residential Street Program - Patton Street, Parcel #6
Owner(s): Wilbert Alexander and any other parties of interest
Property address: 3603 W. Sugar Creek Road
Property to be condemned: 829 sq.ft. (0.019 ac.) fee
Improvements: None
Price: $1.00
Reason for condemnation: Mr. Alexander would not be able to convey clear title due to several heirs being omitted during the latest deed conveyance.

Total Area:	= 9,797 sq.ft.	(0.225 ac.)
Area To Be Acquired:	= 829 sq.ft.	(0.019 ac.)
Remaining Area:	= 8,968 sq.ft.	(0.206 ac.)

Zoned: R6 Use: Residential
TAX VALUE: $19,940 TAX CODE: 043-032-11

R.E.

Res. #3
B-29
P-119

B. Project: Non-System Residential Street Program - Patton Street, Parcel #14
Owner(s): Kenneth B. Whitmire, Rosemarie Menninger Whitmire and any other parties of interest
Property address: 3531 W. Sugar Creek Road
Property to be condemned: 451 sq.ft. (0.01 ac.) fee
Improvements: None
Price: $1.00
Reason for condemnation: Mr. Whitmire has not responded to any of our correspondence requesting that he donate the 451 sq.ft. for the above project. He lives in Greensboro, N.C.

R.E.

Total Area: = 9,969 sq.ft. (0.229 ac.)
Area To Be Acquired: = 451 sq.ft. (0.01 ac.)
Remaining Area: = 9,518 sq.ft. (0.219 ac.)

Zoned: R6 Use: Vacant
TAX VALUE: $2,200 TAX CODE: 043-031-09

#4

C. Project: Non-System Residential Street Program - Patton Street, Parcel #5
Owner(s): Benjamin Davis, Catherine Davis and any other parties of interest
Property address: 5625 Patton Street
Property to be condemned: 1,116 sq.ft. (0.026 ac.) fee
Improvements: None
Price: $1.00
Reason for condemnation: Mr. & Mrs. Davis are not living together and Mr. Davis does not want to include her in this matter. In addition there are two years of back taxes totaling $554.90 due plus a possible judgement lien of $2,346.00 in favor of First Union Bank.

Total Area: = 24,409 sq.ft. (0.56 ac.)
Area To Be Acquired: = 1,116 sq.ft. (0.026 ac.)
Remaining Area: = 23,293 sq.ft. (0.534 ac.)

Zoned: R6 Use: Residential
TAX VALUE: $26,450 TAX CODE: 043-032-10

Re B-29 P-121

Re

22 D. **PROPERTY TRANSACTIONS FOR JUNE 8, 1992 AGENDA**

Clodfelter/Wheeler
app.
unan.

1. Project: F.A.R. Part 150 land Acquisition Program - Residential Purchase
Owner(s): Mary K. Snodgrass
Property Address: 3221 Barry Drive
Charlotte, N. C. 28214
Property to be acquired: .377 acres
Improvements: 3 bedrooms, 1 bath, ranch
Tax Value: $50,310.00 Purchase Price: $60,300.00
Remarks: Purchase price was determined by an independent appraiser and a review by a second appraiser. Each appraisal takes into consideration specific quality and quantity of the house. The tax department has lowered the evaluations in Moores Park due to "economic obsolescence" (proximity to the Airport). Residential property acquired per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act 1970. Owners eligible for relocation benefits. Acquisition and relocation costs eligible for Federal Aviation Administration reimbursement.

CHARLOTTE-MECKLENBURG
PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: April 7, 1992

TO: Mr. Kent Winslow
Real Estate Department

FROM: Martin R. Cramton, Jr.,
Planning Director

SUBJECT: - Mandatory Referral Report No. 92-6 -

Attached is a copy of Mandatory Referral Report No. 92-6 for the sale of .783 acres in the Third Ward Neighborhood. The Planning Committee unanimously approved this report at their meeting on April 6, 1992.

If additional information is needed, please let us know.

mmc

5/11/92
To B.P. for required signatures after inserting M/R. Info — June 8, 1992 council agenda — Advised Bill Woolard, Atty.

Real Estate Div.
RECEIVED
APR 8 1992
City of

MANDATORY REFERRAL REPORT NO. 92-6
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
SALE OF VACANT PROPERTY
MARCH, 1992

PROJECT PROPOSAL AND LOCATION

This proposal consists of vacant parcels which is part of the Third Ward Neighborhood Strategy Area which they are now offered for sale by the Community Development Department through the City Real Estate Division. The parcels (073-213-22, 24, 25, 27 and 28) under consideration for sale total .783 acres. Two of the properties front on West Fourth Street, two face on Victoria Street while one is only accessed by two alley ways.

PROJECT JUSTIFICATION

The subject properties are small remnant parcels that the Community Development Department has no interest in developing. From a land use perspective these parcels would be appropriate for infill development. However, due to their size and the terrain the only way these parcels could accommodate infill development, as recommended in the Third Ward Special Project Plan, would be through assembling parcels with other landowners. An adjacent property owner (073-213-26), through an attorney, has expressed interest in purchasing these properties to clean up and landscape as an amenity to her property. It is possible that assemblage of property for infill development is what the perspective purchasers have in mind in the long term.

PROJECT IMPACT

The land proposed for sale is presently vacant. It is zoned UR-1. Single family homes surround the property to the south while there is multi-family on the north side of West Fourth Street. The Third Ward mini park is a triangular piece of property adjacent to parcels 073-213-27 and 28. This is a small park that contains one public bench. It is mainly a City-maintained open space.

The City Park and Recreation Department has advised that they have no desire to add the two adjacent parcels to the mini park as Fraiser Park is just down the street. All five of the subject parcels are maintained by the Landscape Division of City Parks and Recreation and the cost of this maintenance is not justified by the cost of the land which has a combined appraised value of $20,000.00.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

None exist.

PROJECT COST

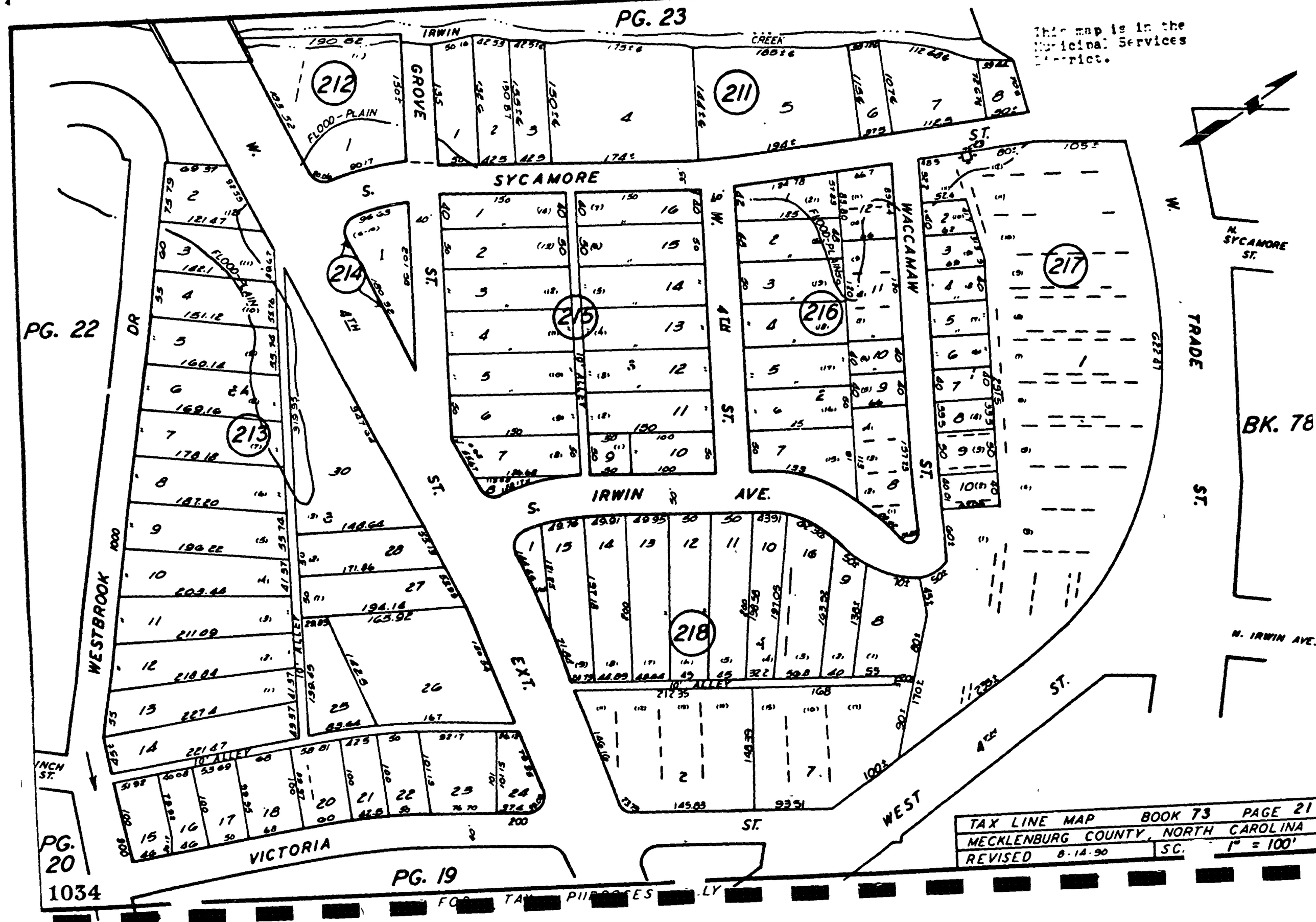
Legal	$1,000.00
Administration	$1,000.00
Advertising	150.00
Total Cost Estimate	$2,150.00

STAFF RECOMMENDATION

The Charlotte-Mecklenburg Planning Commission staff recommends approval of the sale of these five properties in Third Ward. If the City is not interested in pursuing assemblage of other properties for development or additional park land, then it is appropriate to return these subject parcels to the tax scrolls to generate additional revenue.

PLANNING COMMITTEE RECOMMENDATION

The Planning Committee unanimously approved staff recommendation at a meeting on April 6, 1992.



This map is in the Municipal Services District.

MOUNTAIN ISLAND LAKE WATERSHED PROTECTION PLAN

1. INTRODUCTION -- Described below is the Mountain Island Lake Watershed Protection Plan developed by sixteen volunteer citizens collectively known as the Stakeholders Committee. The Committee believes that the plan (a) adequately meets the Board of County Commissioners' watershed protection policy statement, as amended February 17, 1992, balancing water quality and economic development and (b) exceeds or meets the minimum WS-IV standards contained in the Water Supply Rules adopted by the North Carolina Environmental Management Commission on February 13, 1992. The Committee expects that the EMC will designate the entire Mountain Island Lake Watershed as WS-IV in June 1992.

This plan provides direction on all major issues affecting the development of the watershed. However, it is a plan and not an ordinance. The Committee anticipates that the watershed protection ordinance(s), as developed, will address in more detail many of the specific issues covered below. The Committee recognizes that each of Mecklenburg's major watersheds are unique and require tailored plans which will protect water quality and allow appropriate development. The plan for Mountain Island Lake is specific to its geography, topography, current development and current water quality. While certain principles may be transferable to Lakes Norman and Wylie, any specific plans for Norman and Wylie would have to be developed for each.

The plan is organized as follows:

* Land Acquisition -- Lands recommended for removal from development through acquisition by the County, City or State.

* General -- Requirements, comments and recommendations applicable to the entire watershed, such as endorsement of other plans, future initiatives, prohibitions and allowable uses.

* Area Specific Requirements -- Uses specific to defined areas in the watershed such as development density, buffering, structural BMPs and prohibited and allowable uses. The plan defines each area's

approximate boundaries and displays them on the attached map.

This plan is recommended by consensus of the Stakeholders Committee except for one issue. The Committtee was not able to achieve consensus as to whether the area east of Kearns Road in the Upper Gar Creek Critical Area should have 12% allowable impervious coverage (approximately one dwelling unit per acre) or 24% (two dwelling units per acre). This issue is discussed further in section 4.

2. LAND ACQUISITION -- The County, City, and/or State should acquire by gift, purchase, or other means, including transfer of development rights, land that is available in the Mountain Island Lake Watershed to provide maximum protection to the Watershed. These acquisitions should be completed by January 1, 1995, except for greenways along Gar, McDowell, and Torrence Creeks and the 20-year program in 2.F. These acquisitions are critically important for the other aspects of the plan to be effective. Condemnation should be avoided if possible.

Land that should be acquired includes:

A. The County should acquire the park land in this Watershed that was approved by the voters in the November 1991 bond referendum. Estimated acreage: 1,050

B. The County should request that the City acquire through the Charlotte-Mecklenburg Utility Deparment (CMUD) all available land adjacent to the present water intake. Estimated acreage: 80

C. The County should make the greenways along Gar Creek, McDowell Creek, and Torrence Creek a priority, establishing them as soon as possible. Estimated acreage: 571

D. The County should acquire the first 200 feet of available (undeveloped) shoreland along Gar Creek Cove just east of Mountain Pointe. Estimated acreage: 10

E. The County should acquire the 1,000-feet-wide corridor along Mountain Island Lake north of the Water Fowl Refuge to Cowan's Ford Dam, as allowed under Federal Energy Regulatory Commission requirements. Most of this land is currently owned by Crescent Resources, Inc. and leased to the North Carolina Wildlife Commission. The Mecklenburg County Board of Commissioners should request that the Gaston and Lincoln County Commissioners acquire the corresponding 1,000-feet corridor within their jurisdictions along

Mountain Island Lake. Estimated acreage in Mecklenburg County: 576

F. The County should request that the City should undertake through CMUD a 20-year program to acquire all available land within one-fourth of a mile of Mountain Island Lake. Funding should be provided through bonds to be repaid by the water users. Mecklenburg County Commissioners should request Gaston and Lincoln Counties to take similar action with funding provided by the water users. Estimated acreage: 1,236 (This estimate excludes Latta Plantation Park, the Water Fowl Refuge, greenways and the 1,000 feet corridor around the Lake.)

G. The County should utilize Farmland Preservation Bonds for all eligible farms west of Beatties Ford Road within the Watershed. Estimated acreage: 1,200

H. The County should request that Gaston and Lincoln Counties join with Mecklenburg in pursuing State funding to establish a regional state park in Gaston, Lincoln, and/or Mecklenburg County in the Mountain Island Lake Watershed. Estimated acreage: 5,000 - 7,500 (Some of this acreage could include parcels identified in A. through G.)

3. INDUSTRIAL AND WASTEWATER DISCHARGES -- There should be no new industrial process discharges into any stream in the Mountain Island Lake Watershed, with the exception of the McDowell Creek Wastewater Treatment Plant. This plant may expand, but the pollutant load shall not be increased beyond its present permitted limits. CMUD should accelerate plans for effluent filtration and evaluate alternatives to chlorine disinfection to reduce potential toxicity. Nothing in this statement precludes conveying wastewater from the Mountain Island Lake Watershed to approved plants outside this Watershed.

There shall be no new privately owned wastewater treatment plants requiring NPDES permits in the Mountain Island Lake Watershed that directly discharge into the Lake or any of its tributaries. Existing, privately owned wastewater treatment plants may expand, but the pollutant load shall not be increased beyond their presently permitted limits.

Septic tanks may be used in the Watershed in compliance with State and local laws and regulations. CMUD should make the provision of public sewers in the Mountain Island Lake Watershed a priority to eliminate the need for septic tanks. CMUD should evaluate future wastewater treatment needs for

this area under the density restrictions of this watershed protection plan.

4. CRITICAL AREA -- No high density option is allowed in the critical area. The critical area boundaries and maximum allowable densities are outlined in the chart and referenced to the map of the Watershed. Maximum allowable densities are expressed in percentage of impervious cover (%), with approximate equivalent dwelling units per acre (DU/Ac) shown for illustration.

Area	Boundary	Maximum Allowable Density (Approximate Housing Density)
Lower Gar Creek (Orange Area of Map)	From the Lake to Beatties Ford Road (which is approximately 1 mile upstream) and to the ridge line along either side of the Creek	6% (1 DU/2 Ac)
Upper Gar Creek (Green Area of Map)	From Beatties Ford Road to the limits of the Creek drainage basin and to the ridge line along either side of the Creek	12% (1 DU/1 Ac)**
McDowell Creek Basin (Green Area of Map)	From the Lake to approximately 1 mile upstream and to the ridge line along either side of the Creek	12% (1 DU/1 Ac)
Remainder of the Lake Front (Purple Area)	1/2 mile from the Lake	24% (2 DU/1 Ac)

** At the last meeting of the Stakeholders, three committee members voted to change the density in the Upper Gar Creek area east of Kearns Road to 24% (2 DU/1 Ac). Twelve committee members voted to keep the density at 12% (1 DU/1 Ac). One member who had left the meeting before the vote indicated that he could support 24% (2 DU/1 Ac) as a compromise. Discussion on both sides of this issue centered around whether more development in this area would affect water quality.

The critical area shall have only the following uses:

A. Those uses permitted by right in R-3, R-4, R-6, and R-8 districts, and

B. The following specified uses are permitted under prescribed conditions in R-3, R-4, R-6, and R-8 districts:

1. Adult care homes
2. Bus stop shelters
3. Cemetaries
4. Child care homes
5. Duplex dwellings
6. Elementary and secondary schools
7. Equestrian oriented subdivisions
8. Government buildings up to 12,500 square feet
9. Open space recreational uses
10. Outdoor recreation
11. Public utility structures
12. Public utility transmission and distribution lines
13. Religious institutions up to 750 seats
14. Subdivision sales offices
15. Temporary buildings and storage of materials

5. PROTECTED AREA -- The protected area for Mountain Island Lake extends from the outer boundaries of the critical area to approximately 5 hydrological miles from the Lake and is represented as the blue area on the Watershed Map. Clustering is encouraged in this area. High density development is allowed with the use of wet detention ponds. Requirements relating to wet detention ponds and other structural best management practices (BMPs) are contained in Section 7.

For residential development, low density portions of this area are restricted to 2 DU/1 Ac or 24% impervious cover. High density portions are restricted to 4 DU/1 Ac or up to 50% impervious cover with the use of on-site wet detention ponds or in areas upstream of regional wet detention ponds.

Non-residential development is restricted to 24% impervious cover if wet detention ponds are not used. High density development is restricted to up to 50% impervious cover with the use of wet detention ponds.

To the extent that any other areas within the Mountain Island Lake Watershed are included as protected areas in the State program, the State regulations will apply.

6. BUFFER REQUIREMENTS FOR THE CRITICAL AND PROTECTED AREAS -- Buffers are required along the lake front and perennial streams in the Mountain Island Lake Watershed. Buffer sizes and allowable uses are outlined in this chart:

Area	Buffer Size	Allowable Uses
Lower and Upper Gar Creek and McDowell Creek Critical Areas	The greater of 100 feet or the 100-year flood plain boundary	Uses allowed in State regulations. Non-impervious hiking paths in the buffer would be allowed to the extent permitted in the State regulations.
Remainder of the Lake Front Critical Area	Minimum of 100 feet	Same as for Lower and Upper Gar Creek and McDowell Creek Critical Areas
Other Perennial Streams in the Protected Area from their confluence with Gar and McDowell Creeks to the limits of the Protected Area	Minimum of 50 feet for low density and 100 feet for high density development	For the first 30 feet of the buffer, State regulations will apply. Additional land in the buffer beyond the first 30 feet should have no impervious surface but could be used for recreational development purposes. Non-impervious hiking paths allowed to the extent permitted in the State regulations.
Agricultural Lands	To the extent that it does not conflict with law, 100 feet in the Critical Areas and 50 feet in the Protected Area	Activities allowed in the State regulations, including livestock use of streams for watering.
From the outer boundaries of the Protected Area to the limits of the Watershed	State guidelines will govern, which are currently 30 feet for low density and 100 feet for high density	State guidelines will apply.

In the buffer areas adjacent to the Critical Areas of Gar and McDowell Creeks and the Lake Front, no trees larger than 2 inches caliper are to be removed. Trees less than 2 inches in caliper and undergrowth may be removed to be replaced by an effective stabilizing and filtering ground cover. Paths in this area must be constructed to effectively control runoff and erosion. Plans for shore stabilization must receive County approval prior to construction. The County should develop guidelines on acceptable stabilizing and filtering techniques and materials.

In the buffers of the entire Watershed, the County can require enhancement of the buffer when development is being expanded so that the buffer effectively performs its filtering and absorption functions.

The County should begin an education program for property owners and users of the Mountain Island Lake Watershed regarding potential problems with fertilizers, herbicides, and pesticides. Within the Watershed buffers, fertilizers, herbicides, and pesticides should only be used as recommended by the County Cooperative Extension agent.

7. ENGINEERED DEVICES AND OTHER BEST MANAGEMENT PRACTICES -- Mecklenburg County should use a combination of site specific and regional wet detention ponds and other best management practices (BMPs) as a set of tools to protect water quality at build-out of the Mountain Island Lake Watershed as permitted by this proposed watershed protection plan.

The public should have ultimate responsibility for permitting, inspecting, operating, and maintaining wet detention ponds and other BMPs. The County should develop an equitable, stable and adequate source of funding to provide for the construction of regional BMPs and the operation and maintenance of BMPs after they are constructed. All those who benefit from water quality should bear the responsibility for this funding.

Mecklenburg County should develop a set of design and operational guidelines for BMPs for use by engineers and property owners. It is critically important that the guidelines and ordinances relating to BMPs be in effect before engineered devices are built in the Watershed.

8. EXISTING DEVELOPMENT -- Grandfathering provisions of State law and local ordinances shall apply. In general, these allow existing residential uses to expand and previously subdivided lots to be developed. Restricting conditions of the watershed protection plan are:

A. Within the Critical and Protected Areas, any existing residential uses may be expanded without restrictions from these watershed protection requirements but the expansion shall not encroach into the required buffer.

B. Within the Critical Area, existing institutional uses may expand subject to watershed protection plan regulations, but other existing non-residential uses shall not expand. Public utilities may expand in accordance with State regulations.

9. PREVIOUSLY APPROVED DEVELOPMENT -- Grandfathering provisions of State law and local ordinances shall apply.

10. PROHIBITIONS -- Within the Mountain Island Lake Watershed, no new landfills are allowed. Additionally, no treatment or disposal of petroleum contaminated soils shall be allowed. In the Critical Areas, underground and above ground storage tanks of petroleum products or hazardous materials as a principal use are not permitted.

11. ENDORSEMENT OF OTHER PLANS -- To ensure long-term development patterns consistent with watershed protection goals, endorse the County's plan to retain the rural character of Beatties Ford Road (i.e., two lanes) and roads west of Beatties Ford Road, south of N.C. 73 and north of Mount Holly-Huntersville Road. The County should adopt an overlay district for this corridor. Endorse the North and Northwest District Plans regarding historic corridors and road designs that eliminate curbs and gutters.

12. FUTURE INITIATIVES -- The County should consider undertaking all of these future initiatives for more effective watershed protection:

A. Complete the Storm Water Management Study for the McDowell Creek Basin and accelerate the recommended protection plans.

B. Effectively coordinate Planning, Environmental Protection, Health and Engineering staffs to implement and enforce the Watershed Protection Plan. Consider designating a single entity for watershed protection administration.

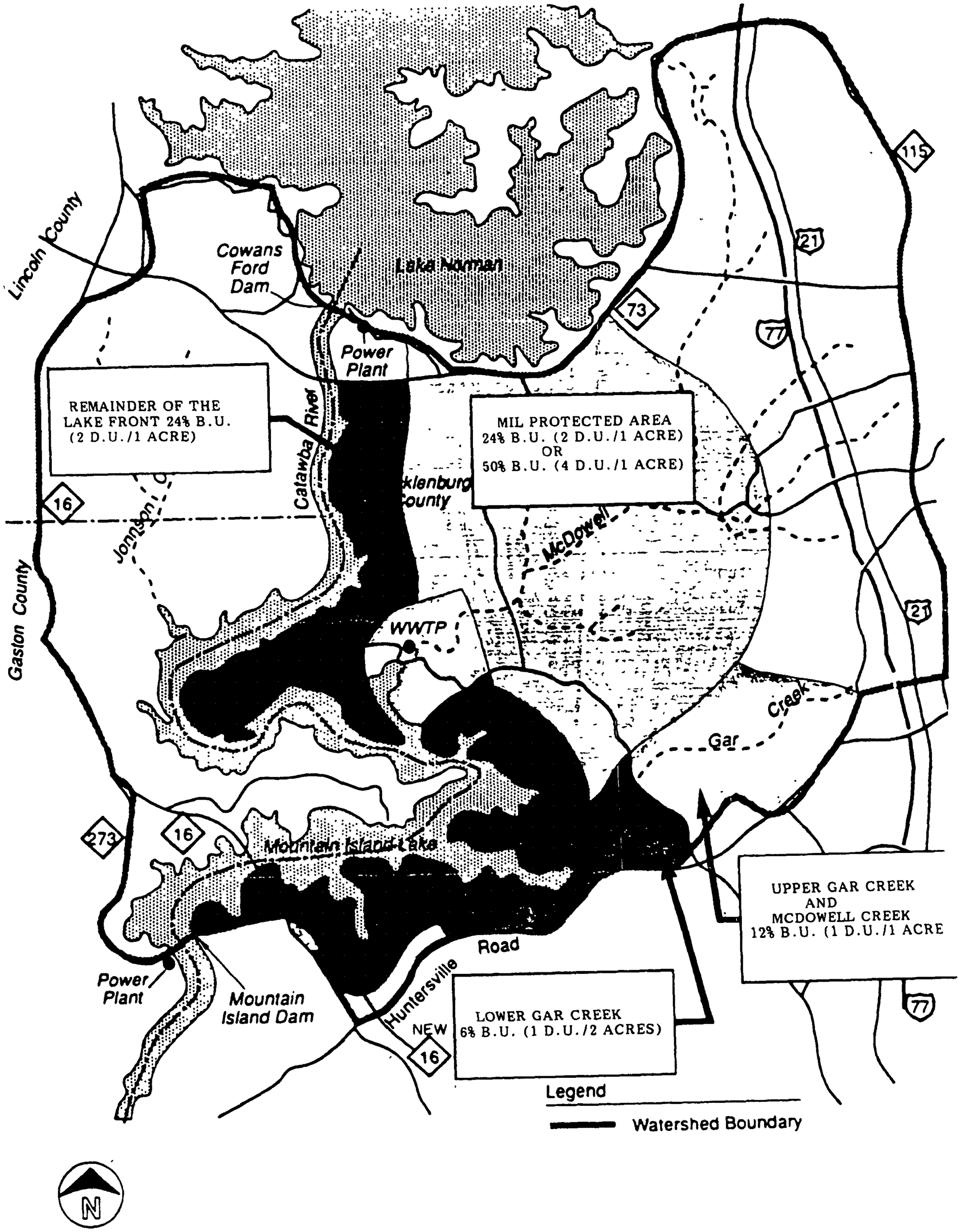
C. Pursue jointly with Gaston and Lincoln Counties (consistent with requirements of the Federal Energy Regulatory Commission) and/or seek State legislation to limit the number of boat access areas and/or marinas; to limit the sizes of boats and boat motors; to encourage electric and battery powered boats; to form a Mountain Island Lake Marine Commission.

D. Develop comprehensive spill protection and response program. For specific high risk areas, such as Gar Creek Cove, construct containment areas for potential spills.

E. Promote water conservation to increase the longevity of the McDowell Creek Wastewater Treatment Plant's capacity.

F. Conduct a study on creation of a tree preservation/conservation program. Best forestry management practices should be required for clear cutting activities.

13. IMPLEMENTATION OF THE WATERSHED PROTECTION PLAN -- This Watershed Protection Plan shall be implemented through the amendment of applicable zoning and/or subdivision ordinances. Overlay districts should be used where feasible.



Mountain Island Lake Watershed and Planning Area Boundary

MARCH, 1992

REVISED: MAY, 1992

B. U. - Built Upon impervious area allowed
D. U. - Dwelling Unit

ESTIMATED ACREAGE AND TAX VALUE
FOR LAND IDENTIFIED FOR ACQUISITION IN THE
MOUNTAIN ISLAND LAKE WATERSHED PROTECTION PLAN STAKEHOLDERS
COMMITTEE'S PROPOSED PLAN

LAND IDENTIFIED FOR ACQUISITION BY JANUARY 1, 1995

Estimated Value	Estimated Acreage	Description
$ 7,600,000	1,050	Park land in Watershed approved by voters in November 1991 bond referendum (Latta Plantation Park expansion and Water Fowl Refuge)
100,000	10	First 200 feet of undeveloped shore along Gar Creek Cove just east of Mountain Pointe
634,000	576	The 1,000 feet wide corridor along Mountain Island Lake north of the Water Fowl Refuge to Cowan's Ford Dam on the Mecklenburg side of the Lake
$ 8,334,000	1,636	Subtotal for Land to be Acquired by County by January 1, 1995
1,009,810	80	Proposed CMUD acquisition of land adjacent to the eastern boundary of the water intake
(unknown)		Proposed CMUD acquisition of land adjacent to the western boundary of the water intake, which is an undetermined portion of an 826 acre tract owned by Crescent Resources with a total tax value of $4.7+ million.
$ 9,343,810	1,716	Subtotal for land to be acquired by County and CMUD by January 1995, which represents approximately 5.7% of the total acreage in the Watershed

LAND IDENTIFIED FOR DONATION AS PART OF DEVELOPMENT PROCESS

	570	Greenways along Gar, McDowell, and Torrence Creeks
$ 9,343,810	2,286	Subtotal, which represents approximately 7.6% of the total acreage in the Watershed

ESTIMATED ACREAGE AND VALUE, continued

LAND IDENTIFIED FOR ACQUISITION AS AVAILABLE

Estimated Value	Estimated Acreage	Description
$12,360,000	1,236	Proposed 20-year CMUD acquisition of available land within one-fourth of a mile of Mountain Island Lake (Note 1)
12,000,000	1,200	Farms west of Beatties Ford Road within the Watershed, using Farmland Preservation Bonds (Notes 1 and 2)
$24,360,000	2,436	Subtotal for Land to be Acquired as Available, which represents approximately 8% of the total acreage in the Watershed
$33,703,810	4,722	TOTAL LAND TO BE ACQUIRED BY THE COUNTY AND CMUD PER PROPOSED STAKEHOLDERS' PLAN, WHICH REPRESENTS APPROXIMATELY 15.6% OF THE TOTAL ACREAGE IN THE WATERSHED

Note 1 -- An estimate of $10,000 per acre was used for any land that was not specifically identified by tax parcels.

Note 2 -- The total bond authorization for Farmland Preservation is $10 million. This authorization expires in November 1993. The County's next bond sale is not anticipated until fall 1993.

LOCAL WATERSHED PROTECTION PLAN SCHEDULE
PROJECTED AS OF MAY 18, 1992

May 1992	County Commissioners receive as information the draft of proposed local plan (policy statement)
June 1992	Educational workshops held in the Cornelius and Huntersville areas for the public to learn about the proposed local plan
June/July 1992	County Commissioners hold public hearing. Appointed boards (Planning Commission, Environmental Protection Commission, Drainage Advisory Board) forward recommendations to County Commission
July 1992	County Commissioners set standards for watershed protection and provide guidance for staff to proceed with development of ordinance language
	Staff develops ordinances
	County Commission reviews ordinances and sets date for public hearing
	County Commissioners hold public hearing
December 1992	County Commissioners adopt ordinances

(Staff that will be developing ordinances will consist of representatives of Planning, County Engineering, Environmental Protection, CMUD, and the County Attorney)

STUMPTOWN ROAD EXTENSION IMPACTS

ALTERNATE	COLOR	STRUCTURES IN RIGHT-OF-WAY AND/OR EASEMENT	STREAM/CREEK CROSSINGS	LENGTH (MILES)	OTHER IMPACTS
A	Orange	0/Residential 0/Business	2	2.2	-Crosses historic property. -Crosses gas pipelines
B	Yellow	0/Residential 0/Business	2	2.2	-Crosses historic property. -Crosses gas pipelines -Lines up with Brown's Cove Park entrance.
C	Green	2 Residential 0/Business	2	2.2	-Runs along historic property line. -Crosses gas pipelines -Lines up with Brown's Cove Park entrance.
D	Magenta	0/Residential 0/Business	2	2.1	-Crosses historic property. -Crosses gas pipelines -Runs along CMUD sanitary sewer line.
E	Purple	0/Residential 0/Business	2	2.7	-Runs along historic property line. -Crosses gas pipelines -Intersects proposed Vance Road Extension.

CITY OF CHARLOTTE

WORKERS' COMPENSATION
CURRENT SYSTEM
AND
RECOMMENDED REVISIONS TO WORKERS' COMPENSATION PROGRAM
JUNE 1992

	FIRST 7 DAYS	8 DAYS – 365 DAYS	BEYOND 365 DAYS
CURRENT POLICY	Workers Compensation payment = 0 **City supplements = full salary and restores vacation/sick leave** **Employee pays 0;**	Workers Compensation payment = 2/3 salary*; **City supplement = 1/3 salary;** **Employee pays 0;** After 21 days, WC pays for first seven days*	Workers Compensation pay.= 2/3 salary*; **City supplement = 0** **Employee may use partial vacation/sick**

	FIRST 7 DAYS	8 DAYS – 30 DAYS	31 DAYS – 365 DAYS	BEYOND 365 DAYS
RECOMMENDED REVISIONS TO WORKERS' COMP PROGRAM	Workers Compensation payment = 0 **City supplement = 0** **Employee uses vac/sick/leave w/o pay**	Workers Compensation payment = 2/3 salary*; **City supplement = 0** **Employee may use partial vac/sick leave** After 21 days, WC pays for first seven days*	Workers Compensation payment= 2/3 salary*; **City supplement = difference between WC salary and normal take home pay** **Employee pays 0;**	Workers Compensation pay = 2/3 salary*; **City supplement = 0** **Employee may use partial vacation/sick**

*mandated by NC State Industrial Commission (upto a max of $426)

EMPLOYEE EXAMPLES
WORKER'S COMPENSATION
SALARY COMPARISONS

POLICE OFFICER

	Current	Proposed
Weekly Gross Pay	$547 41	$547 41
Weekly Take Home Pay (less standard deductions)	**$369.81**	**$369.81**
EMPLOYEE ON WORKER'S COMP		
2/3 Worker's Comp Pay	$364 94	$364 94
City Supplement*	$145 81	$ 4 87
Total Take Home Pay	**$510.75****	**$369.81**
Percent of Regular Take Home Pay	138%	100%
NC Police WC Supplement	+ $60 00***	+ $60 00***

SANITATION CREW CHIEF

	Current	Proposed
Weekly Gross Pay	$304 82	$304 82
Weekly Take Home Pay (less standard deductions)	**$228 54**	**$228.54**
EMPLOYEE ON WORKER'S COMP		
2/3 Worker's Comp Pay	$203 22	$203 22
City Supplement*	$93 83	$25 32
Total Take Home Pay	**$297.05****	**$228.54**
Percent of Regular Take Home Pay	130%	100%

* Proprosed that the new City supplement be paid after 30 days Employee can use sick or vacation leave during first 30 days for no deduction in net pay

** Current City supplement provides employees with 1/3 gross salary With Worker's Comp payments of 2/3 of gross salary, City employees receive the equivalent of full gross salary This has resulted in take home salaries that are substantially higher than normal net pay because taxes and retirement are not paid on Worker's Comp payments

*** NC Police Worker's Comp Supplement increases to $140 00 while a Police Officer is in the hospital

CHARLOTTE

RF,
FYI
LH

January 9, 1992

Mayor Richard Vinroot
Charlotte City Council
600 East Fourth Street
Charlotte, NC 28202

Dear Richard:

The Convention & Visitors Bureau Citizens Advisory Committee was created in 1984 to provide advice and counsel to the CCVB Board of Directors, especially during the Bureau's formative years. The committee was extremely helpful as the Board developed its operating policies and as the staff created its marketing programs.

Today, however, the committee's charge has largely been fulfilled. With both a City Council Member and the City Manager serving on our Board of Directors, and with the close working relationship that exists between both Bureau and City staffs, the need for the Advisory Committee has significantly decreased.

At our January 8 Executive Committee meeting, Council Member Scarborough suggested that we recommend the discontinuation of the Advisory Committee and amend our bylaws to allow City Council to appoint two individuals to our Board to provide additional citizen input. The Executive Committee asked me to communicate its support for this recommendation to you.

Thank you for the excellent support you have provided us in our efforts to market Charlotte. Have a safe and happy 1992.

1/27 Council postponed decision
March 2 workshop
March 3 Cat Adv Committee 4PM

Best regards,

Wayne Shusko, Chairman
CCVB Board of Directors

WS ln

cc: CCVB Executive Committee
Wendell White

Note: Individually mailed to Charlotte City Council members.

Charlotte Convention & Visitors Bureau 229 N. Church St. Charlotte NC 28202 (704) 334-2282 800-231-6636 Fax (704) 342-3972

BACKGROUND

- The City Within a City Loan/Equity Pool Program will allow the participating banks, in partnership with the City, to make marginal loans that would not have been made without the use of the public/private venture funds being provided by the City.

- Loans are to be made to individuals earning 80% or less of the median income for Charlotte or to companies or persons that will employ individuals within the "City Within a City" boundary earning 80% or less of the median income for Charlotte.

- The minimum loan amount will be $15,000, and one job is to be created for each $10,000 in City funds loaned. If the $1,340,000 of City funds is committed, at a minimum 134 jobs will be created. At minimum wage of $4.25 per hour, these 134 jobs will create an annual payroll of $1,184,560.

- Each bank will have its committed funds available to be used in conjunction with the City funds to make loans to eligible borrowers. The bank loans will be made to targeted borrowers for new businesses or the expansion of existing businesses. All loans are made with 80% bank contribution and 20% City contribution (with City funds being subordinated to bank debt).

- This program is an innovative approach to providing loans for targeted areas in that marginal loans that the banks might not have made will be approved by the banks (with the use of City funds as quasi-equity).

- There are risks involved in this program since the City funds are subordinated to the bank funds, and the City funds would be written off before the bank funds. However, risk is somewhat mitigated in that the bank will not use relaxed approval guidelines but will utilize their standard underwriting criteria when approving loan, thereby assuring high quality loans are approved.

CITY OF CHARLOTTE

FY93 Equipment Financing

Quantity	Description
1	Front Loader - 4 Cyl.
1	Catch Basin Sewer Cleaner
2	Backhoe, Small
3	Backhoe, Heavy
1	Dump Truck - 8 Cyl.
1	Dump Truck
1	4X4 Vehicle - 8 Cyl.
1	Pick Up - 8 Cyl.
1	Pick Up - 4 Cyl.
1	Dump Truck - 8 Cyl. GVW14501
1	Lawnmower - 3 Cyl.
1	Tractor - 52 HP
80	Police Cars - Marked
4	Fire Engines
	Computer Equipment
1	Sedan - 8 Cyl.
18	Sedan - 4 Cyl.
18	Garbage Packers
3	Animal Control Trucks
1	Stepvan
1	Pick Up - 6 Cyl. GVW6500
2	Cargo Van - 6 Cyl.
1	Cargo Van - 8 Cyl.
1	Bucket Truck - 8 Cyl.
2	Pick Up - 8 Cyl. GVW8600
2	Pick Up - 8 Cyl. GVW6500
1	4X4 Vehicle - 4 Cyl.
2	Station Wagon - 4 Cyl.
1	Passenger Van - 6 Cyl.
2	Passenger Van - 8 Cyl.
2	Utility Truck - 8 Cyl.

CURRENT YEAR MUNICIPAL SERVICE DISTRICTS

REVENUE SHORTFALL

ISSUE

CUDC and CCD are experiencing revenue shortfalls in the FY92 revenues due to successful appeals to the recent property revaluation and to the general economic climate The shortfall will have to be made up primarily from an appropriation from fund balance, but some portion may be recovered from reduced expenditures The problem was identified with approximately one-quarter of the fiscal year remaining

An overview of the situation follows

	FY92 CONTRACT	FY92 BUDGET	REVISED FY92 REVENUE	DIFFERENCE	FUND BALANCE	FUND BALANCE AS % OF BUDGET
DISTRICT 1 (CUDC)	$357,100	$462,576	$412,032	($50,544)	$171,644	37 1%
DISTRICT 2 (CCD)	$109,771	$139,246	$138,128	($1,118)	$67,186	48 2%
DISTRICT 3 (CCD)	$266,868	$363,871	$306,232	($57,639)	$116,900	32 1%

NOTE: *General Fund Fund Balance will be just under 9% as of July 1, 1992.*

NOTE: Difference between Contract and Budget is the charge for city services

OPTIONS

Staff suggests three options for Council consideration:

Option 1 Appropriate the shortfall out of tax Districts fund balances

Option 2 Appropriate the shortfall out of General Fund Fund Balance

Option 3 Share the burden between the Districts and the General Fund A 50/50 split would require CUDC to pay $25,272 from fund balance, CCD to pay $29,379 and the General Fund to pay $54,650.

May 21, 1992

LISTING OF BRIDGES TO BE REPAIRED

DOWNTOWN AREA	ROUTE - ACROSS
Bridge No. 138	E. 12th St. over Tryon St.
399	Baxter St. over Little Sugar Creek
467	Pedestrian Walkway over E. 4th St.
468	Pedestrian Walkway over S. College St.
473	Pedestrian Walkway over S. McDowell St.
476	Pedestrian Walkway over W. 1st St.

AREA - I	ROUTE - ACROSS
Bridge No. 255	Matheson Ave. over Southern RR & Brevard St.
406	Woodward Ave. over Southern RR Spur
422	Kentbrook Dr. over Little Sugar Creek

AREA - II	ROUTE - ACROSS
Bridge No. 20	Park Rd. over Little Sugar Creek
21	Park Rd. over Briar Creek
210	Michael Baker Pl. over Briar Creek
393	Archdale Dr. over Little Sugar Creek
394	Brandywine Ave. over Little Sugar Creek
395	Hillside Ave. over Little Sugar Creek
397	East Blvd. over Little Sugar Creek
398	Brunswick Ave. over Little Sugar Creek
486	Tyvola Rd. over Little Hope Creek Tributary

AREA - III	ROUTE - ACROSS
Bridge No. 375	Clanton Rd. over Irwin Creek
376	Barringer Dr. over Irwin Creek
383	Wilmount Rd. over Southern RR
443	Morris Field Dr. over Southern RR
477	Westmont Dr. over Southern RR
484	Old Steele Creek Rd. over Southern RR

AREA - IV	ROUTE - ACROSS
Bridge No. 379	Southwest Blvd. over Stewart Creek Tributary
385	Tuckaseegee Rd. over Stewart Creek
386	Tuckaseegee Rd. over Piedmont & Northern RR

AREA - V	ROUTE - ACROSS
Bridge No. 144	Bum Branch Rd. over Gum Branch
381	Paw Creek Rd. over Paw Creek

BACKGROUND

- Property Address: 1704 Pegram Street
- Owner: B & K Enterprises
- Census Tract: #8
- Council District: #1
- Date of Inspection: 9/19/90
- Owner Notified of Hearing: 9/21/90
- Hearing Held: 10/17/90
- Owner Ordered to Demolish Dwelling by: 11/17/90 (mail returned)
- Title search received in September 1990 revealed a party in interest to the property.
- Findings of Fact and Order was advertised in the Mecklenburg Times because the owner could not be served by certified mail.
- Owner Ordered to Demolish Dwelling by: 2/4/91
- Structure Occupied: No
- Repairs include major structural and mechanical and minor electrical and plumbing.
- On December 9, 1991, City Council approved a seven-month extension for the owner to repair the structure. The extension expires on June 5, 1992.
- The extension was requested because there was a defective storm drain running beneath the house which had caused foundation damage.
- During this seven-month period, the storm drainage problem was to be corrected by the City, and the owner was to correct the Housing Code violations.
- According to the Engineering Department, a bid to repair the storm drain will be presented to City Council on May 26, 1992. Pending Council's approval of the bid, the storm drain repairs should begin within 30 days.
- The owner has made no repairs since City Council's approval of the extension on December 9, 1991.

- Feasibility to Save or Demolish Structure:

  As part of the Acquisition/Disposition Program (ADP), an analysis has been performed by CD staff. It has been determined it is not feasible to rehabilitate the structure at 1704 Pegram Street (See Exhibit A). In this case, demolition is being recommended because: (1) the estimated In Rem Repair cost is $16,610, which is 241.8% of the value of the structure and (2) the estimated cost of $81,947 to acquire and rehabilitate the structure makes it not economically feasible to do.

EXHIBIT A

DATE 5-13-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 1704 Pegram Street Census # _____

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition X

Effective Year
Structure Built 1927
Style Trad/ranch
Bedrooms 3
Sq. Ft. (House) 1251
Civil Penalty N/A
Amount _____
Date _____

A. Current Tax Value of Structure $ 6,870
B. Land Value $ 10,300
SUB-TOTAL TAX VALUE $ 17,170
C. Estimated Cost to In Rem Repair to Code Standards $ 16,610
TOTAL $ 33,780

D. % of C divided by A 2418 %
< 65% of Value Yes ____ No ✓

E. Once HRS II completes above, forward to NDS.

Name [signature]
Date Completed 5-13-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 5-13-92

1. Negotiated Acquisition (Tax Value) $ 17,170
2. Rehabilitation (Substantial) $ 33,777
(based on average cost of CD rehabilitation x sq.ft. in house)
1251 sq.ft. x $27.00 per sq.ft.)
3. Delinquent Taxes (if any) $ -0-
4. Outstanding Loans/Liens (if any) $ 31,000

TOTAL $ 81,947

Is Total > $50,000 Yes ✓ No ____

III. Amount of Civil Penalties $ -0-

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate	____	____
2. In Rem Repair	____	____
3. Demolish	✓	____

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name C Wallace
Date Completed 5-13-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally	____	✓
2. Retain for Use Internally	____	✓ (storm drain problem flooding the lot)

3. Explain Proposed Internal Use of House
NONE Outstanding loan on property and rehabilitation costs will make cost to acquire above Community Developments replacement cost average for providing affordable housing to lower income persons. Also, when structure is demolished, vacant lot cannot be used to build another residential structure due to current B1 zoning.

4. Explain Proposed External Sale of House
NONE. Did not solicit interest from the two nonprofits in the Belmont area because it is not likely either would be interested. Belmont CDC does not have any money to operate NOW and Habitat's purchase price ceiling is $10,000 with a structure in good repair on the lot. Also, the storm drainage problem has not been repaired yet.

D. Comments owner has not been successful with obtaining a bank loan to repair property. He is interested in "facilitating the best alternative to preserve the structure," ie rental rehabilitation loan. However, he is aware of the limited funding available for private investors from City. He plans to request another city council extension on the code action or sell property to a buyer who can afford to make repairs.

Name CW Allen

Date Completed 5-13-92

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____
Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____
Date Completed _____

If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

VI. Community Development Director Approval ✓ Decline ____

Signature

Director's Comment/Concerns:

BACKGROUND

- Property Address: 1006 Allen Street
- Owner: Golden Roberts & wife, Emma
- Census Tract: #8
- Council District: #1
- Date of Inspection: 5/1/90
- Case was delayed until October 1990 because the owner applied for rehabilitation assistance. The owner cancelled the loan application; therefore, the code enforcement process resumed.
- Owner Notified of Hearing: 10/29/90 (mail returned)
- Title search received in January 1991 revealed parties in interest to the property.
- Complaint & Notice of Hearing and Findings of Fact & Order were advertised in the Mecklenburg Times because the owner could not be served by certified mail.
- Owner Notified of Hearing: 2/1/91
- Hearing Held: 2/11/91
- Owner Ordered to Demolish Dwelling by: 3/11/91
- Structure Occupied: No
- Repairs include major structural, mechanical and plumbing.
- Feasibility to Save or Demolish Structure:

  As part of the Acquisition/Disposition Program (ADP), an analysis has been performed by CD staff. It has been determined it is not feasible to rehabilitate the structure at 1006 Allen Street (See Exhibit A). In this case, demolition is being recommended because the estimated In Rem Repair cost is $8,930, which is 107% of the value of the structure; and, although the estimated cost of $47,136 to acquire and rehabilitate the structure is within the City's replacement cost average, this structure is in such poor condition that the economic life of the structure cannot be extended even with the repairs.

EXHIBIT A

DATE 3-10-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 1006 Allen St Census # 8

I., CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition X

Effective Year
Structure Built 1929
Style Ranch
Bedrooms 3
Sq. Ft. (House) 1278
Civil Penalty
Amount 4522
Date ____

A. Current Tax Value of Structure $ 8380
B. Land Value $ 4250
SUB-TOTAL TAX VALUE $ 12630
C. Estimated Cost to In Rem Repair to Code Standards $ 8930
TOTAL $ 34190

D. % of C divided by A 107 %
< 65% of Value Yes ____ No X

E. Once HRS II completes above, forward to NDS.

Name M. Jenkins
Date Completed 3-10-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 10-28-91

1. Negotiated Acquisition (Tax Value) $ 12,630
2. Rehabilitation (Substantial) $ 34,506
(based on average cost of CD rehabilitation x sq.ft. in house)
1278 sq.ft. x $27.00 per sq.ft.)
3. Delinquent Taxes (if any) $ 0
4. Outstanding Loans/Liens (if any) $ 0

TOTAL $ 47,136 *

Is Total > $50,000 Yes ____ No ✓

* Chief rehabilitation specialist's feasibility analysis, dated 11-13-91 determined that it was not to repair property because the economic life of the structure would

III. Amount of Civil Penalties $ 4522 to 5-18-92

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate	___	___
2. In Rem Repair	___	___
3. Demolish	✓	___

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name C Wallace
Date Completed 5-18-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally	✓	___
2. Retain for Use Internally	___	✓

3. Explain Proposed Internal Use of House
None

4. Explain Proposed External Sale of House
Habitat offered to acquire this property if it is donated "gratis" to them by the owner. The owner is not willing to sell the property

D. Comments

Mr Roberts the owner would prefer that the city demolish his property, however, I dont feel that he understands the consequences involved. I have tried to work on him to transfer this property to his son or another relative.

Name 5-18-92

Date Completed Cwallace

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____
Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____
Date Completed _____

If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL ✓ DECLINE ____

5-18-92

SIGNATURE

DIRECTOR'S CONCERNS: Demolish & after which

construct & sell to Hotel

BACKGROUND

- Property Address: 1201 Louise Avenue
- Owner: Bernard C. Jamison
- Census Tract: #8
- Council District: #1
- Date of Inspection: 12/10/90
- Owner Notified of Hearing: 12/12/90
- Hearing Held: 1/10/91
- Owner Ordered to Demolish Dwelling by: 2/25/91 (mail unclaimed)
  4/25/91 (mail unclaimed)
- Title search received in May 1991 revealed no party in interest to the property.
- The Findings of Fact & Order to demolish the property was advertised in the Mecklenburg Times because the owner could not be served by certified mail.
- Owner Ordered to Demolish Dwelling by: 5/17/91
- Structure Occupied: No
- Repairs include major structural, mechanical, electrical and plumbing.
- Feasibility to Save or Demolish Structure:

  As part of the Acquisition/Disposition Program (ADP), an analysis has been performed by CD staff. It has been determined it is not feasible to rehabilitate the structure at 1201 Louise Avenue (See Exhibit A). In this case, demolition is being recommended because the estimated In Rem Repair cost is $6,835, which is 102% of the value of the structure; and, although the estimated cost of $34,667 to acquire and rehabilitate the structure is within the City's replacement cost average, this structure is in such poor condition that the economic life of the structure cannot be extended even with the repairs.

EXHIBIT A

DATE 4-27-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 1201 Louise Av Census # 8

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition X

Effective Year
Structure Built 1925
Style Ranch
Bedrooms 2
Sq. Ft. (House) 920
Civil Penalty X
Amount 3580
Date

A. Current Tax Value of Structure $ 6710
B. Land Value $ 3000
SUB-TOTAL TAX VALUE $ 9710
C. Estimated Cost to In Rem Repair to Code Standards $ 6835
TOTAL $

D. % of divided by 102 %
< 65% of Value Yes ____ No X

E. Once HRS II completes above, forward to NDS.

Name [illegible]
Date Completed 4-27-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 4-27-92

1. Negotiated Acquisition (Tax Value) $ 9710 (Habitat offered $2000)
2. Rehabilitation (Substantial) $ 24,840
(based on average cost of CD rehabilitation x sq.ft. in house)
920 sq.ft. x $27.00 per sq.ft.)
3. Delinquent Taxes (if any) $ 117 01
4. Outstanding Loans/Liens (if any) $ -0-

TOTAL $ 34,667.01

Is Total > $50,000 Yes ____ No ✓

III. Amount of Civil Penalties $ 3790 to 5 18-92

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate	___	___
2. In Rem Repair	___	___
3. Demolish	✓	___

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name C Wallace
Date Completed 5-18-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally	✓	___
2. Retain for Use Internally	___	✓

3. Explain Proposed Internal Use of House
None other than sell property to Habitat.

4. Explain Proposed External Sale of House
On 12-3 91, Habitat offered $2000 to buy property and has plans to demolish house. However, Bernard Jamison, the owner, refused Habitat's offer and accepted an offer from Willie Patterson. The sale has not closed yet.

D. Comments

Even though the cost to acquire and rehabilitate structure is within CD replacement cost average, the physical condition of the structure is very poor (worst than pictures show). Also, the house has electrical and plumbing problems and is heated by an oil stove.

Name C Wallace

Date Completed 5-18-92

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____

Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____

Date Completed _____

If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL ✓ DECLINE ____

SIGNATURE 5-18-92

DIRECTOR'S CONCERNS: Dendrich [illegible] - [illegible] after which - following for [illegible]

BACKGROUND

- Property Address: 1016 Allen Street
- Owner: Charles B. Tricebock & wife/Constance
- Census Tract: #8
- Council District: #1
- Date of Inspection: 2/21/90
- Owner Notified of Hearing: 5/22/90
- Hearing Held: 6/8/90
- Owner Ordered to Repair Dwelling by: 8/8/90
- Title search received in April 1990 revealed a party in interest to the property.
- No repairs were made as of 8/8/90, therefore, bids were solicited from contractors for repair. All bids received were more than 65% of the tax value of the dwelling. Repair estimates were re-evaluated. The estimated cost to repair exceeded the value of the structure by more than 65%; therefore, the structure was ordered to be demolished.
- Owner Ordered to Demolish Dwelling by: 7/17/91 (mail unclaimed)
- The Findings of Fact and Order to demolish the property was advertised in the Mecklenburg Times because the owner could not be served by certified mail.
- Owner Ordered to Demolish Dwelling by: 9/11/91
- Structure Occupied: No
- Repairs include major structural, mechanical, electrical and plumbing.
- Feasibility to Save or Demolish Structure:

  As part of the Acquisition/Disposition Program (ADP), an analysis has been performed by CD staff. It has been determined it is not feasible to rehabilitate the structure at 1016 Allen Street (See Exhibit A). In this case, demolition is being recommended because: (1) the estimated In Rem Repair cost is $8,470, which is 69.6% of the value of the structure and (2) the estimated cost of $53,240 to acquire and rehabilitate the structure makes it not economically feasible to do.

EXHIBIT A

DATE 3-25-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 1016 Allen Street Census # _____

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition X

Effective Year
Structure Built 1900
Style Traditional/ranch
Bedrooms 3
Sq. Ft. (House) 1422
Civil Penalty X
Amount 5240 00
Date 3-25-92

A. Current Tax Value of Structure $ 12,170
B. Land Value $ 2,500
SUB-TOTAL TAX VALUE $ 14,670
C. Estimated Cost to In Rem Repair to Code Standards $ 8,470
TOTAL $ 23,140

D. % of C divided by A 696%
< 65% of Value Yes ____ No X

E. Once HRS II completes above, forward to NDS.

Name [signature]
Date Completed 3-25-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 4 22-92

1. Negotiated Acquisition (Tax Value) $ 14,670
2. Rehabilitation (Substantial) $ 38,394
(based on average cost of CD rehabilitation x sq.ft. in house)
_____ sq.ft. x $27.00 per sq.ft.)
3. Delinquent Taxes (if any) $ 176 78 '91 taxes
4. Outstanding Loans/Liens (if any) $ 2 No title report available as of 5-18-92
TOTAL $ 53,240 78

Is Total > $50,000 Yes ____ No ____

III. Amount of Civil Penalties $ 5,780 to 5-18-92

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate	____	____
2. In Rem Repair	____	____
3. Demolish	✓	____

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name C Wallace
Date Completed 5-18-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally	✓	____
2. Retain for Use Internally	____	____

3. Explain Proposed Internal Use of House
None other than sell vacant lot to Habitat.

4. Explain Proposed External Sale of House
Habitat is interested in the vacant lot. Prior owner of record, Mr + Mrs Charles Trucebock, released ownership of this property due to bankruptcy. The current owner of record is shown as Anthony Preston and wife, who are located in Florida. See tax information pulled up on 5-18-92

D. Comments

House is not vacant, however, occupants are probably squatters. I saw three black males there on 5-17-92. They claim to be renting from Mr Brice at 1013 N. Allen St Apt 1, but Mr Brice is not the current owner of record.

Name CWallace
Date Completed 5-18-92

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____
Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____
Date Completed _____

If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

VI. Community Development Director Approval ✓ Decline ____

Signature 5-18-92

Director's Comment/Concerns:

Demolish + after survey
follow-up for condemnation + sell w/ restrict

BACKGROUND

- Property Address: 1810 West Boulevard
- Owner: Flossie Roper Lynn
- Census Tract: #39.00
- Council District: #3
- Date of Inspection: 9/10/91
- Owner Notified of Hearing: 9/11/91
- Hearing Held: 9/30/91
- Owner Ordered to Demolish Dwelling By: 12/1/91
- An update to a previous title report dated February 1991 revealed no other parties in interest to the property.
- Structure Occupied: No
- Repairs include major structural, mechanical, electrical and plumbing.
- Feasibility to Save or Demolish Structure:

  As part of the Acquisition/Disposition Program (ADP), an analysis has been performed by CD staff. It has been determined it is not feasible to rehabilitate the structure at 1810 West Boulevard (See Exhibit A). In this case, demolition is being recommended because: (1) the estimated In Rem Repair cost is $21,695, which is 172% of the value of the structure and (2) the estimated cost of $74,473 to acquire and rehabilitate the structure makes it not economically feasible to do.

EXHIBIT A

DATE 3-13-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 1810 West Blvd. (117-022-06) Census # 3900

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition ✓

Effective Year
Structure Built 1941
Style Traditional
Bedrooms 3
Sq. Ft. (House) 864
Civil Penalty
Amount 4310
Date 3-13-92

A. Current Tax Value of Structure $ 12,600
B. Land Value $ 36,000
SUB-TOTAL TAX VALUE $ 48,600
C. Estimated Cost to In Rem Repair to Code Standards $ 21,695
TOTAL $ 70,295

D. % of C divided by A 172 %
< 65% of Value Yes ____ No ✓

E. Once HRS II completes above, forward to NDS.

Name M. D. Miller
Date Completed 3-13-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 5-8-92

1. Negotiated Acquisition (Tax Value) $ 48,600
2. Rehabilitation (Substantial) $ 23,328
(based on average cost of CD rehabilitation x sq.ft. in house)
864 sq.ft. x $27.00 per sq.ft.)
3. Delinquent Taxes (if any) $ 2,545
4. Outstanding Loans/Liens (if any) $ 0 (Civil complaint filed - divorce)

TOTAL $ 74,473

Is Total > $50,000 Yes ✓ No ____

III. Amount of Civil Penalties $ 4,310

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate		✓
2. In Rem Repair		✓
3. Demolish	✓	

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name [illegible]
Date Completed 5-20-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally		✓
2. Retain for Use Internally		✓

3. Explain Proposed Internal Use of House

4. Explain Proposed External Sale of House
The cost to acquire and rehab exceeds CD's replacement housing house.

D. Comments

_____
_____
_____
_____
_____

Name _____
Date Completed _____

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____
Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____
Date Completed _____

If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

VI. Community Development Director Approval ✓ Decline ____

Signature

Director's Comment/Concerns:

BACKGROUND

- Property Address: 842 Reliance Street
- Owner: Robert F. Catoe and wife, Betty O.
- Census Tract: #43.02
- Council District: #2
- Date of Inspection: 9/11/91
- Owner Notified of Hearing: 9/12/91
- Hearing Held: 9/30/91
- Owner Ordered to Demolish Dwelling by: 10/30/91
- Title search received in November 1991 and revealed no parties in interest to the property.
- Findings of Fact & Order were advertised in the Mecklenburg Times because of being unable to serve the owner by certified mail.
- Owner Ordered to Demolish Dwelling by: 1/18/92
- Structure Occupied: No
- Repairs include major structural, mechanical, electrical and plumbing.
- Feasibility to Save or Demolish Structure:

As part of the Acquisition/Disposition Program (ADP), an analysis has been performed by CD staff. It has been determined it is not feasible to rehabilitate the structure at 842 Reliance Street (See Exhibit A). In this case, demolition is being recommended because the estimated In Rem Repair cost is $7,730, which is 143% of the value of the structure; and although the estimated cost of $39,348 to acquire and rehabilitate the structure is within the City's replacement cost average, this structure is in such poor condition that the economic life of the structure cannot be extended even with the repairs.

EXHIBIT A

DATE 3-13-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 842 Release Street Census # 43 02

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition ✓

Effective Year
Structure Built 1930
Style Traditional
Bedrooms 3
Sq. Ft. (House) 1048
Civil Penalty
Amount 640
Date 3-13-92

A. Current Tax Value of Structure $ 5420
B. Land Value $ 5500
SUB-TOTAL TAX VALUE $ 10,920
C. Estimated Cost to In Rem Repair to Code Standards $ 7730
TOTAL $ 18650

D. % of C divided by A 143 %
< 65% of Value Yes ____ No ✓

E. Once HRS II completes above, forward to NDS.

Name M. L. Miller
Date Completed 3-13-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 5-20-92

1. Negotiated Acquisition (Tax Value) $ 10,920
2. Rehabilitation (Substantial) $ 28,296
(based on average cost of CD rehabilitation x sq.ft. in house)
1048 sq.ft. x $27.00 per sq.ft.)
3. Delinquent Taxes (if any) $ 132
4. Outstanding Loans/Liens (if any) $ 0

TOTAL $ 39,348

Is Total > $50,000 Yes ____ No ✓

III. Amount of Civil Penalties $ 640

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate		✓
2. In Rem Repair		✓
3. Demolish	✓	

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name Donna Williams
Date Completed 5-20-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally		✓
2. Retain for Use Internally		✓

3. Explain Proposed Internal Use of House

4. Explain Proposed External Sale of House
Mailed to the CMHP to see if interested in acquiring and rehabbing for to provide affordable housing for low income families. The CMHP was not interested in the property

D. Comments

The repairing of the house would not extend the economic life of the house due to its very bad condition.

Name [illegible]
Date Completed 5-20-92

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____
Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____
Date Completed _____

If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

VI. Community Development Director Approval ✓ Decline ____

Signature

Director's Comment/Concerns:

BACKGROUND

- Property Address: 3404-06 Boyd Street (AKA 130 Oregon Street)
- Owner: Michael Kirkley & W/Wanda
- Census Tract: #45.00
- Council District: #2
- Date of Inspection: 7/3/91
- Owner Notified of Hearing: 7/11/91
- Hearing Held: 7/25/91
- Owner Ordered to Demolish Dwelling By: 9/5/91
- Letter received on 8/12/91 from owner stating plans to repair the dwelling.
- Supplemental Order to Repair Issued: 9/10/91
- Wwner Ordered to Repair Dwelling By: 10/15/91
- Two Extension of Time Requests were approved extending the compliance date to 12/23/91.
- Title search received in April 1992 revealed parties in interest to the property.
- Parties in interest Ordered to Demolish the Dwelling by: 5/21/92
- Structure Occupied: No
- Repairs include major structural, mechanical, electrical and plumbing.
- Feasibility to Save or Demolish Structure:

  As part of the Acquisition/Disposition Program (ADP), an analysis has been performed by CD staff. It has been determined it is not feasible to rehabilitate the structure at 3404-06 Boyd Street (aka 130 Oregon Street) (See Exhibit A). In this case, demolition is being recommended because: (1) the estimated In Rem Repair cost is $49,110, which is 862% of the value of the structure and (2) the estimated cost of $55,180 to acquire and rehabilitate the structure makes it not economically feasible to do.

EXHIBIT A

DATE 3-30-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 3404-06 Boyd Street (065-127-06) Census # 45.00

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition ✓

Effective Year Structure Built 1940
Style Traditional
Bedrooms 4
Sq. Ft. (House) 1740
Civil Penalty
Amount 1070
Date 3-30-92

A. Current Tax Value of Structure $ 5700
B. Land Value $ 2500
SUB-TOTAL TAX VALUE $ 8200
C. Estimated Cost to In Rem Repair to Code Standards $ 49,110
TOTAL $ 57,310

D. % of C divided by A 862 %
< 65% of Value Yes ____ No ✓

E. Once HRS II completes above, forward to NDS.

Name M. R. Miller
Date Completed 3-30-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 5-28-92

1. Negotiated Acquisition (Tax Value) $ 8,200
2. Rehabilitation (Substantial) $ 46,980
(based on average cost of CD rehabilitation x sq.ft. in house)
1740 sq.ft. x $27.00 per sq.ft.)
3. Delinquent Taxes (if any) $ 0
4. Outstanding Loans/Liens (if any) $ ____ (Outstanding lien of $32,950 on 3400 Boyd Street)

TOTAL $ 55,180

Is Total > $50,000 Yes ✓ No ____

III. Amount of Civil Penalties $ 1070

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate		✓
2. In Rem Repair		✓
3. Demolish	✓	

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name [illegible]
Date Completed 5-20-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally	✓	
2. Retain for Use Internally		✓

3. Explain Proposed Internal Use of House
NONE

4. Explain Proposed External Sale of House
Property sale discussed with Jeanne Robertson, Director of Lakeview CDC in March, 1992. Nonprofit only interested in vacant lot not repairing fire damage structure. Lakeview CDC is organizing to request funding for acquisition and rehabilitation from CMHP

D. Comments

Pursue purchase of vacant lot after Lakemen CDC has available financial resources

Name C Wallace

Date Completed 5-20-92

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____
Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____
Date Completed _____

If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

VI. Community Development Director Approval ✓ Decline _____

Signature

Director's Comment/Concerns:

BACKGROUND

- Property Address: 227 West Todd Lane
- Owner: Clarence Watson and wife, Vera
- Census Tract: #60.02
- Council District: #2
- Date of Inspection: 3/14/90
- Title search received in September 1990 revealed no parties in interest to the property.
- Owner Notified of Hearing: 6/19/90 (mail unclaimed)
  10/23/90
- Hearing Held: 11/19/90
- Owner Ordered to Demolish Dwelling By: 12/28/90
- Five extensions of time were requested and granted, totaling approximately 8 months.
- Owner Ordered to demolish dwelling by: 8/15/91
- Structure Occupied: No
- Repairs include major structural, mechanical and plumbing.
- Feasibility to Save or Demolish Structure:

  As part of the Acquisition/Disposition Program (ADP), an analysis has been performed by CD staff. It has been determined it is not feasible to rehabilitate the structure at 227 West Todd Lane (See Exhibit A). In this case, demolition is being recommended because: (1) the estimated In Rem Repair cost is $10,455, which is 1000% of the value of the structure and (2) although the estimated cost to acquire and rehabilitate this structure is $15,840, it cannot be rehabilitated because it would not meet our Housing Code standards regarding room size since the structure contains only approximately 420 sq. ft.

EXHIBIT A

DATE 3-13-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 227 W. Todd Lane (0570940) Census # 60.01

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition ✓

Effective Year Structure Built	N/A
Style	Traditional
# Bedrooms	2
Sq. Ft. (House)	420
Civil Penalty	
Amount	2200
Date	3-13-92

A.	Current Tax Value of Structure	$ 0
B.	Land Value	$ 4500
	SUB-TOTAL TAX VALUE	$ 4500
C.	Estimated Cost to In Rem Repair to Code Standards	$ 10,455
	TOTAL	$ 14,955

D. % of C divided by A 1000 %
< 65% of Value Yes ____ No ✓

E. Once HRS II completes above, forward to NDS.

Name M L Miller
Date Completed 3-13-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 4-22-92

1.	Negotiated Acquisition (Tax Value)	$ 4500
2.	Rehabilitation (Substantial) (based on average cost of CD rehabilitation x sq.ft. in house) 420 sq.ft. x $27.00 per sq.ft.)	$ 11,340
3.	Delinquent Taxes (if any)	$ 0
4.	Outstanding Loans/Liens (if any)	$ 0 (No title report available)
	TOTAL	$ 15,840

Is Total > $50,000 Yes ____ No ✓

III. Amount of Civil Penalties $ 2200

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate		✓
2. In Rem Repair		✓
3. Demolish	✓	

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name C. Wallace
Date Completed 4-22-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally	✓	
2. Retain for Use Internally		✓

3. Explain Proposed Internal Use of House
New Zion Baptist Church is not down to this property and Rev. Robertson stated on 4-21-92 The church is very interested in vacant lot and may consider demolishing structure if sells price is less than tax value. I am to send him a package on this property like is sent to non-profits if the course of action is okayed by you Rev Robertson is familiar with this property and has talked with owners in the past about acquiring it but negotiations never moved forward in the past with owners. I had not contacted owners yet.

4. ~~Explain Proposed External Sale of House~~

D. Comments

Demolish house and sell vacant lot to New Zion Baptist Church or broker with owners to sell to church before demolition. Please advise.

Name C. Wallace S.W.
Date Completed 4-22-92

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

See feasibility inspection in folder dated 4-7-92 CW 4-22-92

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____
Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____
Date Completed _____

If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

VI. Community Development Director Approval _____ Decline _____

Signature 4-23-92

Director's Comment/Concerns:

Return to Code to Carry out the Demolition order

BACKGROUND

- Property Address: 3400 Boyd Street
  Apt. 1 and 2
  (AKA 130 Oregon Street)
- Owner: Michael Kirkley & W/Wanda
- Census Tract: #45.00
- Council District: #2
- Date of Inspection: 7/3/91
- Owner Notified of Hearing: 7/11/91
- Hearing Held: 7/25/91
- Owner Ordered to Demolish Dwelling By: 9/5/91
- Letter received on 8/12/91 from owner stating plans to repair the dwelling.
- Supplemental Order to Repair Issued: 9/10/91
- Two Extension of Time Requests were approved extending the compliance date to 12/23/91.
- Title search received in April 1992 revealed parties in interest to the property.
- Parties in interest Ordered to Demolish the Dwelling by: 5/21/92
- Structure Occupied: No
- Repairs include major structural, mechanical, electrical and plumbing.
- Feasibility to Save or Demolish Structure:

  As part of the Acquisition/Disposition Program (ADP), an analysis has been performed by CD staff. It has been determined it is not feasible to rehabilitate the structure at 3400 Boyd Street, Apt. 1 and 2 (aka 130 Oregon Street)(See Exhibit A). In this case, demolition is being recommended because: (1) the estimated In Rem Repair cost is $39,910, which is 710% of the value of the structure and (2) the estimated cost of $88,050 to acquire and rehabilitate the structure makes it not economically feasible to do.

EXHIBIT A

DATE 3-30-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 3400 #1+2# Boyd Street (AKA 130 Oregon St) Census # 4500

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition ✓

Effective Year Structure Built 1940
Style Traditional
Bedrooms 4
Sq. Ft. (House) 1740
Civil Penalty
Amount 1070
Date 3-30-92

A. Current Tax Value of Structure $ 5620
B. Land Value $ 2500
SUB-TOTAL TAX VALUE $ 8120
C. Estimated Cost to In Rem Repair to Code Standards $ 39,910
TOTAL $ 48,030

D. % of C divided by A 710 %
< 65% of Value Yes ____ No ✓

E. Once HRS II completes above, forward to NDS.

Name M. L. Miller
Date Completed 3-30-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 5-20-92

1. Negotiated Acquisition (Tax Value) $ 8120
2. Rehabilitation (Substantial) $ 46,980
(based on average cost of CD rehabilitation x sq.ft. in house)
1740 sq.ft. x $27.00 per sq.ft.)
3. Delinquent Taxes (if any) $ 0
4. Outstanding Loans/Liens (if any) $ 32,950

TOTAL $ 88,050

Is Total > $50,000 Yes ✓ No ____

III. Amount of Civil Penalties $ 1,070

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate		✓
2. In Rem Repair		✓
3. Demolish	✓	

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name [illegible]
Date Completed 5-20-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally	✓	
2. Retain for Use Internally		✓

3. Explain Proposed Internal Use of House

4. Explain Proposed External Sale of House
Property sale discussed with Jeanne Robertson, Director of Lakeview CDC in March, 1992. Nonprofit only interested in vacant lot not repairing fire damage structure, Lakeview CDC is attempting to get funding from CMHP to acquire & rehabilitate properties in Lakeview

D. Comments

_____
_____
_____
_____
_____

Name _____
Date Completed _____

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____
Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____
Date Completed _____

If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

VI. Community Development Director Approval ✓ Decline ____

Signature

Director's Comment/Concerns: