AGENDA

Meeting Type:	B
Date	05-26-1992
SUBJECT	

City of Charlotte, City Clerk's Office

Council Briefing 5/26/92

Mayor ✓ X
Campbell ✓
Clodfelter ✓ X
Hammond ✓ X
McCrory ✓ X
Majeed ✓ X
Mangum ✓ X
Martin ✓ X
Patterson ✓ X
Reid ✓ X.
Scarborough ✓
Wheeler ✓ X

5:20 p.m.

Vinroot
Boyd Cauble
Eddie Knox
Steve Berrard
Wheeler
McCrory
Berrard
McCrory
Clodfelter - Get all proposals on table & look.

Martin
Clodfelter
Mangum
Clodfelter
Mangum
Vinroot
Martin
Vinroot
Steve Camp - Authority would operate same as any other facility they own now.
McCrory
Camp -
Martin
Camp
Martin
Camp - Goal to at least break even
Patterson future much better than that
Hammond -
Wheeler
Camp - Issue $mil debt
Wheeler
McCrory - Impact of UNCC Arena

Clodfelter
Caudle
Camp -
Sims Hines, Spectator
Patterson - Walkway under Briarcreek
talk to NCDOT
Reid
Hines - 33 cities 39 facilities
37 cities 41 "
Reid
Hines
Reid
Hines 1/3 make money
Reid
Hines
~~Clodfelter~~ Unwood
Committee - Clod, Patt,
Morgan, Martin
Patterson -
Morgan
Majeed
Caudle - Not council's intent to
advertise for LFP's?
Unwood - no -
Campbell

Majeed
Vinroot - add Lynn Wheeler to committee
Cadfelter
Vinroot - 6/22
Majeed
Knox
Caudle
Vinroot
Cadfelter
Vinroot

{Wheeler/Patterson Paragraph #1}

#2 CMUD EXTENSION POLICY

Stowe
McCrory
Stowe
McCrory
Stowe
Campbell - SIDE 2
McCrory
Campbell -
Stowe
Campbell
Stowe
Campbell
Stowe

Campbell
Stowe
Campbell
Stowe
Campbell - shouldn't you do that first?
Stowe
Martin
Stowe - $32,400
Scarborough
Stowe
Scarborough
Stowe
Clodfelter
Stowe
Clodfelter
Stowe
McCrary
Stowe
McCrary
Stowe
McCrary
Stowe
Clodfelter
McCrary
Reed

Stowe
Reid
Stowe
Patterson
Reid
Underhill
Stowe
Reid
Stowe
Reid
Stowe
Reid
Stowe 495.00
Clodfelter
Stowe
Clodfelter
Stowe
Vincent
Stowe
Magnum
Stowe
Vincent

Meeting Adjourned at 6:25 P.M.

Council Meeting 5/26/92

Mayor ✓
Campbell ✓
Clodfelter ✓
Hammond ✓
McCrory ✓
Majeed ✓
Mangum ✓
Martin ✓
Patterson ✓
Reid ✓
Scarborough ✓
Wheeler ✓

6:30

Vinroot
McCrory - Youths of Month
Hammond Youths of Month
Patterson Youths of Month
Campbell - Youths of Month
Vinroot

Zimmerman
Coach - West Charlotte
Mangum

Richard Hayes
Vinroot
Brian Carr
Hammond
White
Clodfelter
Carr
Clodfelter
Vinroot
Bud Moorefield
Vinroot
Patterson
Moorefield - Mat last Monday of every month
Patterson
Moorefield
Patterson
Campbell
Clodfelter
Vinroot - Lunch agenda for joint meeting
Martin
Vinroot
Moorefield
Vinroot
McCrary

J. Arthur Moore
Sara Alsher
Maggie Freeman
Scarborough
Martin
Freeman 500 W. Blvd.
Vinroot - look into it -
Majeed -
Reid
Freeman - neighborhood park
Reid
Freeman - well maintained - no water fountain -
Vinroot
Mic Fulkerson - $185.00 per light by residents for decorative lighting -
Vinroot
Shirley Taylor
Vinroot
White
Vinroot
Mangum
Majeed
Reid
Taylor - yes -

Reid
Patterson
Burch - until 2/1/92 no charge
for any lighting -
Standard - free of charge

Manzum
Burch - Correct
Vinroot
Rick Sanders
David Holland
D Sanders
Vinroot
Patterson
Holland
Patterson
McCrory
Holland
Scarborough
Vinroot
Tom Sowell
Patricia Poteat
Norbert Reid
Vinroot
Norbert Reid
Vinroot

Martin
Morgan
Majeed
~~Hasan~~ White
Vinroot
Hammond
Scarborough
David Grier
Scarborough
Majeed
White
Vinroot
Rockefeller
White
Martin
White
Martin
White
Patterson - share report with tonight's speakers
White
Jerrie Garrett
Campbell
Garrett
Campbell

White

8:15

8:15

Hoyle Martin - Invocation

Freeze

Scarborough

Martin / App Minutes

Vinroot

Majeed / Scarborough 92-23 add to end of Agenda

Vinroot

#3

Schumacher

Vinroot

Patterson

Sam Smith - FOR

Pam Davis - FOR

Vinroot

Sarah Rhoades - FOR

James Daither

Hugh C. Prather, Sr. - For

Patterson

Prather

Patterson

Prather

McCrory
Michael Blount For
Charles Fonville Against
Joe Miller Against
Reid - Constitutional limit on property tax
White
Reid
Cloud 2% of assessed value
Dean De Villers - Against
L. J. Coleman -
Vinroot
Patterson
Patterson Wheeler Close Leaving
Unan.

#4 Scott Putnam
Jeff Hopkins, 400 Dawn Circle
Adjacent owners were not
informed + sign was in
wrong place.
Vinroot
Hopkins
Clodfelter -
Putnam - NS Eloise B-2
SS " B-2
Hopkins

McCrory - maybe we should close
& defer decision.

Putnam -
McCrory
Mangum
Scarborough
Reid
Putnam
Reid - No objection from adjacent
Hopkins owners
Putnam
Harvey Gouch Leo Dr., Davidson
McCrory / Wheeler - Close - unan.
McCrory / Scarborough - defer 30 days -

Vinroot
#5
Vinroot
Clodfelter
Putnam
Clodfelter
Vinroot
Clodfelter
Clodfelter / Wheeler - Continue Pub
hearing -

Scarborough
Clodfelter
Sam Samuels - VFW
Vinroot
Clodfelter
Putnam
Mangum
Vinroot
Mangum
Putnam
Mangum
Vinroot
VOTE - 30 days - Unan.

#6 Vinroot
Clodfelter / Scarborough - Continue
Pub. hearing 30 days (6/22)
Putnam
Scarborough
Vinroot
VOTE - No McCrory
#7 35th St.
Vinroot
Clodfelter / Scarborough - Continue 30 days
Campbell

Vinroot
VOTE - Unan.
#8 - E. 29TH ST.
Vinroot
McCrory / Wheeler Close Hrng.
McCrory / Wheeler Approve - Unan.

#9 : Vinroot
Freeze - Pulled 21, 22A, B, C, D, 24, 28, 29, 30, 34
McCrory / Wheeler App rest
Unan.

#21
Martin
Hammond / Wheeler - app.
Scarborough
White
Scarborough
White
Syfert
Scarborough
Syfert
VOTE - Unan.

#22A, B, C, D - Hammond / Wheeler
Martin - A & B app.
Reid - Why are estimates high?
Vinroot
Reid
White
VOTE - Unan.

White
Hammond
Reid
White
#24 Hammond / Wheeler
Unan.

#28 Hammond / Wheeler app #28

Reid 28, 29 + 30
McCrory
Unanot
VOTE - No - Reid

#29+30 Mangum / Wheeler app 29 + 30
VOTE No Reid

#34D
Hammond / Wheeler - App 34 A, B, C, E, F + G
Martin 383 houses from 1991-1992
Scarborough - look at for rehab
VOTE - Unan.
James Trieson
Martin
Trieson

Clodfelter
Borgsdorf
Margum / Majeed

began 2½ years ago
34D
Defer for 90 days & then come back for demo if no work done or property not sold.

Hammond
Martin
Borgsdorf
Martin
McCrory
Margum
Scarborough
Clodfelter - A, B, C, E, F & G
Margum amended motion to 30 days
Frieson -
Margum
Frieson
Martin
Frieson -
Martin -
VOTE - McCrory - NO

Tape 3

Recess - 9:35
Reconvene - 9:40

Vincent

#10 Mangum / Patterson App

James Smith

Henry Sadler

Vinroot

Sadler

Jim Patterson

Vinroot

Campbell

Wheeler

Mangum

VOTE - No Campbell, Reid, McCrory, Wheeler.

#11

Mangum / Patterson Option C

McCrory / with modification

Cloodfelter - Committee recommendation

Scarborough

Vinroot

VOTE - Unan.

#12 Mangum Parkedor App

Hammond - Planning Comm. Recomm.

McCrory

Cloodfelter

McCrory
Clodfelter
McCrory
VOTE - 8 NO McCrory

#13 Wheeler / Patterson Aff
Martin #12. Recommendation
Patterson
#13 Clodfelter
VOTE - Tenan.
#14 Mangum / Wheeler - Aff
Patterson
White
Clodfelter
Borgsdorf -
Clodfelter
Borgsdorf
Clodfelter -
Borgsdorf
Clodfelter
Martin
Clodfelter
Martin
VOTE - Tenan.

#15 Mangum / Wheeler App
Vinroot
Reid
VOTE - Unan.

#16 - Coolfelter / Wheeler 6/8
Hammond
Coolfelter
Patterson 4:00 6/8
Unan.

#17 Mangum / Patterson Unan.
Unan.

#18
Mangum / Wheeler Unan.

#19 Scarborough / Wheeler Unan.

#20
McCrory / Martin recommend
Patterson
Cyndee Lynn Wheeler
Reid - This is not right.
Scarborough
Reid
Scarborough
Reid
McCrory Council members be non-voting

McCrory / Progress to not having
Councilmembers serve on boards
or at least be non voting
members.

Clodfelter
Underhill
Clodfelter - Guidelines + Policies - Workshop
Patterson - disclosure of
Clodfelter - Minutes + discussion

VOTE - Lenan.

20-
#2 Patterson
Both Burr - all Others - 7
Wangrin - Campbell, Reid
Mangum, McCrory

McCrory -

Zoning Petition - 92-23
Majeed
Mangum
Underhill
Majeed / Hammond - Inst. to R-5
Defer to 6/15

Mangum
Underhill

Majed
underhill
Mangum
underhill
Cinnod

VOTE - Aren -

Patt / Clod adjourn
10:15

MAYOR'S SCHEDULE
MAY 26, 1992

6:30 p.m. CITIZENS' HEARING

1. Recognize Youths of the Month for May, June, July and August, 1992

2. Recognize West Charlotte High School Lions Basketball Team - winners of the State 4-A Championship.

3. Richard Hayes, Chairman Charlotte-Mecklenburg Schools Student Coordinating Counsel - Introduction of Student Coordinating Presidents.

4. Rosalyn Nelson, 2309 Lynnhaven Street - 347-2406 - Gross misconduct by Community Development Department.

5. Brian Carr, P. O. Box 2586, Matthews, - 333-1585 - Problems with Housing Authority regarding rental properties. -CD

6. Doris Reese, 1120 East 35th Street - 344-1443 - Wants to know why the City Manager did not loose his job.

7. James Kling, 306 Elmhurst Road - 552-5851 - Traffic stops by Charlotte Police.

8. Bud Moorefield ~~Vincent James~~, 700 North Tryon Street - 547-9496 - Present Charlotte-Mecklenburg Building Standards Annual Report.

9. Maggie Freeman, 1700-A Cliffwood Place - 372-0670 - Community Affairs.

(OVER)

10. Mic Fulkerson, 5920 Daria Court - 357-0115 - Increased cost of decorative lighting in newly annexed areas.

11. Shirley Taylor, 3049 Heathcroft Court - 547-8635 - Change in decorative lights for neighborhood.

12. David Holland, 825 East Fourth Street - 336-7897 - Lateral entry into City Employment.

13. Rick Sanders, 825 East Fourth Street - 336-4181 - Lateral entry into City Employment.

14. Tom Sowell, 2321 English Drive - 392-1896 - Consolidation of Parks & Recreation

15. Norbert Reid, 5430 Autumn Inn Circle - 336-2095 - Park Consolidation

16. George Hoover, 6309 Hidden Forest Drive - 597-8680 - Park Consolidation

17. D. L. Grier, 516 Nottingham Drive - 366-0046 - Park Consolidation

18. James E. Henderson, 1131 Log Cabin Road - 597-8680 - Park Consolidation

~~19. Wayne Shusko, Park Hotel, 2200 Rexford Road - 364-8220 - Independence Arena~~

20. Patrica Poteat, 4700 Kenmont Drive - 597-7312 - City/County Consolidation

21. TERRIE Terri Garrett, 6342 Windsor Gate Lane - 537-4407 - Trash neglect

Citizens Hearing

#9- Wilmore Comm Affairs

J. Arthur Moore

Sarah Alshaer

7:00 P.M. Meeting

1. Invocation by Rev. Ronald Overcash, Cokesbury United Methodist Church.

2. Announcements

Thursday, May 28, 5:00 p.m. City Council/Budget Workshop.

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

(a) Agenda Item No. 3 - Storm Water Services Fee

✓(1) Sam Smith, 312 West Trade Street - 334-9922

✓(2) Dean DeVillers, 129 West Trade Street - 377-4172

✓(3) JOE L. MILLER

(b) Agenda Item No. 10 - Water and Sewer Extension Policy

✓(1) James Smith, 301 Plainwood Drive - 394-7341

X(2) Dean DeVillers, 129 West Trade Street - 377-4172

(c) Agenda Item No. 12 - Storm Water Service Program

ITEM #3 (1) Pam Davis, 5429 Gwynne Avenue - 371-3029

✓(2) Sarah Rhoades, 2500 Commonwealth Avenue - 334-0435

CONSENT

#34-D - JAMES FRIESON, P.O BOX 3071-3
568-2024

#10 HENRY SADLER - 7233 TUCKASEEGEE RD.
JIM PATTERSON

#3 -

#3
JAMES GAITHER
HUGH C PRATHER, SR., 1748 STERLING RD.
L.J. COLEMAN -
Pam Davis -
Sarah Rhoades
Michael Blount

CHARLOTTE

Meetings in May '92

THE WEEK OF MAY 3 - 8

3, Sunday
5 30 p m — **CHARLOTTE ADVISORY PARKS COMMITTEE** - Freedom Park, Main Shelter (#8)

4, Monday
12 00 noon — **PLANNING COMMISSION/Work Session**- CMGC, 8th Floor Conference Room

5 00 p m — **CITY COUNCIL/Budget Presentation** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

5, Tuesday
4 00 p m — **CITY COUNCIL COMMUNICATIONS COMMITTEE** - CMGC, Public Service and Information Department Conference Room

5 00 p m — **CITY COUNCIL/Operating Budget Workshop** - CMGC, Meeting Chamber Conference Room

6, Wednesday
4 00 p m — **PLANNING COMMISSION/Planning Committee** CMGC, 8th Floor Conference Room

7 30 p m — **WATERSHED SUMMIT** - Unitarian Church, 234 N Sharon Amity

7, Thursday
2 00 p m — **ADVISORY ENERGY COMMISSION** - CMGC, 7th Floor Conference Room

5 00 p m — **CITY COUNCIL/Operating Budget Workshop** - CMGC, Meeting Chamber Conference Room

8, Friday
12 00 Noon — **COMMUNITY RELATIONS COMMITTEE/Town Meeting on Cultural Diversity in Education** - Central Piedmont Community College, Taylor Hall, Room 100

11, Monday - 13, Wednesday — **CHAMBER INTERCITY VISIT** - Toronto, Canada

THE WEEK OF MAY 11 - 15

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

13, Wednesday
8 00 a m — **CLEAN CITY COMMITTEE** - CMGC, Room 270

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

12 00 noon — **COMMUNITY RELATIONS COMMITTEE/Police Community Relations Awards Program** - CMGC, Plaza Area (Rain Location CMGC, Meeting Chamber)

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

6 00 p m — **YOUTH INVOLVEMENT COUNCIL** - CMGC, Conference Center

14, Thursday
8 00 a m — **AIRPORT ADVISORY COMMITTEE** - Charlotte/Douglas International Airport, Conference Room A

3 30 p m — **CITY COUNCIL PLANNING COMMITTEE** - CMGC, Meeting Chamber Conference Room

4 00 p m — **CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room

5 00 p m — **CITY COUNCIL/Operating Budget and CIP Workshop** - CMGC, Meeting Chamber Conference Room

15, Friday
7 30 a m — **PLANNING COMMISSION/Planning Liaison Committee** - CMGC, 8th Floor Conference Room

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

(CONTINUED ON BACK)

THE WEEK OF MAY 18 - 22

18, Monday

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

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

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

19, Tuesday

2 00 p m — **HOUSING AUTHORITY** - Administrative Office, 1301 South Boulevard

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

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

5 00 p m — **CITY COUNCIL/CIP Budget Workshop** - CMGC, Meeting Chamber Conference Room

6 00 p m — **CHARLOTTE ADVISORY PARKS COMMITTEE** - CMGC, Room 118

7 00 p m — **CITY COUNCIL/Budget Public Hearing** - CMGC, Meeting Chamber (Televised live on Cable Channel 32)

20, Wednesday

7 45 a m — **PRIVATE INDUSTRY COUNCIL** - CMGC, Rooms 270-271

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

5 00 p m — **YOUTH INVOLVEMENT COUNCIL/Youth in Excellence Banquet** - CMGC, Conference Center

7 00 p m — **METROPOLITAN PLANNING ORGANIZATION** - CMGC, Meeting Chamber

21, Thursday

8 00 a m — **QUARTERLY MEETING OF ELECTED OFFICIALS (Charlotte City Council, Mecklenburg Board of County Commissioners, Small Town Mayors, Charlotte-Mecklenburg School Board, Charlotte-Mecklenburg Legislative Delegation)** - Charlotte Chamber, 129 W Trade Street

2 00 p m — **CMUD ADVISORY COMMITTEE** - Utility Department, 5100 Brookshire Blvd

4 30 p m — **PLANNING COMMISSION/Zoning Committee** - CMGC, 8th Floor Conference Room

5 00 p m — **CITY COUNCIL/Budget, Final Decisions** - CMGC, Meeting Chamber Conference Room

7 00 p m — **CHARLOTTE TREE ADVISORY COMMISSION** - CMGC, Conference Center

THE WEEK OF MAY 25 - 29

25, Monday

MEMORIAL DAY HOLIDAY - All City Government Offices Closed

26, Tuesday

1 00 p m — **ZONING BOARD OF ADJUSTMENT** - Hal Marshall Center, Building Standards Training Room

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

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)

27, Wednesday

9 00 a m — **AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY** - Charlotte Convention Center, VIP-B Conference Room

28, Thursday

4 30 p m — **CHARLOTTE TRANSIT ADVISORY COMMITTEE** - CMGC, Room 118

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

5 00 p m — **CITY COUNCIL/Budget, Final Decisions (Optional)** - CMGC, Meeting Chamber Conference Room

These organizations will not meet in May:
Firefighters Retirement Board
Insurance and Risk Management
Parade Permit Committee

Tuesday, May 26, 1992 City Council Agenda
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CHARLOTTE

Mayor Richard Vinroot *Mayor Pro Tem Ann Hammond*

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

Council Agenda

Tuesday, May 26, 1992

5:00 p.m. - Council-Manager dinner
- Water and Sewer Extension Policy
- Independence Arena

6:30 p.m. - Citizens Hearing
7:00 p.m. - Council Meeting

ITEM NO.

1. Invocation.

2. Consider approval of minutes of April 13 Briefing and Regular Meeting, April 20 Zoning Meeting, April 21 Joint City/County/School Board Meeting, April 27 Briefing and Regular Meeting, May 4 Council Workshop, May 5, May 7 Budget Hearings ~~and May 20, 1992~~. NOT VALID DATE

PUBLIC HEARING

3. Conduct a public hearing on the proposed storm water services fee.

Staff Resource: Jim Schumacher

Patterson/Wheeler Citizen Hrng

Public Hearing Required

State law requires the City Council to conduct a public hearing prior to adopting rates for storm water service charges.

Proposed storm water rates are:

Proposed Rates

- Single family homes with less than 2,000 square feet of impervious area $ 2.20/month

Eng

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

- Commercial, industrial, other non-single family property $43.32/month per impervious ~~area~~ ACRE

Commercial, industrial, multi-family and residential homeowner's associations who provide storm water controls to mitigate runoff on the drainage infrastructure (such as detention basins) 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 EPA will receive all of the available credit for the water quality portion of the fee.

TELL COUNCIL ON PAGE 2

$43.32/MONTH PER IMPERVIOUS AREA SHOULD BE ACRE

These rates, to be effective January, 1993, are calculated to generate all revenue for the City's storm water services. 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.

The June 8, 1992 Council agenda will include a request to adopt the storm water services rates.

A chronology is attached.

Attachment No. 1

McCrory/Wheeler
Chairman.
Motion to defer decision for 30 days

4. A. Conduct a public hearing to abandon Eloise Avenue.

B. Recommend adoption of a resolution to close Eloise Avenue.

Staff Resource: Scott Putnam

Abandonment

Petitioner:	Harvey W. and Louise G. Gouch
Right of Way to be Abandoned:	Eloise Avenue
Location:	Between North Tryon Street and Dawn Circle
Reason:	
Reason:	To incorporate the right-of-way into the adjoining lots for future sale/ development.

Clearances:
In accordance with City (Charlotte Department of Transportation) policy, abandonment petitions are sent to adjoining property owners, neighborhood associations, private utility companies, and City departments for review:

Adjacent property owners - No objection
No known neighborhood association
Private utility companies - No objection
City departments - Review has identified no apparent reason this closing would:
1. Be contrary to the public interest; or,
2. Deprive any individual(s) owning property in the vicinity of Eloise Avenue reasonable ingress/egress to his property as outlined in NCGS 160A-299.

CDOT

A map is attached.

Attachment No. 2

5. A. Conduct a public hearing to abandon a portion of the alleyway south of Holt Street.

Clodfelter/Wheeler Continue Public Hearing to 1-30 daf unan.

B. Recommend adoption of a resolution to close a portion of the alleyway south of Holt Street.

Staff Resource: Scott Putnam

Abandonment

Petitioner:	VFW Post 9488/Mr. Jarvis King
Right-of-Way to be Abandoned:	A portion of an alleyway
Location:	West of the 2700 block of Holt Street
Reason:	To incorporate the right-of-way into the adjoining parcels owned by the VFW.

Clearances: Adjacent property owners - No objection
No known neighborhood association

CDOT

Private utility companies - No objection
City departments - Review has identified no apparent reason this closing would:
1. Be contrary to the public interest; or,
2. Deprive any individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in NCGS 160A-299.

A map is attached.

Attachment No. 3

6. A. Conduct a public hearing to abandon a portion of an alleyway east of Louise Avenue.

Clodfelter/Wheeler Continue Public Hearing to 1-30 daf

B. Recommend adoption of a resolution to close a portion of an alleyway east of Louise Avenue.

Staff Resource: Scott Putnam

No McCrory

Abandonment

Petitioner:	City Engineering Department
Right of Way to be Abandoned:	A portion of an unused alleyway.
Location:	East of Louise Avenue and north of Persimmon Street.

CDOT

Reason: To incorporate the right-of-way into the adjoining City-owned properties.

Clearances

Adjacent property owners - No objection
No known neighborhood association
Private utility companies - No objection
City departments - Review has identified no apparent reason this closing would:

1. Be contrary to the public interest; or,
2. Deprive any individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in NCGS 160A-299.

A map is attached.

Attachment No. 4

7. A. Conduct a public hearing to abandon a portion of an alleyway south of East 35th Street.

B. Recommend adoption of a resolution to close a portion of an alleyway south of East 35th Street.

Clodfelter/Scarborough Continue Public Hearing for 30 days, then.

Staff Resource: Scott Putnam

Abandonment

Petitioner: Seton Grocery Joint Venture Partnership/Mr. Michael Rouse

Right of Way to be Abandoned: A portion of an unused alleyway

Location: South of the 400 block of East 35th Street

Reason: To incorporate the right-of-way into the adjoining lots for future development.

CDOT

Clearances:

Adjacent property owners - No objection
No known neighborhood association
Private utility companies - No objection

City departments - Review has identified no apparent reason this closing would:

1. Be contrary to the public interest; or,
2. Deprive any individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in NCGS 160A-299.

A map is attached.

Attachment No. 5

#1
Res B-29 P-51

8. A. Conduct a public hearing to abandon a portion of East 29th Street.

B. Recommend adoption of a resolution to close a portion of East 29th Street.

McLaurin/Weyerhaeuser
McLaurin/Weyerhaeuser

Staff Resource: Scott Putnam

Abandonment

Petitioners:	Concetta C. McLaurin and the Weyerhaeuser Company
Right-of-way to be abandoned:	A portion of East 29th Street and an unused alleyway
Location:	East 29th Street-between North Tryon Street and its terminus to the east (100 block)
Reason:	To incorporate the right-of-way into the adjoining lots for future sale and development.

Clearances:

Adjacent property owners - Mr. Hanna, 2504 North Tryon Street, opposes the abandonment of East 29th Street and the unused alleyway because it reduces the number of access points to his property.

Lockwood Neighborhood Groups-No objection

Private utility companies - No objection

CDOT

City departments - Review has identified no apparent reason this closing would:

1. Be contrary to the public interest (with above exception); or
2. Deprive any individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in NCGS 160A-299.

A map is attached.

Attachment No. 6

VOTE ON CONSENT ITEMS

9. Agenda items 21 through 39 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

Ord. #9 #3331 B-40 P-442

POLICY

10. Recommend approval of revised Charlotte-Mecklenburg Utility Department Water and Sewer Extension Policy, adoption of an ordinance amending Chapter 23 of the City Code, and amendment No. 2 to the CMUD water and sewer rate methodology.

Staff Resource: Julie Burch

Council Action: Council is requested to approve the revised CMUD Water and Sewer Extension Policy. Council deferred this item April 13, 1992 with instructions that the policy be referred to the CMUD Advisory Committee for further consideration. There will be a brief dinner presentation prior to the Council meeting.

CMUD Advisory Committee

- On April 16, 1992, the CMUD Advisory Committee, with five members present, unanimously reaffirmed their recommendation that Council approve the policy.

Mangum/Patterson approve - No - Campbell, Reid, McCoy, Wheeler

CMUD

- The Advisory Committee again states that they support the revised extension policy including the provisions for implementing a capacity charge.

- They do want Council to be aware that if Council decides that an increase in water and sewer rates is acceptable in lieu of the capacity charge, then the Advisory Committee would support that decision.

- However, the Advisory Committee does not recommend a rate increase in lieu of the capacity charge if that rate increase would jeopardize the ability to approve other rate increases which are projected to be necessary to sustain an aggressive CIP and increased operating expenses.

Indigent Policy

- At the April 13 Council meeting, Council was asked not to consider changes to the current indigent policy provisions of the revised extension policy. Subsequent to that meeting, staff has completed development of new indigent provisions and has included them in the revised extension policy for approval.

- The proposed indigent provisions make owner-occupied residential property eligible for either a deferred payment loan or a zero interest loan with terms up to 10 years for payment of connection fees and capacity charges. To qualify, the property owner must have an income which is less than 80 percent of the median income based on income and family size and must have either a malfunctioning water or wastewater system or none at all.

Details of the Policy

- The effective date of the policy will be July 1, 1992.

- In addition to the indigent provisions, the revised policy provides for implementation of a new street main extension program, elimination of tapping privilege fees, and establishing a capacity charge for all new connections.

- Amendment of the City Code is required to change the definition of 3/4" and 1" service connections to eliminate a requirement that a cut off valve be installed at the property line of each customer. The revised extension policy redefines service connections with this change. The change is necessary to reduce problems with removal and damage to this valve in new development and to simplify the distinction between CMUD maintained and property owner maintained facilities.

- The amendment to the water and sewer rate methodology is to eliminate the tapping privilege fee and to establish the capacity charge.

- Council and the CMUD Advisory Committee jointly conducted a public hearing on the proposed revisions to the policy on February 10, 1992.

- CMUD has not received any comments on the proposed revisions other than from the Advisory Committee since Council deferred action on April 13.

The attachments include material that will be presented during dinner, and a copy of the proposed extension policy.

Clearances: The CMUD Director, Finance Director, City Attorney, and Internal Consulting recommend approval of this action.

Attachment No. 7

11. Recommend approval of the recommendation of the Council Planning Committee to modify the City's Local Optional Relocation Policy for road widening projects.

Staff Resource: Pam Syfert

Council Action: The Planning Committee recommends that City Council approve a change in the local optional relocation policy to provide all displacees a replacement housing payment (grant money) not to exceed $22,500 instead of a low interest loan or a deferred payment loan when houses are being acquired for roadway improvement projects.

- Options that were discussed are shown as Exhibit A (attached). The Planning Committee recommended Option C with some modifications.

- This proposal would allow for all displaced families on road widening projects to be eligible for additional funds if their "comparable replacement housing" exceeds the appraised offer amount for their property. This option would also limit the additional funds to $22,500 per household.

- The financial impact to project costs are anticipated to be relatively small since the City seldom acquires more than a few houses in any given year. The road widening on Eastway Drive appears to be the exception. We estimate that we may need to add an additional $5,000 to $10,000 per parcel over and above the appraised values of the properties that are owner occupied. We have determined that there are a total of 11 owner occupied homes along the Eastway Drive corridor. This would equate to an additional $55,000 to $110,000 of additional funds that may need to be expended on this project.

Background: The Planning Committee met on May 14, 1992 to discuss the City's acquisition and relocation policies as they relate to the City's local roadway programs. This discussion was prompted by residents on Eastway Drive who are finding it very difficult to find comparable replacement housing for the same price the City is offering.

- Findings from the appraisal reports have shown that houses on Eastway Drive have approximately a 14% decrease in value compared to similar properties located in interior neighborhood streets.

- Several options were discussed which should make the local relocation program more equitable for families who are being displaced as a result of the City's roadway improvement programs.

Funding: Funding through appropriate roadway project fund.

Clearances: Engineering, Legal and Community Development concur in this request.

Attachment No. 8

12. Recommend approval of the recommendations of the Council Planning Committee regarding a permanent citizens advisory committee for the Storm Water Services Program.

Staff Resource: Pam Syfert

Citizens Advisory Committee

The charge to the Storm Water Task Force included making a recommendation on the make-up and charge of a permanent citizens' advisory committee for the Storm Water Services Program.

- The staff and consultants drafted a plan for the permanent advisory committee modeled primarily on the roles and responsibilities approved by City Council early last year for the new CMUD Advisory Committee.

- The make-up of the committee proposed by the staff and consultants was structured to balance the interest of stakeholders affected by the storm water program.

- The task force made a number of revisions to the draft plan for a permanent advisory committee.

- Most of those changes were supported by the staff and consultants, and affirmed by the Council Planning Committee.

Wheeler
Margaret
app.
No - file copy

Eng.

- The Planning Committee did not support some recommendations of the task force, and is making alternate recommendations to the City Council.

- The differences are outlined below; a full listing of the charge and make-up of the permanent advisory committee is attached with differences indicated by bold print.

Differences

1. The task force recommends the name of the committee be the "Storm Water Services Commission."

   The Planning Committee recommends the name be the "Storm Water Services Advisory Committee." City citizens committees are typically advisory in nature, which is reflected in their name, such as the CMUD Advisory Committee and Airport Advisory Committee.

2. The task force recommends the committee review for approval the annual operating budget and capital improvement program prior to City Council approval.

   The Planning Committee recommends the committee review and comment to City Council on the operating budget and capital improvement program.

3. The task force recommends the committee hear appeals and reach decisions on service charges, credits and adjustments, and application, modification, and enforcement of storm water policies.

   The Planning Committee recommends the committee make decisions on appeals concerning service charges, credits and adjustments, however, the committee should hear appeals and make recommendations to City Council on the application, modification, and enforcement of storm water policies.

Attachment No. 9

13. Recommend approval of the recommendation of the Council Planning Committee regarding amendments to the Non-System Residential Streets Program (NSRSP) policy.

Staff Resource: Pam Syfert

The Planning Committee feels it appropriate to add the flexibility to pave more streets and to pursue a more proactive approach to abandoning non-maintained rights-of-way. This will allow the existing program to better address Council goals. The committee, by a 3-0 vote, recommends Council amend the current policy pertaining to unpaved streets as listed below:

Wheeler/Patterson aye nay

Amendments Recommended Amendments to NSRSP

1. Add Exceptions Provision: Under special circumstances the City Manager may approve the paving of any non-maintained street or right-of-way. Factors to be considered include:

   - Service Delivery - City or other
   - Property owner and neighborhood desires
   - Condition of street/cost
   - Hardship
   - Number of dwelling units served
   - City Within City or other community goals (Small Area or neighborhood plans)
   - Delivery of emergency services
   - Connectivity
   - Other

2. Eliminate Grandfather Clause: Any non-maintained street right-of-way will be eligible for consideration for paving under the program at any time. (Current requirement is 2 dwellings at date of inventory or annexation).

3. Right-of-Way Abandonment: Staff will pursue the removal from dedication those rights-of-way which do not serve a public purpose and which will not isolate a parcel from access to a public right-of-way (not part of current policy).

4. Proactive Program: The Committee recommends staff initially apply amendments to streets brought to our attention (only). As a result, the amendments will not create a fully proactive approach. Staff is to bring to Council as part of the FY94 budget staffing and funding requirements to address all unpaved streets and non maintained rights-of-way in a more proactive program.

Background:

- At the April 23, 1992 Planning Committee meeting, the Committee indicated a desire to pave more unpaved streets.
- Committee also indicated a desire to proactively pursue abandoning non-maintained rights-of-way.
- Staff was instructed to prepare amendments to the current program which paves non-maintained streets.

Funding:

- Current funding is $50,000 per year utilizing Powell Bill funds.
- Only the cost of materials is charged to the account.
- Funds have been included in the proposed FY93 budget.
- Additional funds are included in annexation budgets based upon a survey performed prior to annexation.
- Streets will be improved as funding becomes available.
- Any street paved will be permanently maintained by the City.

Clearances: Engineering, CDOT, and Finance Departments.

14. Recommend approval of: (1) the Final Statement of Community Development Objectives and Projected Use of Funds and (2) the filing of a grant application with HUD for Community Development Block Grant funds for FY93.

Staff Resource: Del Borgsdorf

Council Action City Council is requested to approve:

(1) the Final Statement of Community Development Objectives and Projected Use of Funds for FY93. The FY93 budget totaling $5,520,000 includes funds from:

• FY93 CDBG grant	$4,008,000
• Program Income	1,398,807
• Unprogrammed CDBG Funds	113,193
Total	$5,520,000

The uses for these funds are summarized as follows:

Activities	Amount
Selective Rehabilitation	$1,615,398
Acquisition	420,000
Relocation	460,907
Replacement Housing	638,323
Homeownership Downpayment Assistance	13,500
Public Services	676,800
Program Delivery	1,115,614
Administration	579,458
Total	$5,520,000

(2) the filing a grant application with HUD for CDBG funds.

Background information is attached along with the CDBG Final Statement.

Morgan/Wheeler app unan.

CD

Clearances: Community Development Department

Attachment No. 10

Patterson/Morgan
app.
unan.

15. The following topics are proposed for discussion at the Monday, June 1, 1992 Council workshop:

Staff Resource: Pam Syfert

- Convention Center marketing plan
- Interlocal agreement for Police tax equity
- Interlocal agreement for City-County consolidation of Parks and Recreation

Cam

Clodfelter/Wheeler
unan
4:00
6/8
City Clerk

16. Recommend setting a date for an executive session for evaluation and setting the pay of the City Clerk.

The City Clerk will be in her position for six months on June 4, 1992, and suggests 3:00 p.m. or 4:00 p.m. prior to one of your regular meetings. Several options for a date are as follows:

- June 1 prior to regular 5:00 p.m. workshop (a Public Service Committee meeting is scheduled for 3:00 p.m.)
- June 8 prior to business meeting
- June 15 prior to zoning meeting

BUSINESS

Ord #10
#3332-1
B-50
P-445

17. Recommend adoption of the Fiscal Year-End Ordinance reflecting changes to the annual ordinance adopted in June, 1991 and accounting changes necesary to comply with generally accepted accounting principles.

Patterson

Staff Resource: Vi Alexander

Wind-up Ordinance: Near the conclusion of each fiscal year, City Council is requested to adopt an ordinance adjusting for changes which have occurred since adoption of the annual ordinance one year earlier. Most of these corrections are technical accounting changes. Others distribute private contributions, grants and interest earnings to the appropriate accounts.

Morgan/Patterson
app.
unan.

B&C

A description of the sections of the ordinance follows:

Ordinance Description

- Section 1 reflects accounting corrections to the Municipal Debt Service Fund.

- Section 2 appropriates interest earnings of $10,800 to the Convention Center Capital Project Fund.

- Sections 3 and 4 appropriate private contributions to the Performing Arts Center ($710,538) and to the Discovery Place ($38,000) capital accounts.

- Sections 5 and 6 appropriate Water and Sewer Fund Balance for the relocation of mains in widened streets and makes an accounting correction to the Water and Sewer Debt Service Fund.

- Sections 7, 8 and 9 relate to transporation projects and appropriates private contributions ($103,500) for the Arrowood Road/ South Boulevard Intersection; transfers $316,000 in Pay-As-You-Go funds from the Light Rail Corridor Study to the Light Rail Right-of-Way Protection capital projects for the City's share of the Cedar Yard purchase and transfers a planning grant from the General Fund to the Public Transportation Fund.

- Sections 10 thru 17 appropriate interest earnings within the Aviation Debt Service Funds, increases Non-Airline Revenues in the operating fund, and appropriates Aviation Fund Balance for Aviation capital projects.

Res. #10
3 29
p. 80

Margaret Wheeler
Unan.

18. Recommend adoption of a resolution providing for the sale of $58,700,000 Water and Sewer General Obligation Bonds.

Staff Resource: Del Borgsdorf

Bond Resolution Required: The bonds offered for sale were authorized by the voters in November, 1988 and November, 1990. The bond resolution is a legal document that Council is required to approve before the City can sell bonds.

A list of the projects to be financed is attached.

Clearances: Finance Department.

Attachment No. 11

Finance

19. Recommend approval of a loan agreement between the City and Sami Ismaid Nafisi for $80,000 from the Economic Development Revolving Loan Fund to assist in the acquisition and renovation of the Beatties Ford Handy Mart, 1121 Beatties Ford Road.

Staff Resource: Del Borgsdorf

Scarborough
Margaret Wheeler
App
Unan.

Council Action: City Council is requested to approve an $80,000 Economic Development loan to assist in the acquisition and renovation of a strip shopping center at 1121 Beatties Ford Road, currently known as the Beatties Ford Handy Mart. Once completed, this shopping center will house the convenience store, a laundromat and an insurance agency.

Details of the Loan: This loan is needed to provide gap financing for this project.

- The total project cost is $259,850.
- NationsBank is loaning $100,000 and the borrower is contributing $79,850.
- Therefore, $80,000 is needed from the City to make the project viable.

CD

Jobs
This project will create seven new jobs for low-to-moderate income persons.

- Three new jobs will be created in the first year of the loan and an additional two jobs each in years three and four.

- Also, two jobs will be brought to the area by businesses leasing space at the shopping center.

Amenities
The project will also benefit the neighboring community and corridor traffic by adding shopping amenities and convenience.

- The borrower plans to expand the convenience store to provide a meat counter and deli.

- With regard to the laundromat, many of the families in the surrounding area are renters and do not have access to laundry facilities. The borrower's market evaluation shows no other nearby laundromat, suggesting an untapped market and significant added convenience for neighborhood residents.

- Also, the renovations and planned new signage, as well as lease-up of the remaining space, will turn what has been an eyesore into a viable shopping center, helping to create a climate for additional private investment in the neighborhood.

How much will this cost?
The total cost of this project is $259,850, of which $80,000 is being requested from the City's Economic Development Revolving Loan Fund.

Background: See attachment.

Clearances: The Economic Development Revolving Loan Fund Committee approved the loan on May 14, 1992.

Attachment No. 12

BOARDS AND COMMISSIONS APPOINTMENTS

20. The City Council may want to go into executive session for the purpose of casting ballots. The City Clerk will announce the results of the balloting.

McCrory/Martin - Recommend Patterson + Wheeler - unan.

1. Performing Arts Center Board of Trustees - Two appointments; the Board of Trustees' Nominating Committee has recommended reappointment of Cyndee Patterson for a three year term on the Board of Trustees, and Pat McCrory to replace Velva Woollen on the Center's Board of Advisors.

2. Certified Development Corporation - On April 27, 1992, Council appointed Michael Lincoln to the Corporation in the PRIVATE LENDING INSTITUTION CATEGORY. However, on the morning of April 27th, the County Commission appointed Michael Lincoln, so we need to appoint someone else. The other two nominees who were in this category are as follows:

Beth Brown - Cledfelter, Hammond, Majeed, Martin, Patterson, Scarborough, Wheeler, Steve Wangerin - Campbell, Reid, McCrory, Mangum

(a) Elizabeth O. Brown by Councilmember Patterson
(b) Steven W. Wangerin by Councilmember Mangum

Attachment No. 13

Item added to Agenda
Zoning Petition 92-23
Majeed/Hammond Deferred to 6/15
unan.

CONSENT

BUDGET ORDINANCE

Ord #1
3323-X
B-40
P 428

21. Recommend adoption of a budget ordinance of $28,306 for Community Policing Training.

See next page for consent motion

Grant Funds: The Governor's Crime Commission has made available unallocated funds from this year's federal allocation for the Police Department to use in preparation for community policing.

The funds will be used to reimburse the Police Department for previous training efforts and for site visits to Police Departments that have successfully implemented community policing.

Funding: The budget ordinance appropriates $28,306 in grant funds to the Police Department operating budget.

Clearances: Police, Budget and Finance have approved this request.

Police

BID LIST

22. 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.

Pull 21, 22A, B, C, D, 24, 28, 29, 30, 34 McCrory/Wheeler Rest approved unan.

Eng.

A. Capitol Drive Neighborhood Reinvestment — Engineering

Recommendation: By the City Engineer that the low bid of $189,412.08, as submitted by United Construction Company, be accepted for award on a unit price basis.

Project Description: This project was identified in the 2005 Generalized Land Plan to provide new infrastructure in areas where none exists. Project implementation is based on business corridor criteria.

This project consists of constructing sidewalks, driveways, curb and gutter and storm drainage on Capitol Drive off Morris Field Drive near Douglas International Airport, which is within the City Within A City region. All improvements are within the street right of way; drainage, within drainage easements.

M/WBE Status:

The contractor has committed M/WBE participation of:

	AMOUNT	PERCENT OF TOTAL PROJECT COST	PROJECT GOALS
MBE	$35,250	19.4%	10%
WBE	$ 6,000	3%	7%

The Engineering Department has reviewed the contractor's good faith efforts to meet the project goals and determined that he has complied with the requirements of the M/WBE Program. The M/WBE Director concurs in the determination. The low bidder is a certified MBE.

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

Estimated Cost:	$260,000.00	
Low Bid:	189,412.08	
Difference:	$ 70,588.92	(27%)

B. Lockwood Community Neighborhood Reinvestment — Engineering

Recommendation: By the City Engineer that the low bid of $340,500.78, as submitted by Crowder Construction Company, be accepted for award on a unit price basis.

Project Description: The Neighborhood Reinvestment Program provides new or reconstructed infrastructure in neighborhoods where substandard or no infrastructure exists. The need for this program was identified in the 2005 Generalized Land Plan. The program is restricted to capital improvements.

The Lockwood community is within the City Within a City region. Lockwood is located between the 1600 blocks of North Tryon Street and North Graham Street. The project includes the 100-500 blocks of Sylvania Avenue, 200-500 blocks of Plymouth Avenue, Bancroft Street, Grimes Street, Hobbs Street and Dunloe Street.

This project will provide new concrete gutter, sidewalk, and driveways on various streets in the Lockwood community. All improvements are within the street right of way.

M/WBE Status:

The contractor has committed M/WBE participation of:

	AMOUNT	PERCENT OF TOTAL PROJECT COST	PROJECT GOALS
MBE	$16,500	5.2%	8%
WBE	$85,250	27.4%	4%

The Engineering Department has reviewed the contractor's good faith efforts to meet the project goals and determined that he has complied with the requirements of the M/WBE Program. The M/WBE Director concurs in the determination.

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

Estimated Cost:	$550,000.00
Low Bid:	340,500.78
Difference:	$209,499.22 (38%)

C. Fire Station 24 Access Modification — Engineering

Recommendation: By the City Engineer that the low bid of $83,345.08, as submitted by Farley-Miles Construction, be accepted for award on a unit price basis.

Project Description: This project was requested by the Fire Department because prototype fire trucks were barely able to make the turn into the fire station using the existing driveway.

This project will construct a driveway with a wide turning radius to allow fire trucks to drive through the station which is located on the north side of N. C. 51 between Carmel Road and McAlpine Creek. Currently fire trucks are having to stop traffic on N. C. 51 and back into the station. Existing asphalt pavement will be replaced with 8" concrete pavement. This project also includes the installation of storm drainage and an oil-water separator at the station.

M/WBE Status:

The contractor has committed M/WBE participation of:

	AMOUNT	PERCENT OF TOTAL PROJECT COST	PROJECT GOALS
MBE	$3,000	3.8%	8%
WBE	$34,284	43.2%	5%

The Engineering Department has reviewed the contractor's good faith efforts to meet the project goals and determined that he has complied with the requirements of the M/WBE Program. The M/WBE Director concurs in the determination.

Source of Funding: General Capital Improvement Fund - (Fire Station No. 24 Access Modification - Two-Thirds Bonds).

Estimated Cost:	$120,000.00
Low Bid:	83,345.08
Difference:	$ 36,654.92 (31%)

Eng

D. Highway 51 District Park Lighting — Engineering

Recommendation: By the City Engineer, based on the recommendation of the consultant Derek Church Williams Landscape, that the low base bid plus Alternate #1 of $202,335.10 as submitted by E. F. Belk & Son, be accepted for award on a unit price basis.

Project Description: The City will be funding the total cost of the Highway 51 district park lighting.

M/WBE Status:

The contractor has complied with the M/WBE contract provisions which allow him to perform all the work with his own forces. The M/WBE Director has reviewed the documentation and concurred with the recommendation.

This project provides the electrical construction for athletic fields.

Alternate #1 (+ $9,244.00) provides tapered, pre-stressed concrete poles in lieu of Douglas fir woodpoles; and provides climbing steps, work platforms, etc., similar to wood poles.

Source of Funding: General Capital Improvement Fund - (New Park Development - Highway 51 District Park).

Estimated Cost:	$260,000.00
Low Bid:	202,335.10
Difference:	$ 57,664.90 (22%)

Eng

E. Water Distribution Project 16-Inch Water Main Along Lawyers Road — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Hall Contracting Corporation of Charlotte, North Carolina in the amount of $439,890.34 be accepted for award of contract on a unit price basis.

Project Description: The need for this project is based on the increased demand for water service to the central business district of Mint Hill to accommodate the town's water needs.

M/WBE Status:

CMUD's projected M/WBE Goals: MBE - 9% WBE - 4%

Hall's Projected M/WBE Goals: MBE - 0% WBE - 5.1%

The contractor has complied with the requirements of the M/WBE program.

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

CMUD

Estimated Cost:	$441,000.00	
Low Bid:	439,890.34	
Difference:	$ 1,109.66	(less than 1%)

F. Medium Voltage Switchgear Procurement - McAlpine Creek Wastewater Management Facility — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Bryant Supply of Charlotte, North Carolina in the amount of $121,630.00 be accepted for award of contract on a lump sum basis.

Project Description: Purchase of this equipment is necessary to receive power from the new Duke Power Company transmission line and substation located at McAlpine Plant.

M/WBE Status:

Opportunity was provided to minority/women owned businesses through advertisements and local minority publications.

CMUD

Source of Funding: Water and Sewer Capital Improvement Fund - (McAlpine Creek Wastewater Treatment Plant Expansion).

Estimated Cost:	$100,000.00
Low Bid:	121,630.00
Difference:	($ 21,630.00)

The project estimate did not include the required base and housing for the switchgear. Funding is available in the project account.

G. Water Distribution Project — Charlotte-Mecklenburg Utility Department

16-Inch Water Mains Along U.S. 49 South - Choate Circle To Shopton Road, Shopton Road - York Road to Sledge Road, and Sledge Road - Steele Creek Road To Shopton Road

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by W.M. Paris & Associates of Charlotte, North Carolina in the amount of $1,095,531.99 be accepted for award of contract on a unit price basis.

Project Description: Construction of the water mains will assist in meeting the water service needs for the development of southwest Mecklenburg County, including the planned Island Pointe community on Lake Wylie.

M/WBE Status:

CMUD's projected M/WBE Goals: MBE - 3% WBE - 6%

W.M. Paris' Projected M/WBE Goals: MBE - 0% WBE - 2.01%

The contractor has complied with the requirements of the M/WBE program, by documenting good faith efforts for each service subcontracted.

Source of Funding: Water and Sewer Capital Improvement Fund - (Water Main Along York Road to Shopton Road). Water and Sewer Capital Improvement Fund - (Water Main Along Shopton Road from York Road to Sledge). Water and Sewer Capital Improvement Fund - (Water Main Along Sledge Road to Steele Creek Road).

Estimated Cost:	$1,200,000.00	
Low Bid:	1,095,531.99	
Difference:	$ 104,468.01	(9%)

CMUD

H. Water Distribution Project — Charlotte-Mecklenburg Utility Department
1991 Annexation Area 3 - Plott Road
Area 4 - Margaret Wallace Road/
Independence Boulevard, 16-Inch Water Main
Along Sam Newell Road, and 16-Inch Water
Main Along Sam Newell Road to Lakeview Circle

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Marlboro Constructors, Incorporated of Bennettsville, South Carolina in the amount of $553,180.43 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would extend water service to the Plott Road area and Margaret Wallace/Independence Boulevard area and fulfill the City's legal annexation requirements for extension of water to these areas. Construction of this project will also extend water service to the school on Sam Newell Road which is currently under construction and continuing along Sam Newell Road from the new school to Lakeview Circle.

M/WBE Status:

CMUD's projected M/WBE Goals: MBE - 4% WBE - 3%

Hall's Projected M/WBE Goals: MBE - 0% WBE - 7%

The contractor has complied with the requirements of the M/WBE program.

Source of Funding: Water and Sewer Capital Improvement Fund - (Water Main Along Plott Road). Water and Sewer Capital Improvement Fund - (Water Main Along Margaret Wallace/Independence Boulevard). Water and Sewer Operating Fund - (Charlotte-Mecklenburg Schools). Water and Sewer Operating Fund - (Matthews Township).

CMUD

Estimated Cost:	$561,000.00
Low Bid:	553,180.43
Difference:	$ 7,819.57 (1%)

I. Automotive Batteries

General Ser.,
Fire & Transit Depts.

Recommendation: By Purchasing Director and General Services Director that the low bid, U. S. Battery Corporation, Charlotte, N. C. in the amount of $68,853.93 be accepted for award of contract.

Project Description: Automotive batteries are needed to replace old and worn out batteries in various city vehicles.

M/WBE Status: Three MBE's were invited to bid, but did not respond.

Source of Funding: General Fund - (Non-Departmental Equipment Services Inventory). Public Transportation Fund-(Inventory).

Purchasing

AGREEMENT

23. Recommend approval of an agreement with ATS Staffing of Charlotte for $764,000 for providing temporary employees to the Engineering Department/Storm Water Services Division for inventory of the City's storm water infrastructure.

Agreement This agreement will provide temporary employees to the Engineering Department for the completion of an inventory of the City's drainage infrastructure.

- The information collected during the inventory is needed to plan maintenance, capital improvements, and pollution programs for the network of pipes, channels, and culverts throughout the City.

- Inventory of some 170,000 storm water system components with a length of 2400 miles will require several field and office technicians over approximately two years.

- Using a temporary agency to provide the technicians is advantageous in that the agency is responsible for on-going recruiting of employees, while the direct cost is comparable to the City hiring the employees directly. Existing Engineering staff is committed to other projects and is unavailable to provide these services.

Eng

$ Savings

- A six square mile pilot drainage area was inventoried last year in order to develop the database structure for the information and the methodology for collecting the data.

- In preparation for conducting the inventory throughout the City, the Engineering Department negotiated a price with the storm water consultant who has been involved with the overall storm water project. However, we have identified a way to manage the work in-house utilizing temporary employees which will result in significant savings to the stormwater project as identified below:

  - Direct cash savings of $250,000;

  - Computer equipment required will belong to the City upon completion and can subsequently be used in providing storm water services associated with the new program;

  - Upon completion, staff will have a better working knowledge of the database than if it were assembled by a consultant and delivered as a final product.

  - Eliminates need to increase City staff for a temporary (2 year maximum) assignment.

- Five firms were selected on the basis of qualifications to submit fee proposals to provide temporary employees. ATS submitted the lowest proposal. They are also a certified Women Business Enterprise.

Project Cost

The following hourly basis fees are based on a total of 18 positions working 40 hours per week for two years.

Field Technician (12 positions).....$466,000
Computer Technician (6 positions)...$263,000
Vehicle Reimbursement (Allowance)...$ 35,000
Total Contract Amount.....$764,000

Funding: Storm Water Services Capital Account.

Clearances: The contract has been reviewed and approved by the Engineering Department, and reviewed by the City Attorney.

RCA?

24. Recommend approval of an agreement with Woolpert Consultants for $151,087 for planning, surveying, and design services for the Belmont Neighborhood Reinvestment Phase III Project.

This item was deferred at the April 27, 1992 Council meeting. Information is attached.

Council Action

Hammond/Wheeler Approve Unan.

- The agreement with Woolpert will provide planning, survey, and design services for improvements to sidewalks, curb and gutter and storm drainage on 15th Street, 16th Street, Louise Avenue, and Van Every Street. The estimated construction cost of improvements is $1.3 million.

- The Belmont neighborhood is one of four neighborhoods identified in the Neighborhood Reinvestment Program as areas for providing new or reconstructed infrastructure where substandard or no infrastructure exists.

Project Cost

The following is a breakdown of the fees negotiated for the agreement:

Lump Sum Fee Breakdown

Conceptual Plans	$ 8,972.00
Utilities Coordination/Design	$ 5,501.00
Storm Drainage/Hydrologic Analysis	$12,424.00
Erosion Control Details	$ 2,800.00
Design Plans	$27,149.00
Traffic Control Details	$ 1,000.00
Specifications/Estimate	$ 5,557.00
Total Lump Sum Fee	$63,403.00

Hourly Basis Fee Breakdown (Allowances)

Citizen Involvement	$ 4,500.00
Surveying	$35,590.00
Total Hourly Fee	$40,090.00

Eng.

Specified Additional Services (Allowances)

Bid Phase	$ 2,500.00
Railroad Coordination	$ 6,090.00
Geotechnical Services	$ 8,600.00
Property Plats and Easement Descriptions	$ 2,600.00
Property Legal Descriptions	$ 1,270.00
Erosion Control Permits	$ 1,240.00
Utility Plans	$ 2,400.00
Construction Traffic Control Plans	$ 1,430.00
Additional Roadway Cross Sections	$ 4,820.00
Construction Administration	$ 7,500.00
Total Specified Additional Serv	$38,450.00

Allowances

Reimbursable Expenses	$ 4,144,00
Additional Services	$ 5,000.00

Summary of Fees and Allowances....$151,087.00

Background

- Using the Council-approved selection process, a committee composed of staff from CDOT, Planning, and Engineering recommended that Woolpert be selected to provide engineering services on the Belmont Neighborhood Reinvestment Phase III Project.

- Construction of Phase I improvements in the Belmont neighborhood is complete and Phase II construction is expected to begin on June 26, 1992.

Funding: Neighborhood Reinvestment Capital Account .

Clearances: This agreement has been reviewed and approved by the Planning Commission, CDOT, and the Engineering Department, and reviewed by the City Attorney.

Attachment No. 14

25. Recommend approval of a one-year service agreement with Trindel America Corporation for Airport parking system for $134,880.

Council Action: Council is requested to approve a one-year service agreement for $134,880 with Trindel America Corporation for the Airport's parking system.

- Due to the sophisticated nature and complex elements of the system, routine preventive maintenance and emergency repair require specialized training and equipment not available in-house.
- Because of the propriety nature of the computer software, only Trindel America can provide manufacturer computer software support in addition to other services required by this maintenance service agreement. These services are:
  - Preventive maintenance including all parts and labor,
  - Emergency on-call repair service including normal wear and tear replacement parts.
  - On-site system testing by factory trained technicians.
- The amount of the service contract is based upon bids received in 1988 and has not changed during this period.

Funding: Airport Operating Fund.

Clearances: The Airport Advisory Committee concurs in this contract.

Aviation

26. Recommend approval of a three-year agreement with LDDS Communications to provide long distance service on public telephones at the Airport.

Council Action

Council is requested to approve a three year agreement with LDDS Communications to provide long distance service on public telephones at the Airport.

Telephone Service

Current Service

There are 291 public pay phones in the terminal. Long distance service is now provided by:

LDDS	157
USSprint	114
AT&T	20

Single Vendor

Proposed Single Vendor - LDDS

Customers may access any long distance carrier on the LDDS and US Sprint phones by dialing that carrier's code. Only AT&T may be accessed on AT&T phones.

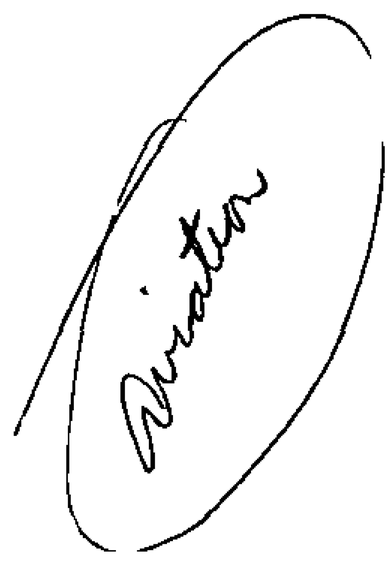
- With the proposed single vendor any long distance carrier may be accessed by dialing that carrier's code on any pay phone. Additionally, calls may be charged to Master Card.

- The customer may also dial 0+ without first accessing a specific carrier and use the credit cards issued by Southern Bell or AT&T that utilize his home phone number (line based card). In this case the call would be carried by LDDS at rates guaranteed not to exceed AT&T rates and billed to the customer's line based card.

Details of LDDS Agreement

- The commissions over the three year period will be approximately $3,078,000 (based upon 18,000,000 passengers each year) with a minimum guarantee of $2,600,000.

- LDDS is a strong company with both the technical and financial resources necessary to provide quality communication services to the public.



Commission Summary
(Based on 18,000,000 Passengers)

Company	1st Year Estimate	Total Guarantee for Term
LDDS	1,026,000	2,600,000
AT&T	675,000	1,950,000
Business Telecom	625,500	1,055,640
MCI	540,000	833,000
U.S. Sprint	477,000	525,000

- Although one long distance carrier would be selected, other long distance carrier customers will be able to access their carriers' service through the airport phones without any penalties to them.

- Background information is attached.

Clearances: The Airport Advisory Committee concurs in awarding the long distance service to LDDS.

Attachment No. 15

Ord. #2
#3324-X
B-10
P-429

BUDGET ORDINANCE/AGREEMENT AMENDMENT

27. Recommend adoption of a budget ordinance for $500,000 and approval of Amendment No. 3 to the agreement with Professional Services Industries, Inc. (PSI) for $500,000 for environmental engineering services for the Underground Storage Tank Program.

Contract Amendment: Amendment No. 3 provides for remediation of the Law Enforcement Center surface parking lot.

- 10,000 gallons of petroleum spilled

- Remediation will include:
  1. Several trenchs with pumping systems
  2. Cleanup of contaminated soil
  3. Installation of of groundwater cleaning system

- Cleanup system will be billed at actual cost; consultant fees on per hour basis

- Expenses eligible for State reimbursements

E 19'

Background

- On March 25, 1991, City Council approved an agreement with PSI for $100,000 to provide environmental engineering, testing and remediation services.
- On July 22, 1991, City Council approved Amendment No. 1 to the agreement with PSI for $285,000 to provide remediation and testing services on identified leaking sites.
- On February 24, 1992, City Council approved Amendment No. 2 for $250,000 to continue remediation on 4 leaking sites.

Funding: The budget ordinance transfers $500,000 from the unappropriated balance of the General Capital Improvement Fund to the Underground Storage Tank Capital Account.

The recommended FY93-97 CIP includes $2.8 million in FY93 for continued assessment and remediation of underground tanks.

Clearances: This amendment has been reviewed by the City Attorney's Office and reviewed and approved by the Engineering Department.

EQUIPMENT LEASE AGREEMENTS

28. Recommend approval of an agreement with Ontario Investments, Inc. to lease an IBM ES9000 computer for the Police Department at a rate of $5,922 per month for 48-months. The total obligation under this agreement will be $284,256.

Hamond Fulbeier
App #28
No - Reid

Lease Details

- The Ontario cost represents the lowest of 10 responses to a Request for Quotation mailed to 23 leasing firms.
- The equipment to be covered under this agreement will replace an aging IBM 4361 processor. It will also allow the upgrade of some equipment that will no longer be eligible for IBM maintenance as of July 1, 1992.

C15

- The requested equipment will continue to ensure reliable operation of the emergency dispatching application, and allow Police to take advantage of new technical capabilities.

- The actual budget increase for the replacement system will be $44,710 per year over the four-year term of the lease.

Funding: Police Department Operating Budget.

Clearances: CIS, Budget and Evaluation, Police.

29. Recommend approval of an agreement with Ontario Investments, Inc. of New York for the lease of a NetFRAME Local Area Network computer at a rate of $3,985 per month for 24-months. The total obligation under this agreement will be $95,640.

Lease Details

- The NetFRAME computer will allow expansion of the existing Local Area Network in the CMGC as needed to support automated applications throughout the City. Six departments are currently asking for access to the network but cannot be accommodated because the equipment will not support additional users.

- The lowest quotation for purchase of the NetFRAME computer was received from Dilan, Inc., at a cost of $85,542. Because of the rapidly changing technology in the Local Area Network environment, however, it was determined that a leasing arrangement would better serve the interests of the City.

- Ontario Investments, Inc., an incumbent City lessor, offered to buy the equipment from Dilan, Inc. and lease it back to the City for $95,640, or $10,098 more than the purchase price.

- Although purchase-lease back is the normal arrangement under third-party leasing agreements, Ontario added a unique option that will allow the City continued use of the NetFRAME equipment beyond the 24-month leasing term without additional cost.

Morgan/Wheeler
Opp. #29 + #30
NO - Reid

C15

Funding: CIS, CDOT, Fire and Solid Waste Services Operating Budgets.

Clearances: CIS, City Attorney, Budget and Evaluation.

30. Recommend approval of an agreement with Xerox Corporation for the lease of a 4090 Laser Printer at a rate of $4,750.73 per month for 60-months. The total obligation under this agreement will be $285,043.80.

Lease Details

- Use of the laser printer will eliminate the need for two high-speed impact printers now used by the City. The laser will also reduce the need for preprinted forms and provide the flexibility to accommodate new printing applications such as those associated with stormwater billing.

- A Request for Quotation for lease of the equipment was mailed to the three major vendors of high-speed laser printers. In addition to the lease cost, vendors were asked to provide operating costs based on a monthly volume of 800,000 printed images. Of the two responses received, the quote from IBM for lease of a refurbished machine was lower than Xerox but their total monthly cost of $9,879 was $1,489.27 higher.

- Total printing costs associated with the City's central computer will be reduced by approximately $7,000 during the first year of operation, and will be increased by no more than $6,000 each year thereafter.

C15

Funding: CIS Department Operating Budget.

Clearances: CIS Department; Budget and Evaluation.

LEASE AMENDMENT

31. Recommend approval of a lease amendment with the N. C. Air National Guard to provide additional land for expansion of the North Carolina Air National Guard base at the Airport.

Council Action: Council is requested to approve amendment of a lease with North Carolina Air National Guard to provide approximately 34 acres of additional land for expansion of their base.

34-Acre Expansion:

- This expansion will initially provide land for construction of a state of the art EPA approved Fire Training Facility for training of guardsmen and City firefighters.
- The proposed expansion, which is located east of the existing base boundary between Billy Graham Parkway and Airport Drive, is in accordance with the Airport Master Plan.
- The terms of the existing lease agreement between the City and the North Carolina Air National Guard extend to June 30, 2032. The rent paid to the City by the Air National Guard will continue to be the nominal charge $1 per annum under the agreement terms of this supplemental agreement.
- Under the terms of a separate lease between the State of North Carolina and the City, the Air National Guard pays the City $1,600 per month for operation and maintenance of the airfield.

Background: North Carolina Air National Guard has been integral part of the Airport community since 1947. They have provided substantial support to the City and the development and operation of the Airport. All planning and development has considered the Air National Guard Base as a permanent and vital part of the Airport.

Recent examples of the continuing support the City receives from the North Carolina Air National Guard include construction of a $900,000 Crash Fire Rescue Facility at no cost to the City and funding in the amount of $1,500,000 for the extension of Taxiway 'D'. The guard furnishes and maintains 7 fire trucks valued at $1,784,000 at the airport.

Aviation

Funding: None required.

Clearances: The Airport Advisory Committee concurs in this recommendation.

CHANGE ORDER

32. Recommend approval of Change Order No. F.1-6 for $69,141 to the contract with Christopher Construction Company for McAlpine Creek Wastewater Treatment Plant effluent filtration system.

Change Order

On August 28, 1989, City Council awarded a contract for $3,664,000 for the McAlpine Creek Wastewater Treatment Plant effluent filtration system to Christopher Construction Company of Columbus, Ohio.

- During construction of this project, unforeseen conditions occurred requiring additional rock excavation.
- The estimate of the excess rock excavation is 751 cubic yards and the estimated cost was negotiated to $58,845.
- This change order will allow payment for the excess rock excavation, and several site and equipment modifications required to complete the construction.
- The new contract price including this change order will be $3,977,891.

Funding: McAlpine Wastewater Treatment Plant Filter Complex Capital Account.

Clearances: Utility Director.

CMUD

CONTRACT CHANGE

33. Recommend approval to increase the total not to exceed amount of the Contract With CH2M HILL SOUTHEAST, Inc. by $242,560 to $5,692,274.

CH2M Hill Contract — On March 25, 1991, Council approved a contract amendment that increased the CH2M Hill contract by $243,000. That agenda item, however, made no reference that the total contract was increased.

The action that Council is requested to approve is a technicality that will increase the total not to exceed amount of the contract with CH2M Hill by $242,560 (negotiations reduced the amount from the approved $243,000).

The total not to exceed contract amount is $5,692,274; this will allow the firm to invoice for the total services provided to the City.

CMUD

Funding: McAlpine Wastewater Treatment Plant Improvements Capital Account.

Clearances: Utility Director.

CODE ENFORCEMENT

34. 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.

A. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 2030 Vinton Street.

Ord. #3 #3325-X B-40 P-430

CD

Attachment No. 16

Ord #4 #3326-X B-40 P 432

B. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1732 Taylor Avenue.

Attachment No. 17

CD

Ord. #5 #3327-X B 40 P 434

C. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 2818 Mayfair Avenue.

Attachment No. 18

CD

D. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1908-10 Gibbs Street.

Attachment No. 19

Ord. #6 #3328-X B 40 P 436

E. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 605 East 18th Street.

Attachment No. 20

CD

Ord. #7 #3329-X B 40 P 438

F. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at the rear of 1709 Wilmore Drive.

Attachment No. 21

CD

Ord. #8 #3330-X B 40 P 440

G. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 219 Oregon Street.

Attachment No. 22

CD

Res. #2 B 29 P 55

SURPLUS PROPERTY

35. Recommend adoption of a resolution declaring 557 vehicles, 74 pieces of equipment and 2 pallets of miscellaneous parts surplus and approved for sale at public auction on Saturday, June 6, 1992 at 10:00 a.m., pursuant to G.S.160A-270.

Auction — The vehicles and equipment have been replaced by new or upgraded items and are ready for disposal.

The method of public auction was chosen in the interest of fairness and the most economical in terms of actual cost and time savings.

Purchasing

TAX REFUND

36. Recommend adoption of a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of $125,505.30.

Res. #3 B 39 p-56

Finance

APPLICATION FOR SPECIAL OFFICER PERMIT

37. Recommend approval of application for Special Officer Permit to Antonio G. Evans for use on the premises of Charlotte/Douglas International Airport.

Attachment No. 23

City Clerk

SET PUBLIC HEARING

38. A. Recommend adoption of a resolution of intent to hold a public hearing on June 22, 1992 to make storm drainage improvements in the Blandwood Drive area in accordance with the Storm Drainage Repair Policy.

Res. #4 B 39 p-63

Eng

B. Recommend adoption of a resolution of intent to abandon a portion of Cornelius Street and set a public hearing for June 22, 1992.

Res #5 B 39 p-71

C. Recommend adoption of a resolution of intent to abandon a portion of Citadel Place and set a public hearing for June 22, 1992.

Res #6 B-39 p-70

D. Recommend adoption of a resolution of intent to abandon Kingsbrook Drive and portions of Crafters Lane and set a public hearing for June 22, 1992.

Res. #7 B-39 p-74

E. Recommend adoption of a resolution of intent to abandon a portion of Clarice Avenue and set a public hearing for June 22, 1992.

Res. #8 B 39 p 76

CDOT

PROPERTY TRANSACTIONS

39. Recommend approval of the following property transactions and adoption of the condemnation resolutions.

A. Project: 1991 Annexation-Beam Road - Parcel No. 7
Owner(s): William Loyd Warren & Betty U. Warren
Property Address: 8727 Steeleberry Drive
Property to be acquired: 2,713 sq.ft. (.063 ac.) Permanent Easement plus Temporary Construction
Improvements: Septic system, trees in landscaped backyard
Price: $12,000.00
Remarks: Installation of this section of sanitary sewer lines to fulfill annexation requirements will damage the Warren's septic system and necessitate the removal of 95% of the trees in their landscaped backyard. Cost includes connection onto the public system as a result of loss of adequate space in which to relocate existing private system.

ZONED: R-15 USE: Residential

TAX VALUE: $98,190

B. Project: Monroe/Wendover/Eastway Intersection Improvements Parcel No. 47
Owner(s): James T. and Linda P. Broach and Frank and Victoria M. Skerlak
Property Address: 4100 Eastway Drive
Property to be acquired: Total acquisition of 11,474 sq.ft. (0.263 ac.)
Improvements: One story single family residence
Price: $57,000.00
Remarks: For the acquisition of the entire property and any improvements located thereon.

ZONED: R-9 MF USE: Residential
TAX VALUE: $42,030

C. Project: F.A.R. Part 150 land Acquisition Program - Residential Purchase
Owner(s): Emily R. Strawser
Property Address: 6309 Shoreline Drive
Charlotte, N. C. 28214
Property to be acquired: .344 acres
Improvements: 3 bedrooms, 2 bath, ranch
Tax Value: $69,260.00 Purchase Price: $81,500.00
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.

Aviation

D. Project: F.A.R. Part 150 land Acquisition Program - Residential Purchase
Owner(s): James L. Ingram & wife, Deniece
Property Address: 3036 Moores Lake Drive
Charlotte, N. C. 28214
Property to be acquired: .583 acres
Improvements: 3 bedrooms, 2 bath, ranch
Tax Value: $67,770.00 Purchase Price: $81,000.00
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 value is determined on a more generic basis and will be higher or lower for houses with certain attributes. 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.

Aviation

Rep. #9
B-29
P-78

CONDEMNATIONS

E. Project: Park/Johnston Road Widening Phase II, Segment IV-Parcel No. 505
Owner(s): Louis F. Harrelson and any other parties of interest
Property address: 8601 South Boulevard
Property to be condemned: 8,724 sq.ft. (0.2003 ac.)
Improvements: Light poles, steel fence
Price: $47,450.00
Reason for condemnation:

Total Parcel Area:	154,420 sq.ft. (3.545 ac.)
Fee Acquired:	767 sq.ft. (0.0176 ac.)
Temporary Const. Easement:	7,957 sq.ft. (0.1827 ac.)
Area Remaining:	153,653 sq.ft. (3.5274 ac.)

Property owner refuses to accept the City's offer. His counter offer of $62,000 exceeds the recommended appraisal amount. The property owner has not provided any justification for his counter offer. Recommended amount by independent appraisal is $47,450.

R.E.

ZONED: B-2 USE: Car Dealership

TAX VALUE: $1,034,770 TAX CODE: 172-234-04

Storm Water Chronology

- In January 1991, City Council adopted a process and schedule for developing a comprehensive storm water management program with funding through a service charge based on a property's contribution of runoff.

- In March 1991, a citizens task force was appointed to work with staff and consultants to develop the policies and scope of the storm water program.

- In March 1992, City Council adopted the Policy Statements developed by the task force, which outline the scope, scale and priorities of storm water services.

- Also in March 1992, the Council Planning Committee tentatively selected a simplified rate method for single family homes and a fee credit policy, which have been incorporated into the rate study.

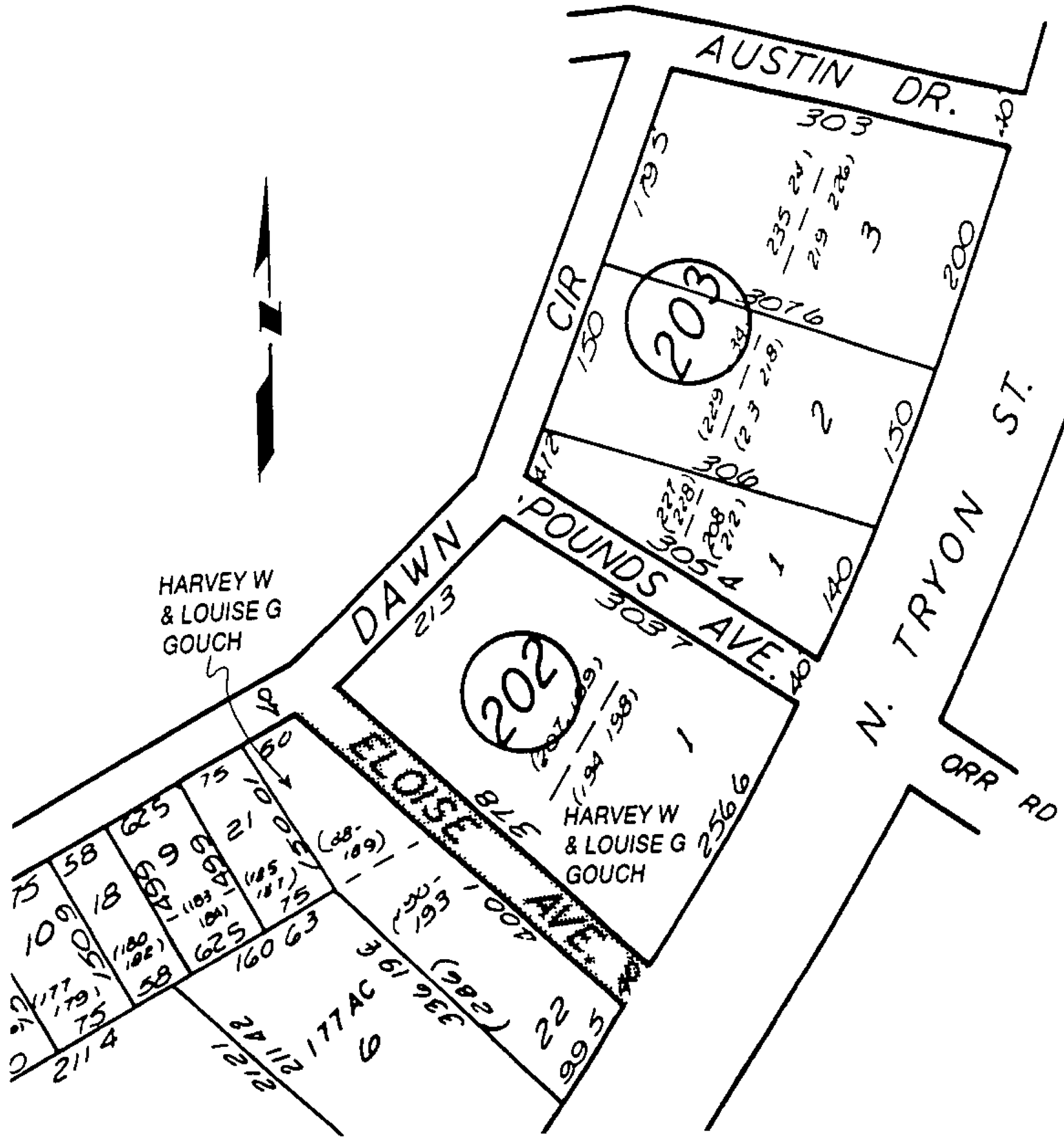
- On April 27, City Council set a date of May 26 for a public hearing to receive comment on proposed storm water rates, as required by law prior to adopting rates.

- Final Council approval of the simplified rate for single family homes, the fee credit policy and rate amounts is scheduled for June 8, 1992.

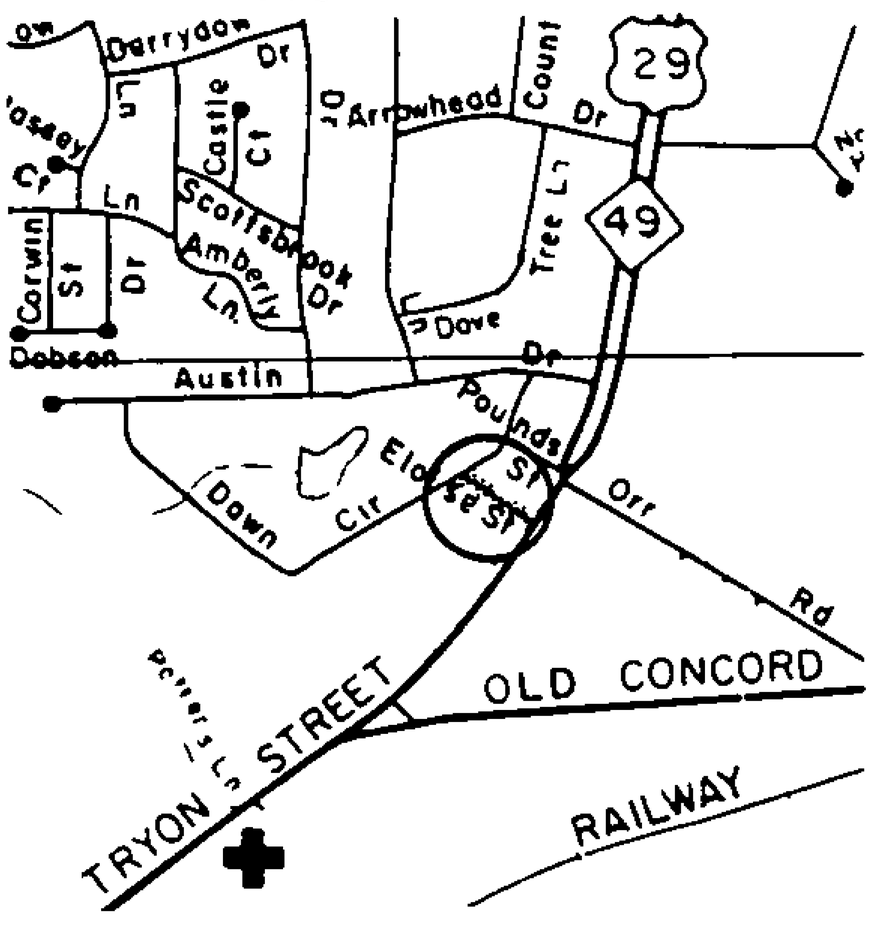
Notice of the public hearing has been distributed as follows:

- publication in the Charlotte Observer City Page on May 8 and 22;

- distribution of flyers to neighborhood organizations, the Charlotte Chamber, public libraries and citizens who have required assistance with the correction of drainage problems on private property.



VICINITY MAP



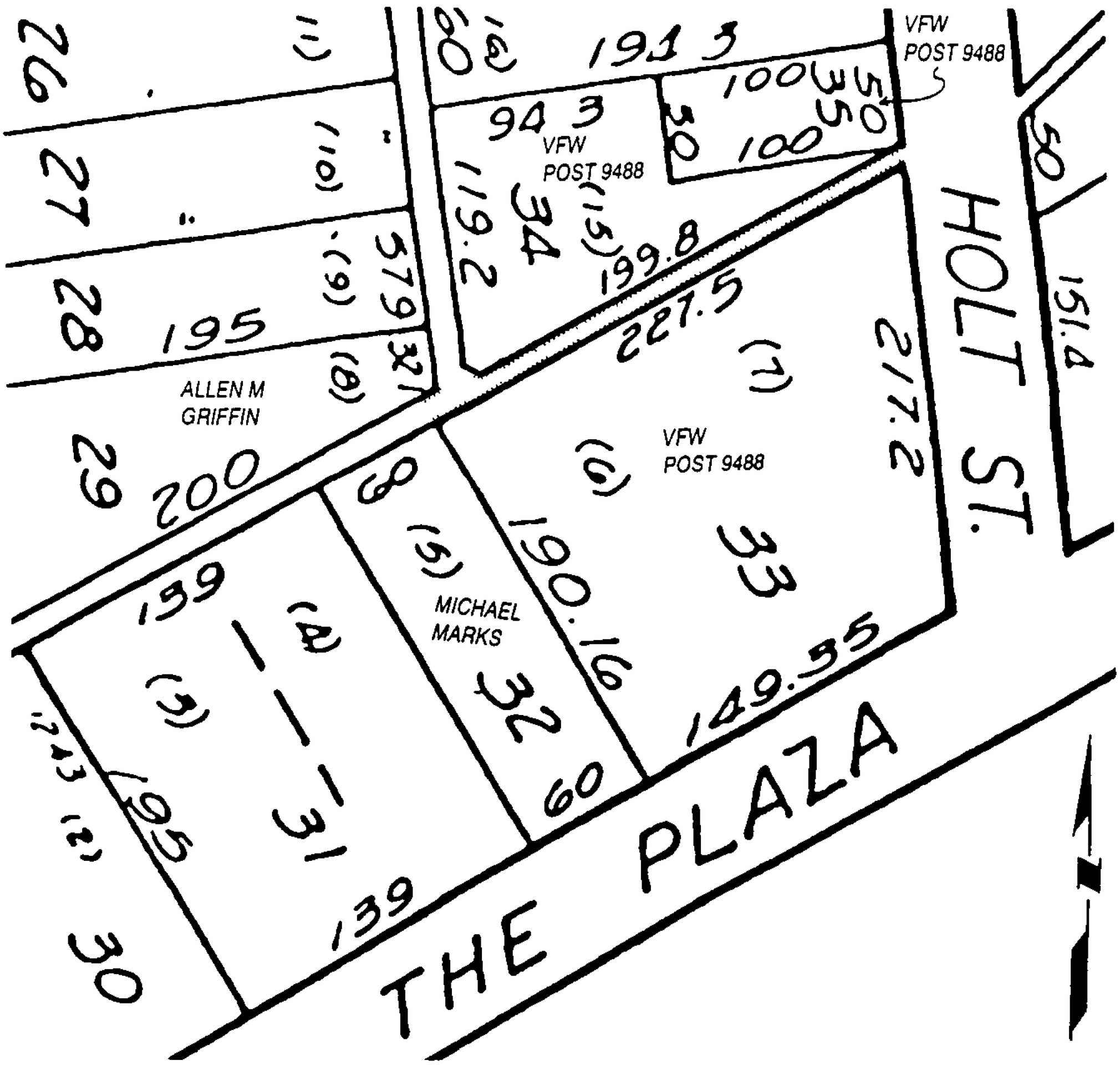
STREET TO BE CLOSED

CITY OF CHARLOTTE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING DIVISION

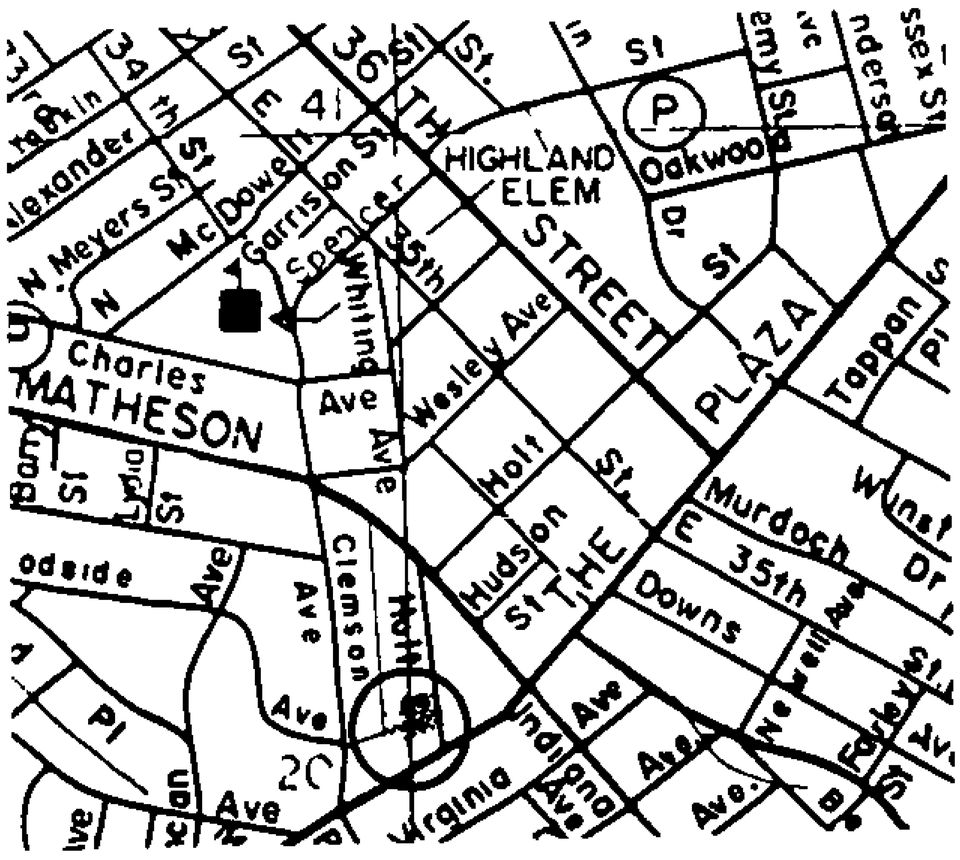
PROPOSED
STREET CLOSING

ELOISE AVENUE

RQS / PROJECT NO	FILE NO



VICINITY MAP



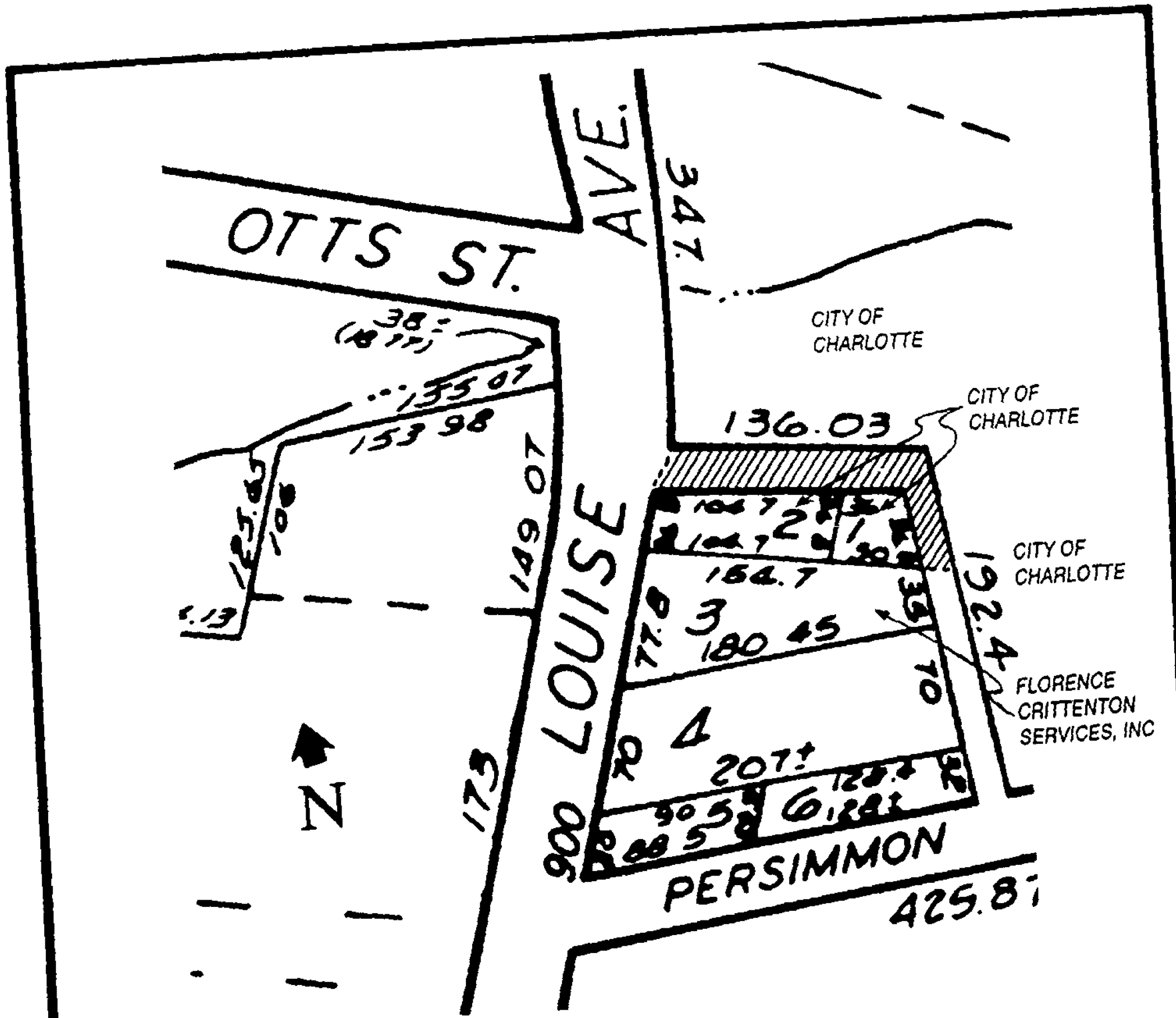
ALLEY TO BE CLOSED

CITY OF CHARLOTTE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING DIVISION

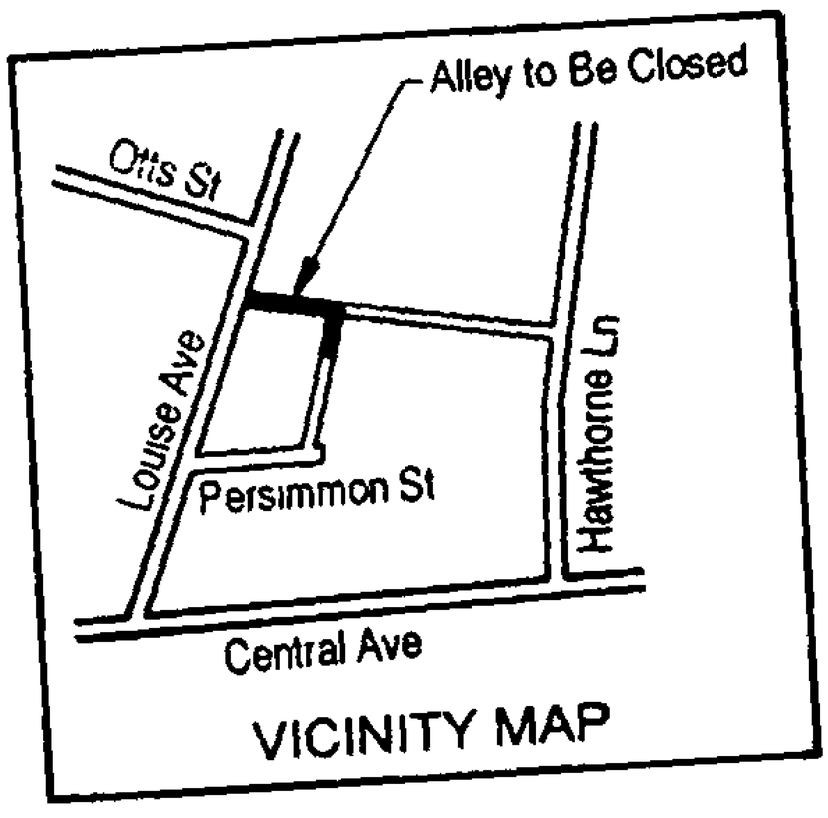
PROPOSED
ALLEY CLOSING

ALLEY AT HOLT STREET
NEAR THE PLAZA

RQS/PROJECT NO	FILE NO



ALLEY TO BE CLOSED



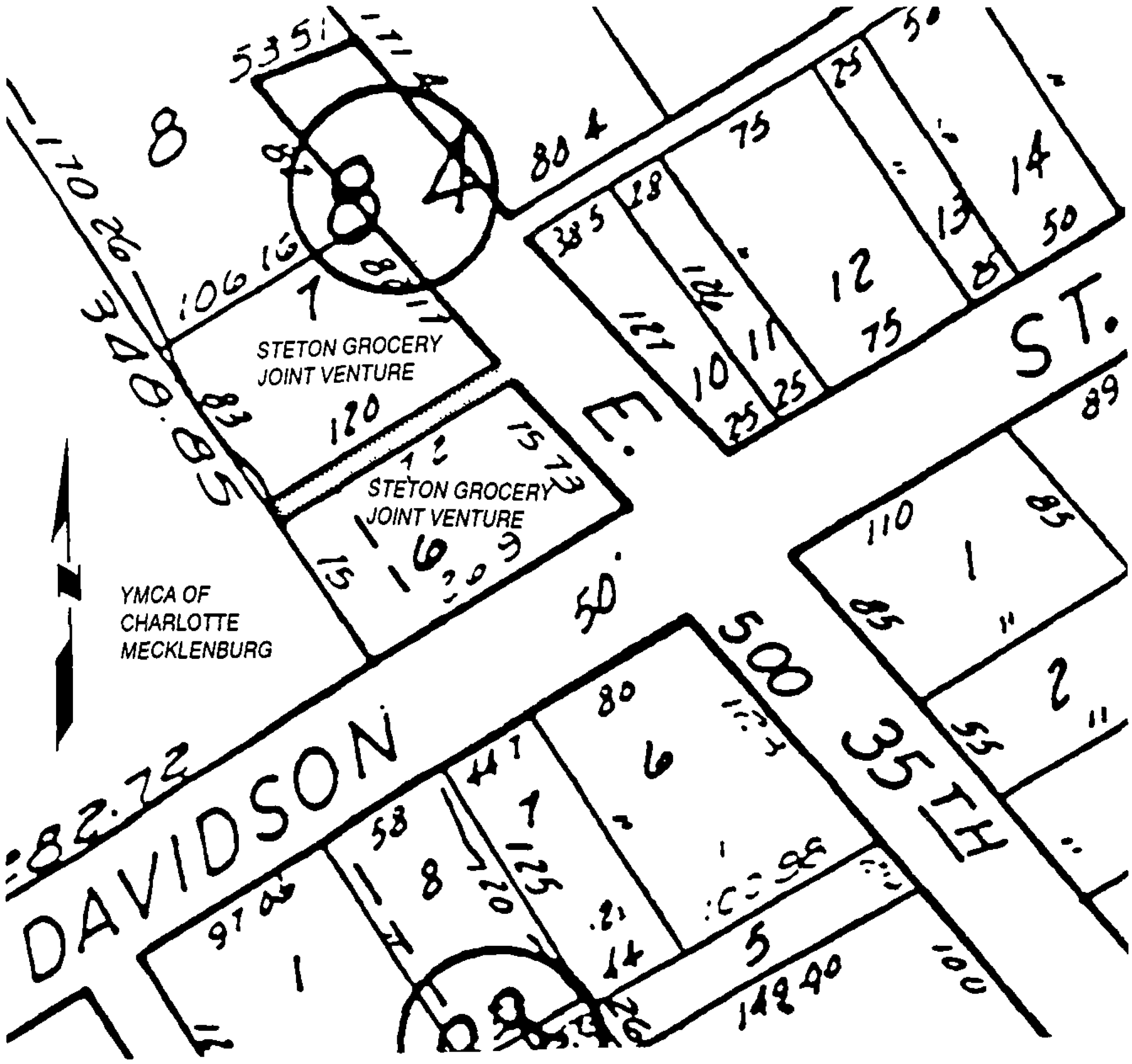
VICINITY MAP

CITY OF CHARLOTTE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING DIVISION

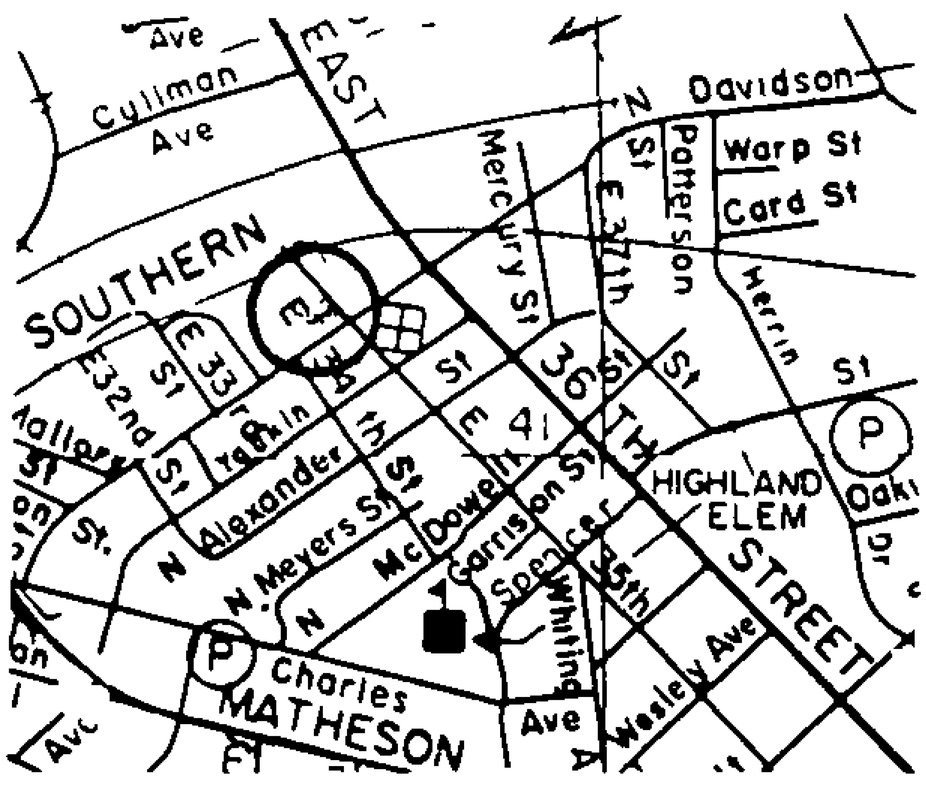
ALLEY CLOSING
BY THE CITY OF CHARLOTTE

ALLEY AT LOUISE AVE
NEAR PERSIMMON ST

ROS / PROJECT NO | FILE NO.



VICINITY MAP



ALLEY TO BE CLOSED

CITY OF CHARLOTTE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING DIVISION

PROPOSED
ALLEY CLOSING

ALLEY AT E 35TH STREET
NEAR N DAVIDSON STREET

RQS / PROJECT NO	FILE NO.

29TH ST.

N.TRYON ST.

E. 29TH ST.

McLAURIN

McLAURIN

McLAURIN

HANNA

POWER

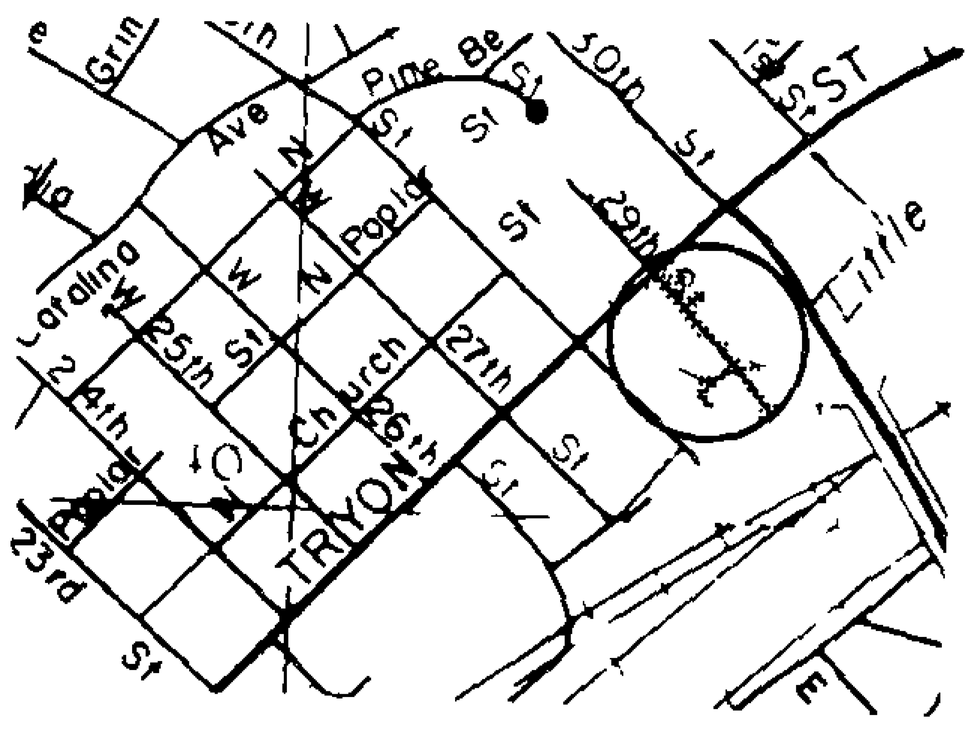
WEYERHAEUSER CO

McLAURIN

23

23

VICINITY MAP



STREET AND ALLEY TO BE CLOSED

CITY OF CHARLOTTE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION ENGINEERING DIVISION

PROPOSED STREET AND ALLEY CLOSING

E. 29TH STREET AND ALLEY AT E. 29TH STREET

RQS / PROJECT NO | FILE NO

WHY IS CMUD PROPOSING CHANGES TO THE EXTENSION POLICY?

- Recommendations from CMUD Review Committee
- Current policy is not clear on routine or unusual situations
- Current policy does not meet the needs of the community

WHY IS CMUD PROPOSING A CAPACITY CHARGE?

- New customers now do not pay for any part of the system capacity except as part of their monthly bill
- CMUD has funded and constructed additional capacity in the system to allow new development and new customers.
- CMUD asserts that new customers should pay for at least a portion of the cost of that built in capacity which they will use
- Loss of 87.5% grant funding for treatment/major outfall projects
- Source of revenue other than rates which partially offsets higher rates caused by expansions provided for new customers

HOW IS THE CAPACITY CHARGE CALCULATED?

- Book value of treatment and conveyance systems ÷ system capacity = $ per gallon
- $ per gallon x average residential consumption = base capacity charge for residential customers
- Base capacity charge x relative meter capacity = capacity charge for larger customers

HOW MUCH IS THE CAPACITY CHARGE?

- Charges projected in earlier meetings were $140 for water and $400 for sewer
- These projections were based on the system book value as of 8/1/91 and "worst case" assumptions about projects which would be added between then and now
- In preparation of the FY 93 budget, CMUD has established the actual charge which will be used if Council approves implementation
- The FY 93 charges for residential customers are proposed as:

Water	$122.50
Sewer	$332.50
Total	$455.00

HOW MUCH REVENUE WILL THE CAPACITY CHARGE GENERATE?

- Historic data adjusted for economic conditions indicates that CMUD should expect approximately 2,000 new customers per year (1200 in new subdivisions, 800 others)
- These new customers will be approximately 87% residential with the other 13% installing various size services
- Based on these assumptions and the projected capacity charge rates, the revenue produced will be approximately $1.4 million
- As the economy improves, CMUD expects the number of new customers to move toward the average of the past 5 years which is approx. 3700 new services/year.

CMUD CUSTOMER AND CONSUMPTION GROWTH

- Customer accounts

	Water		Sewer	
Year	# Added	% Increase	# Added	% Increase
1989	4,603	4.0	4,012	3.8
1990	3,847	3.2	3,877	3.5
1991	3,504	2.9	2,322	2.0
1992 (9 mo.)	1,507	1.2	1,360	1.2

- Water Consumption

Year	% Increase
1989	-.003
1990	2.7
1991	8.0
1992	-1.7

HOW WILL THIS REVENUE BE USED?

- $ will be used to pay debt service on bonds issued for past capital projects for treatment and conveyance facilities
- $ <u>will not be used to fund new connections or street mains</u>
- Existing agreements with Mecklenburg County and the Mecklenburg towns prohibit water and sewer revenue from being used for purposes other than the sanitary sewer and potable water systems

WHAT ARE THE ADVANTAGES AND DISADVANTAGES OF THE CAPACITY CHARGE?

Advantages

- Residents of existing homes who want to become CMUD customers will pay approximately 30% less than now
- All customers will pay 2% less in monthly charges than if a rate increase were used in lieu of the capacity charge
- The new customers who are benefitting from the "growth capacity" are buying into the system and have less impact on the existing customer

Disadvantages

- Impacts new homes by adding $455 (+ any developer mark-up) to the cost
- Impacts new commercial customers by increasing the cost to obtain water/sewer service

HOW DOES THE CAPACITY CHARGE AFFECT LOW AND MODERATE INCOME RESIDENTS?

- Positive impact - Monthly bill stays lower
- Positive impact - Cost to connect an existing home is 30% less than now
- Negative impact - Marginal increase in cost to buy newly constructed home. Home sales less than $55,000 account for less than 7% of all sales in Mecklenburg (according to MLS data)
- $455 added to a 30 year mortgage at 9.0% interest increases the mortgage payment by $3.66/month. Developer/builder mark-up may increase this slightly.

HOW WILL CMUD PROVIDE FINANCIAL ASSISTANCE FOR CAPACITY CHARGES AND CONNECTION FEES TO LOW INCOME RESIDENTS?

- Family's with incomes of 80% or less of the area's median income are eligible (A family of four with an income of $32,150 would be eligible) if:
    1) The property is owner occupied
    2) There is no well or septic tank or other water or sewer system or the existing system is malfunctioning
    3) A water or sewer main is available to the property or can be extended to the property under other provisions of the extension policy
- The applicant can select either a no-interest 10 year loan with no down payment <u>OR</u> a deferred payment loan in the form of a lien on the property to finance the connection fee and the capacity charge.

HOW DOES THE CAPACITY CHARGE CHANGE THE CONNECTION COST FOR NEW AND EXISTING HOMES?

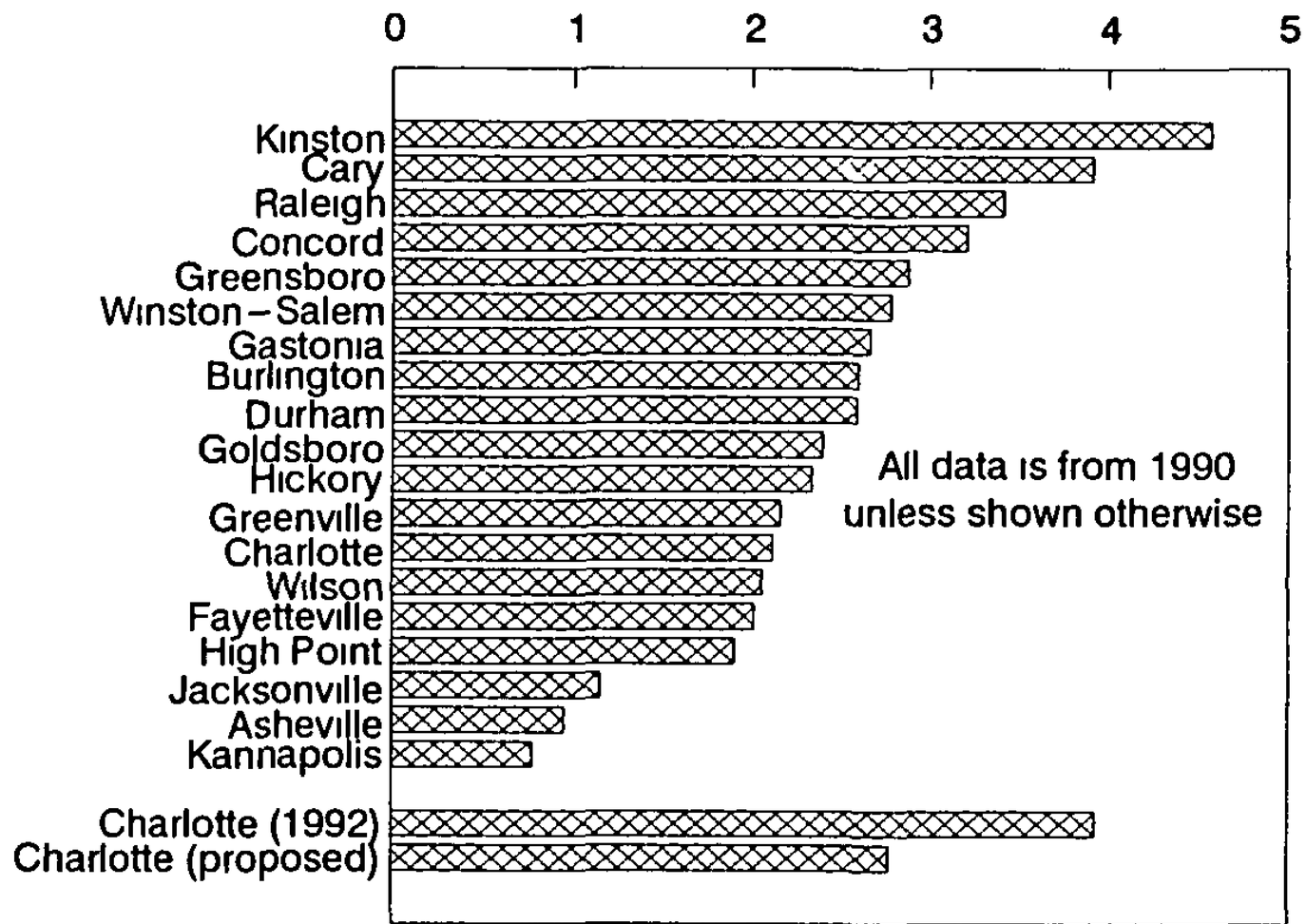
- CMUD's FY 92 combined residential water and sewer connection cost for connection to an existing main is $3918 (tapping privilege fee + connection fee)
- CMUD's proposed FY 93 combined residential water and sewer connection cost for connection to an existing main will be $2765 (capacity charge + connection fee)
- In new subdivisions CMUD currently charges $40 per connection for the water meter which is provided by CMUD
- The capacity charge will add $455 to the connection cost for each home in a new subdivision. The developer typically marks up costs approx. 30% so the added cost to the buyer of a new home will be approximately $591.

HOW DOES CMUD'S CONNECTION FEE COMPARE WITH OTHER SYSTEMS?

- The graph on the next page compares CMUD's connection fee with that of other NC cities with populations greater than 25,000

CONNECTION CHARGES
COMBINED WATER AND SEWER

(Thousands)



Source: NC League of Municipalities Report No 225

WHAT IS THE DIFFERENCE BETWEEN THE CAPACITY CHARGE AND AN IMPACT FEE AND IS THE CAPACITY CHARGE LEGAL?

- Impact fees are charges assessed for future projects required as a result of new development
- Capacity charge is to recover money already spent for projects to allow new development to occur
- City Attorney, Institute of Government, and Ernst & Young have all indicated that the capacity charge is legal and within the authority of the City to establish

WHAT ARE THE ALTERNATIVES TO THE CAPACITY CHARGE?

- Increase billing rates by 2%
- Reduce the Capital Improvement Program by $1.4 million per year
- Do not eliminate the tapping privilege fee

ALTERNATIVE - INCREASE BILLING RATES BY 2%

Advantages

- Allows lower cost for new customers to connect
- Spreads cost of system expansion over entire customer base

Disadvantages

- Increases monthly cost for all customers, including low income and fixed income customers
- Requires all customers to pay for all system expansions for new customers
- May reduce ability to keep rates at the level required to sustain an aggressive CIP for system expansion
- In conjunction with other forecast needs, may make billing rates higher than comparable cities

WHAT IS DRIVING WATER/SEWER RATE INCREASES?

- Operating exp + CIP — 5.3 % FY93,
  6 - 7 % per year FY94-98
- Street Main Program — 2.0 % per year for 5+ years

If tapping privilege fee is eliminated, a 2.0 % one time, permanent increase would be required to offset revenue loss <u>OR</u> a new source of revenue must be identified

IMPACT OF VARIOUS RATE INCREASES

- Depicted below are the compound impacts of various levels of rate increases for the average Charlotte residential customer using 10 ccf of water each month

	AVERAGE MONTHLY WATER/SEWER BILL		
INCREASE	1992	1997	2002
7%	$21.60	$30.29	$42.49
8%	$21.60	$31.73	$46.63
9%	$21.60	$33.23	$51.13
10%	$21.60	$34.78	$56.02
11%	$21.60	$36.39	$61.33

ALTERNATIVE - REDUCE OPERATING BUDGET CONTRIBUTION TO THE CIP BY $1.4 MILLION PER YEAR

Advantages

- Allows lower connection fees without rate increase

Disadvantages

- Would slow expansion of public water and sewer system into areas where new development is underway or projected
- Likelihood that future CIP budgets would replace the $1.4 million contribution from the operating budget with bond funded projects which would further increase billing rates

ALTERNATIVE - DO NOT ELIMINATE THE TAPPING PRIVILEGE FEE

Advantages

- Does not require rate increase
- Does not impact cost of new housing

Disadvantages

- Requires small group of new customers to pay high connection fee
- Public water and sewer service remains unaffordable to many potential customers, particularly low and middle income residents with existing homes
- Entire customer base is paying total cost to expand system for new development
- Tapping Privilege Fee is difficult for many customers to understand

HOW MANY HOMES IN MECKLENBURG DO NOT HAVE CMUD WATER OR SEWER SERVICE?

- CMUD is working to determine the answer to this question
- CMUD billing records indicate approximately the same number of residential accounts as the 1990 Census data says there are in Mecklenburg
- Since 1984, Charlotte has annexed approximately 18,000 separate parcels of land including the 1991 annexation. 23% (4,100) of these parcels are not CMUD water customers.
- 1990 Census data says 877 homes in Mecklenburg County do not have complete plumbing facilities. 689 of these are in Charlotte.

ATTACHMENT #1

May 26, 1992

SECOND AMENDMENT TO THE

WATER AND SEWER RATE METHODOLOGY DOCUMENTS

This is the Second Amendment to the "Water and Sanitary sewer Cost of Service And Rate Structure Study for the Charlotte-Mecklenburg Utility Department (CMUD)", Dated June 1977, as amended.

The Water and Sanitary Sewer cost of Service and Rate Structure Study for the Charlotte-Mecklenburg Utility Department is amended to add the following description and method of calculation for a Capacity Charge. The Capacity Charge is applicable to all customers applying for new water or sewer services.

The Capacity Charge is to recover from new customers a portion of the incremental cost of providing capacity in the treatment facilities, transmission mains, major outfalls and sewer trunks which have been constructed to allow for new development and expansion of the system. This charge is calculated each year based on the actual book value for these facilities as shown in the City's General Ledger and the system treatment capacity reflected in that value. Dividing the book value by the system treatment capacity yields a system cost per gallon per day. This cost per gallon is multiplied by the average daily consumption of residential customers to obtain the capacity charge for water and sewer separately for customers with 3/4" water services. This charge is then multiplied by the relative capacity of other meter sizes to determine the capacity charge for other size meters. The sewer charge is also based on the relative capacity of the water meter. Wastewater only customers will pay a capacity charge based on the capacity of their private water supply, except that all single family residential wastewater only customers will pay the same capacity charge as a 3/4" meter customer.

Revenue generated by the capacity charge will be used to retire capital debt.

ATTACHMENT #2

AMENDING CHAPTER 23

ORDINANCE _____

AN ORDINANCE AMENDING CHAPTER 23 OF THE CITY CODE ENTITLED "WATER, SEWER AND SEWAGE DISPOSAL TO ALLOW IMPLEMENTATION OF A PROPOSED EXTENSION POLICY.

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

Section 1. Section 23-1 "Definitions" shall be amended by deleting in its entirety the definition of "Complete service connection" and inserting the following in its place:

> "Complete service connection. A 3/4" or 1" water service connection consists of the connection to a public water main of a service line, a meter yoke, a meter box, required appurtenances, and a stubbed out connection point for connection of the applicant's private plumbing system. Water service connections larger than 1" consist of the connection to a public water main of a service line, a meter box or vault, piping to the property line, a valve at the property line, and other required appurtenances."

Section 2. Chapter 23 shall be amended by adding a new section to read as follows:

> "Sec. 23-12. Capacity charge.
>
> Each applicant for water or sewer service shall pay the applicable capacity charge for the type and size of service connection requested. The capacity charge shall be arrived at in accordance with the water and sewer rate methodology documents as set forth in the schedule of current rates, fees and charges."

Section 3. Section 23-83 shall be amended by deleting subsection (a) in its entirety, and substituting the following in its place:

> "(a) The charges for making service connections of sizes four (4) inches or smaller shall be arrived at in accordance with the water and sewer rate methodology set forth in the "Water and Sanitary Sewer Cost of Service and Rate Structure

Study for the Charlotte-Mecklenburg Utility Department," dated June, 1977, as amended, by the "Water and Sewer Study Recommended Cost Determination Modifications," dated November 18, 1977 and as further amended by the "Second Amendment to the Water and Sewer Rate Methodology Documents," dated May 26, 1992, on file with the city clerk. The above documents shall be referred to as the "water and sewer rate methodology documents." Such rates, fees and charges as are set forth in the water and sewer rate methodology documents and any modifications thereto are referred to as the "schedule of current rates, fees and charges" in this chapter. The charges for making partial service connections 3/4-inch size shall be calculated and applied in the same manner."

Section 4. Section 23-83 shall be amended by deleting subsection (d) in its entirety, and substituting the following in its place:

> "(d) The applicant or customer shall not operate or disturb any part of the water service other than to turn off water to the premises in the case of an emergency by operating the curb turn-off within the meter box if the service is 1" or smaller of by operating the property line cut-off valve on larger services. All fixtures within the owner's premises must be kept in repair by the customer or property owner."

Section 5. Section 23-84 shall be amended by deleting the words "but not including, the property line cut-off valve" on the fourth line of the section, and substituting in lieu thereof the words "and including the meter yoke assembly."

Section 6. Section 23-87 shall be amended by deleting subsection (a) in its entirety, and substituting in lieu thereof the following:

> "(a) At each complete service connection larger than 1", a cut-off valve will be placed at the property line or right of way line. This valve will be furnished as part of the meter installation and is to be under the control of the owner of tenant. This valve is to be used in case of a break, or other necessity, whereby pipes to be repaired can be cut off without using the CMUD cut-off valve located in the meter box or meter vault. This is not intended to take the place of the ordinary stop and waste valve located within the premises for the purpose of draining the pipes to prevent damage from freezing."

Section 7. Section 23-88 shall be deleted in its entirety and the following substituted in its place:

"Interference with the water distribution system prohibited; exception.

It shall be unlawful for any unauthorized person to operate or damage by interference and/or tampering, the valves on the street mains or any part of the water distrbution system. Plumbers or property owners may, in case of an emergency, shut off water at the curb cut-off valve."

Section 8. This ordinance shall become effective on July 1, 1992.

Approved as to form:

/Henry W. Underhill Jr.
City Attorney

ATTACHMENT #3

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT

C
M
U
D

CMUD WATER AND SEWER EXTENSION POLICY

MAY 26, 1992

CMUD
5100 Brookshire Boulevard
Charlotte North Carolina
28216
(704) 399 2221

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CMUD
5100 Brookshire Boulevard
Charlotte North Carolina
28216
(704) 399 2221

I. PURPOSE

The purpose of this policy is to establish the method to be used for the orderly and financially sound extension of the public water and sewer system This policy is applicable to the entire CMUD service area

II. FACILITIES PROVIDED BY CMUD

The CMUD will provide certain basic components of the water and sewer system These components include treatment facilities, water pumping stations, major and/or regional wastewater lift stations, water storage tanks, wastewater interceptor and trunk mains, and major water transmission mains These facilities will be constructed and/or improved according to a Capital Improvements Program (CIP) which is reviewed and approved annually

Water or sewer service will not be extended to property located beyond Mecklenburg County without the express approval of the Director of CMUD CMUD is under no obligation to provide water or sewer service to property outside Mecklenburg County, except as expressly approved CMUD may refuse to extend services to property located outside Mecklenburg County or may choose to provide water or sewer services to such property under such terms and conditions as may be approved by the Director of CMUD

III. EXTENSION OF SERVICE REQUIRED BY ANNEXATION

All cities or towns must meet certain service requirements for newly annexed areas as prescribed by state law Since CMUD is a part of Charlotte city government, Charlotte is required to provide water and sewer facilities to newly annexed areas to provide the same level of service that is available to the remainder of the City

The service level provided to the City of Charlotte is that of basic fire protection and installation of interceptor, trunk sewer mains, or common force mains required to extend *sewer service to each publicly dedicated street* Street main extensions are not provided as part of the basic level of service

IV. PROGRAMS FOR EXTENSION OF SERVICE

A. General Provisions

Upon completion and final acceptance by CMUD of all facilities constructed under this policy, such facilities will become the property of the City of Charlotte and the City of Charlotte will be responsible for their operation and maintenance

CMUD funds are not to be used for construction of any facility which does not offer the reasonable expectation of being feasible unless such facility is required to fulfill regulatory statutes or to maintain service to existing customers Feasible means that the construction of the facility is expected to cause generation of revenue, service level improvement, or environmental benefits which are in a favorable proportion to the total cost of the project All construction of water and sewer facilities must be done by utility contractors licensed in North Carolina and approved by CMUD or by CMUD forces

All contracts for extension of mains are subject to approval by Charlotte City Council or by the Charlotte City Manager where allowed by law All extensions are regulated by State and/or Federal agencies and are subject to their review, approval, and permit issuance

The size, depth, and location of the mains extended will be determined or approved by CMUD based on prevailing standards and normal service requirements In the event facilities designed in this manner will not satisfy the applicant's needs the applicant may withdraw the application If the application is withdrawn, the applicant forfeits costs incurred by CMUD to that time

CMUD's policy is to provide sewer mains that are capable of serving the ground floor of most buildings when the ground floor is approximately at street level and where the distance from the structure to the street, topography, other utilities, structures, natural features or other conditions do not make gravity service unfeasible CMUD does not guarantee that any customer, and particularly customers who have basements or buildings substantially lower than the street, can be served without pumping by the property owner.

CMUD's intent is to construct mains sized to provide long term service as described in the CIP If an extension is requested which conflicts with or is in the same location as a project identified in the CIP or needs assessment, CMUD shall decide whether to extend the facility as described in the CIP/Needs Assessment or a smaller or temporary main The decision shall be made with the following considerations

Funding availability from other sources
Impact of expenditure on appropriated funds for this program
Physical space and/or constraints of installation
Quality of service
Time required to provide requested service
Other considerations unique to the circumstances

Any facilities which are installed that are smaller than identified in the CIP or the Needs Assessment or that are smaller than required for long term service shall be funded solely by the applicant with no opportunity or consideration for reimbursement

The applicant must complete an application for service and pay all applicable charges at the time an extension of the system is requested except when the extension is being made exclusively under the provisions of a Reimbursable Program or is being donated to CMUD An applicant for an extension may not cancel an application for service or extension request once the applicable fees have been paid Neither connection fees, capacity charges, nor the applicant's share of 50/50 extensions are refundable

B. Reimbursable Programs

Capital facilities which are normally provided by CMUD (described in section II) but are not in place may be financed by a customer in order to expedite the construction of such facilities Upon completion and final acceptance of the facility, the customer will be reimbursed for eligible costs of the project according to the procedures and schedules described below

If a customer wishes to expedite a project which is included in the Charlotte City Council approved Capital Improvement Program (CIP), a 5-Year Reimbursement Program is available If a customer wishes to expedite construction of facilities which are not included in the CIP but which would normally be provided by CMUD, a 15-Year Reimbursement Program is available To utilize either of these programs, the customer is required to enter into a contract with the City of Charlotte This contract provides that CMUD will design, either with staff or by consultant, the requested facility, acquire any necessary rights of way and permits and construct the facility either with city staff or through public bids in accordance with North Carolina General Statutes The customer is required to pay a deposit at the time he or she executes the contract The deposit amount should be sufficient to pay the cost of design and right of way acquisition and shall be established by CMUD When the construction cost is determined, either from bidding or CMUD work order, the customer is required to make available to CMUD the balance of funds to construct the project The customer may make cash payment to CMUD or utilize an approved letter of credit (See section VI)

Under the 5-Year Reimbursement Program, the contracting customer is reimbursed all of the eligible funds he has deposited for the project The amount reimbursed will not include any interest, carrying charges, financing costs, or other funds other than the actual face value amounts deposited by the customer The customer will receive 20% of the eligible deposited amount in each of five annual payments The first annual payment will be made one year from the date CMUD accepts the total project as complete and available for activation

The customer will be required to pay any acreage fees which are applicable, including those resulting from his project Acreage fees are not eligible for reimbursement

Under the 15-Year Reimbursement Program the contracting customer is not guaranteed total reimbursement of eligible deposited funds The reimbursement payments are made annually beginning one year from the date CMUD activates the total project The CMUD activation date begins the 15 year reimbursement period The amount of each annual reimbursement payment will be the sum of collected acreage fees attributable to the project and 35% of sewer or water user fees which result directly from the project and are collected that year The acreage fee is equal to the total actual cost of the project divided by the area which CMUD expressly designates at the time the contract is established to be ultimately tributary to the line Acreage fees are applicable only to wastewater facilities See section VII-B of this document for information on application of acreage fees to wastewater lift stations

User fees are the periodic charges to customers for actual service received User fees do not include connection charges or other one-time charges which are made in order to establish service Reimbursable user fees on water mains will be based only on customers who have service connections directly off the main extended under the 15-Year reimbursement program and customers on donated mains which connect to that main If the reimbursable main is extended through any method other than donation, user fees from the new extension will not be reimbursed to the original customer If donated mains connect a reimbursable water main to an existing main, CMUD will determine the area on which to base user fee reimbursement based on an engineering judgement of the water flow direction under normal circumstances Reimbursable user fees on sewer mains will be based on service connections directly to the reimbursable main and on service connections

on donated sewer mains which connect to that main If the reimbursable main is extended through any method other than donation, user fees from the new extension will not be reimbursed to the original customer Annual payments to the customer will continue for 15 years or until the actual eligible face value amount deposited by the customer has been repaid, whichever occurs first

C. Street Main Extension Program

This program provides for CMUD funded extension of water and sewer mains along streets to serve existing residential dwellings Application of this program is subject to availability of funds and other qualifications described below Applications are accepted and projects initiated on a first come, first served basis

This program is applicable to water or sewer mains along existing, publicly maintained streets within the CMUD service area Publicly maintained shall mean NC DOT SR numbered roads, NC or US numbered highways, or city streets which are eligible for Powell Bill Funds In areas where there are existing utilities in streets which do not satisfy this definition and extensions are requested, CMUD shall decide how to proceed with each request based on the merits of each case

This program is only available to renters or owners of residential dwellings It is not available to child-care facilities, retail establishments, medical buildings, churches, non-profit organizations, other governmental units, commercial buildings, industrial facilities, or any new construction or new development If a renter is applying for an extension under this service, the renter must supply a notarized letter from the property owner agreeing to allow the renter to connect the property to the CMUD system

Application must be made for service to an existing residential dwelling previously served by other water and/or sewer system and applicable fees paid Such system may be well, septic tank, community well, private water/sewer company, outhouse, reliance on neighbor's well, or other system which satisfies the intent of this provision Structures which are moved on to a new site such as mobile homes, pre-fabricated buildings, or structures which are being relocated from another site do not constitute existing dwellings Homes which are not occupied or are not eligible for a certificate of occupancy for any reason other than lack of water or sanitary sewer service are not eligible for this program The CMUD Director shall have the authority to determine if the intent of this paragraph is met

The maximum length for extension of mains under this program is 1000 feet

To ensure fair and equitable use of available funds, subsequent applications for extension of uncompleted mains which will result in a total project greater than 1000' funded under this program will not be accepted until the originally requested main is available for use An applicant can apply for water and sewer extensions simultaneously provided that funds are available and all requirements are satisfied for each extension

In the event the applicant is determined to require an extension greater than 1000', the portion of the main in excess of the 1000' maximum can be offered under the 50/50 program provided that funds are available in that program and that the applicant meets all

requirements of both programs at the time application is made, including the applicants share of the 50/50 cost

Extensions of mains greater than 1000' for documented public health hazards can be made in combination with this program, i e, This program can be combined with the health hazard program to increase the distance a main is extended to 2000' The first 1000' will be funded under the Health Hazard Elimination program See section IV-E

This program is applicable to low-pressure sewer systems only in zones designated by CMUD to be served in this manner where such systems are previously established

This program may be combined with 5-year or 15-year reimbursable programs provided that the applicant satisfies all requirements for both programs at the time of application This option requires the same applicant to apply for both programs simultaneously

Funding for this program shall come from the water/sewer rate structure Revenues from user charges can be used to finance bond programs or to fund this program directly Charlotte City Council shall establish the funding level of this program annually with approval of the Capital Improvement Program

In the event that the funds appropriated for any fiscal year are not adequate to satisfy the requests received by CMUD, City Council may, at its discretion, appropriate additional funds to this program If adequate funds are not available when an application is made for an extension, the customer will be offered any other available funded, programs for which the required extension will qualify If no other programs are available, or if the customer declines to use another program, the customer will be required to reapply when/if additional funds are appropriated

Funds from this program can be used for planning, design, inspection, construction, and any other necessary expense directly related to the administration and implementation of this program

If an extension requested under this program is of such a short length that mobilization costs are excessively high and/or the termination of the requested extension is not at an advantageous location, CMUD may at its discretion, continue the extension beyond the distance requested by the applicant Funding will be from this program

Procedures for initiating and utilizing this program are described in section VII below

D. 50/50 Extension Program

This program provides for shared funding of water and sewer street main extensions Under this program, CMUD will fund 50% of the cost of eligible extensions when one or more customers provide the other 50% Application of this program is subject to availability of funds and other qualifications described below

The basis for determining the project cost will be the average cost per foot actually incurred during the previous fiscal year for projects extended along streets

This program is applicable to water or sewer mains along existing, publicly maintained streets within the CMUD service area Publicly maintained shall mean NC DOT SR numbered roads, NC or US numbered highways, or city streets which are eligible for Powell Bill Funds In areas where there are existing utilities in streets which do not satisfy this definition and extensions are requested, CMUD shall decide how to proceed with each request based on the merits of each case

An applicant can apply for water and sewer extensions simultaneously provided that funds are available and all requirements are met for each extension

This program is applicable to low-pressure sewer systems only in zones designated by CMUD to be served in this manner where such systems are herein established

This program may be combined with 5-year or 15-year reimbursable programs provided that the applicant satisfies all requirements for both programs at the time of application

This program is available for the extension of mains requested by applicants which do not qualify under the provisions of the street main extension program or when funds are not available in that program The applicant is responsible for determining whether other property owners who could utilize the extension will participate in funding the applicant share CMUD will not consider the application complete until funds sufficient to cover 50% of the estimated cost are received

Funding for this program shall come from the water/sewer rate structure Revenues from user charges can be used to finance bond programs or to fund this program directly Charlotte City Council shall establish the funding level of this program annually with approval of the Capital Improvement Program and/or operating budget

Each applicant is required to pay connection and capacity fees in addition to the applicant's share of the cost of the extension

Procedures for initiating and utilizing this program are described in Section VII below

E. Extension Program to Eliminate Public Health Hazards

This program provides for CMUD funding of water and sewer street main extensions for the purpose of providing access to public utilities when the system in place has failed and is resulting in a health risk to the occupant and/or the general public

This program is applicable to water or sewer mains along existing, publicly maintained streets within the CMUD service area Publicly maintained shall mean NC DOT SR numbered roads, NC or US numbered highways, or city streets which are eligible for Powell Bill Funds In areas where there are existing utilities in streets which do not satisfy this definition and extensions are requested, CMUD shall decide how to proceed with each request based on the merits of each case

The applicant will be required to pay applicable connection fees and capacity charges at the time the extension request is made

The maximum length for extension of mains under this program is 1000 feet

To ensure fair and equitable use of available funds, subsequent applications for extension of uncompleted mains which will result in a project greater than 1000' funded under this program will not be accepted until the originally requested main is available for use An applicant can apply for water and sewer extensions simultaneously provided that funds are available and all requirements are met for each extension

This program is applicable to low-pressure sewer systems only in zones designated by CMUD to be served in this manner where such systems are previously established

This program may be combined with 5-year or 15-year reimbursable programs or other extension programs provided that the applicant satisfies all requirements for both programs at the time of application and pays all applicable fees

This program is only available to existing residential dwellings

The applicant must furnish evidence from County Health officials that a health hazard exists in order to qualify for this program Failure of mechanical equipment does not constitute a health hazard Dry wells or unused septic tanks do not constitute a health hazard This program cannot be used for new construction or when a mobile home or other structure is moved onto a new site Homes which are not occupied or are not eligible for a certificate of occupancy for any reason other than lack of sanitary sewer service are not eligible for this program The CMUD Director shall have the authority to determine if the intent of this paragraph is met

Funding for this program shall come from the water/sewer rate structure Revenues from user charges can be used to finance bond programs or to fund this program directly Charlotte City Council shall establish the funding level of this program annually with approval of the Capital Improvement Program and/or operating budget

Procedures for initiating and utilizing this program are described in Section VII below

F. Applicant Funded Non-Reimbursable Extension Program

This program allows the applicant to fund 100% of the cost of water or sewer extensions which are to be constructed by CMUD forces or by contracts administered by CMUD This program is applicable to extensions which do not qualify for any other extension programs under this policy, if an applicant chooses this program in lieu of another, or in the event funds are not available from CMUD for other programs

This program is applicable to low pressure sewer systems only in zones designated by CMUD to be served in this manner

Each applicant is required to pay connection and capacity charges in addition to the applicants cost of the extension

Procedures for initiating and utilizing this program are described in section VII below

G. Extension of Facilities by other Public Agencies

Any extensions requested by other City departments or by other governmental units within the CMUD service area may be (but are not required to be) processed within the same guidelines as though an individual customer had applied Previously approved agreements with Mecklenburg County, Davidson, Cornelius, Huntersville, Pineville, Matthews, and Mint Hill created other financing options which these government's may utilize

H. Extension of Service For New Development

CMUD will not participate in the cost of street main extensions which are required strictly for subdivision of land All such projects will be financed wholly by the developer of the land CMUD will agree by contract to own and maintain water distribution and wastewater collection systems if these systems are designed and constructed in accordance with prevailing CMUD standards and specifications and if the existing CMUD system has adequate capacity to sustain the new development Such contract agreements must be obtained prior to construction of the system

Capacity charges are required for each service installed

Under no circumstances shall construction begin prior to approval of the contract, issuance of all required permits, and proper notification of CMUD Notification requirements are detailed in the contract

If the new development contains drainage patterns that will need to be utilized to provide sanitary sewer service to existing streets, roads, or other property, CMUD will require that the owner of the property being developed record permanent rights of ways for such facilities

V. SERVICE CONNECTIONS

A. General Provisions

All customers desiring water or sewer service are required to make formal application for each service and to pay all applicable fees and/or charges at the time application is made

Water services larger than 1-inch cannot be installed without payment of a meter deposit and an application to CMUD designating the party who is financially responsible for water used from that service

A 3/4" or 1" water service connection consists of the connection to a public water main of a service line, a meter box, and stubbed connection point for the applicant's private plumber to connect to Larger water service connections consist of the connection to a public water main of a service line, a meter box or vault, piping to the property line, and a valve at the property line

A sewer service (or lateral) connection consists of the connection to a public sewer main or manhole of a service line which is extended to the street right of way line or to the sewer

right of way line if the public sewer main is not at the street The applicant is responsible for connecting their private plumbing system at that point

All water and sewer service connections shall be constructed in accordance with the code of the City of Charlotte and with all applicable building and plumbing codes

Commercial, industrial, fire line, or irrigation services will be subject to requirements of the city and CMUD including industrial waste and/or backflow provisions

B. Fees/Charges

Customers applying for a new water or sewer service or extension are subject to one or more of the charges shown below

1 Connection Charge - This charge is based on the average actual cost incurred by CMUD to construct similar size service connections during the previous fiscal year

2 Capacity Charge - This charge is to recover from new customers a portion of the incremental cost of providing capacity in the treatment facilities, transmission mains, major outfalls and sewer trunks which have been constructed to allow for new development and expansion of the system This charge is calculated each year based on the actual book value for these facilities as shown in the City's General Ledger and the system treatment capacity reflected in that value Dividing the book value by the system treatment capacity yields a system cost per gallon per day This cost per gallon is multiplied by the average daily consumption of residential customers to obtain the capacity charge for water and sewer separately for customers with 3/4" water services This charge is then multiplied by the relative capacity of other meter sizes to determine the capacity charge for other size meters The sewer charge is also based on the relative capacity of the water meter Wastewater only customers will pay a capacity charge based on the capacity of their private water supply, except that all single family, residential wastewater only customers will pay the same capacity charge as a 3/4" meter customer

3 Meter deposit - This is a security deposit which varies according to both water meter size and the nature of the customer (i e, restaurant, warehouse, etc) Meter deposits are not required of residential customers

4 Discounts available - If a customer applies for a water or sewer service in conjunction with a water or sewer extension and the service can be installed on the extension as it is constructed then the connection fee will be discounted 10% No discount or reductions apply to capacity charges CMUD will establish a time period prior to the beginning of construction during which other eligible customers may receive the 10% connection fee discount

5 Acreage fees - Acreage fees are not charged to an individual applying for service to a single, single family residential dwelling on a lot of 1 acre or less Any other type of applicant will be required to pay any acreage fees if they are applicable to their site CMUD will determine and advise the applicant of the liability for acreage fees and such fees will be paid prior to the work being undertaken

CMUD will not pay acreage fees for any extensions which are made with CMUD funds, nor will acreage fees be assessed for costs of extensions funded solely with CMUD funds

6 Sewer deposit - A sewer deposit is required when application is made for sewer only service, i e , the applicant receives water service from a private well, community water system, or source other than CMUD This is a security deposit similar to the meter deposit required for water service Sewer deposits are not required of residential customers

The following chart defines when each of the different charges are applicable:

TYPE SERVICE	CONNECTION FEE	CAPACITY FEE	DEPOSIT*
New service not installed as part of donated system	Yes Paid at time of application	Yes Paid at time of application	Yes Paid at time of application
New service installed by developer as part of donated system	No	Yes	Yes
Replacement service of same size	Yes Paid at time of application	No	No
Replacement service of larger size	Yes Paid at time of application	Partial - difference between sizes paid with application	Yes
Replacement service of smaller size	Yes Paid at time of application	No No refund of previous charges	No
Fire Line	Yes Paid at time of application	Yes Paid at time of application	Yes
Irrigation Service	Yes Paid at time of application	Yes Paid at time of application	Yes
Partial tap completion ("Paving tap")	Partial based on estimated cost to complete the tap	Yes Paid at time of application	Yes
Fire Hydrant Meter	No	No	Yes

* Note Deposits do not apply to residential customers

VI. LETTER OF CREDIT FOR REIMBURSABLE PROGRAM FINANCING

Customers who are utilizing reimbursable programs to expedite projects may use this financing method in lieu of cash payment to CMUD This method can only be used for projects estimated to cost $100,000 or more The customer may elect to render to the City a non-recourse, commercial letter of credit from a bank insured by the Federal Deposit Insurance Corporation and having full service banking facilities in Mecklenburg County in lieu of advancing other funds sufficient to pay for the entire project Said letter of credit shall unequivocally guarantee payment by said bank to the City at such times and in such amounts as the City shall determine is reasonably necessary or convenient to have the necessary funds on hand for retainage and payments to any contractor awarded the contract to construct the extension requested by the Customer If such an alternative is selected by the Customer, the following conditions shall apply

(a) This financing alternative must be selected, including the designation of the bank to be used, at the time a Customer requests a contract with the City for an extension

(b) A form provided by City must be used as the letter of credit, with a schedule of payment incorporated therein which is approved by the Director of CMUD If the Customer proposes to use any variation of the form, the Customer will be required to pay the City's reasonable attorney fees in retaining experienced private counsel to review and advise the City and CMUD on the terms of the proposed letter of credit, and any related documents, and to recommend such changes, alterations or additions thereto as may be in the best interests of the City and CMUD The City shall have the sole discretion in the selection of said counsel The Customer shall be required to advance the estimate of such fees, as determined by the City, at the time this financing alternative is selected Any excess funds advanced by the Customer for attorney fees shall be refunded If the estimate of attorney fees is insufficient, the Customer shall advance the additional amount required prior to approval by the City of the extension contract The form and contents of a Customer-proposed letter of credit and any related documents shall be approved by the City Council and shall contain such provisions as the City Council shall determine to be necessary to protect the interests of the City and CMUD Said proposed letter of credit shall also incorporate a schedule of payment approved by the Director of CMUD If the Customer does not accept any changes required by the City Council and if the attached form is not acceptable to the Customer, the financing alternative set forth in this sub-section shall no longer apply

(c) The City Manager is authorized to approve changes to the form letter of credit and to the estimated cost of projects qualifying for this alternative financing plan

(d) The Finance Director may refuse to accept a letter of credit from any bank that has refused or failed for any reason to honor a draft on any letter of credit issued to the City, or if the Finance Director determines in his/her sole and absolute discretion that it is not in the City's best interests to accept a letter of credit from such bank for any reason By seeking to use this alternative financing plan, a customer and any bank issuing or proposing to issue a letter of credit hereunder agree and acknowledge that acceptance of a letter of credit is within the City's sole and absolute discretion, no customer is entitled in any manner to use this alternative financing plan as a matter of right, and neither the City nor any

employee, officer or agent thereof shall be liable for any damage, loss, injury or claim of any kind whatsoever arising out of the City's failure or refusal to accept an issued or proposed letter of credit, regardless of the circumstances under which such failure or refusal occurs

VII. INITIATION/UTILIZATION OF EXTENSION PROGRAMS

A customer seeking to obtain water and/or sewer service must follow the procedure outlined below

1 Request study of availability of water/sewer from CMUD's Public Service Section The request should identify the property to be served and any special capacity requirements or other specialized needs to be addressed

2. CMUD will provide a written study containing the following information

   A Is water/sewer immediately available to the property?
   B The length of any required extensions to serve the property
   C The total cost of the required extension(s)
   D Identification of programs the customer could utilize to acquire the extension(s) and the total cost to the customer
   E Service connection costs
   F Approximate time the extension could be completed
   G Instructions to the customer concerning how to proceed

3 Customer formally initiates application for service by paying applicable extension costs and/or connection and capacity charges

4 CMUD shall complete design and construction including acquisition of permits, encroachments, and/or rights of way The expected time for completion of extensions of minor (less than 1000' of 8" or smaller) mains along existing streets is less than 180 days from the receipt of the customer's complete payment It is recognized, however, that there may be instances when, due to workload or inability to obtain permits, encroachments, or rights of way, more time may be required In no case is a projected schedule binding upon CMUD or the City of Charlotte

The projected schedule for completion of larger extensions will be determined prior to undertaking the extension The projected schedule is established as a goal and is not binding upon CMUD or the City of Charlotte

VIII. WASTEWATER LIFT STATIONS

It is CMUD's policy to minimize the need for wastewater lift stations and to limit their construction within the system The basis for this policy is that lift stations can cause disproportionate expense to provide service to a limited customer base and that failure of lift stations poses significant environmental risks

It is recognized, however, that there are situations where lift stations are a feasible solution for providing service CMUD will consider on a case by case basis requests to accept new lift stations in the situations described below

1 The lift station can be eliminated by a project or combination of projects, all of which are included for funding in the approved 5-Year CIP

2 The lift station can be eliminated by a project being done under a reimbursable program and the funds have actually previously been made available to CMUD for construction

3 The new development is in an area designated by CMUD for service by low pressure sewer systems and the proposed lift station size and location is in accordance with the "Lake Area Sewer Study (1990)" plan

4 The proposed lift station is at an appropriate location and has adequate capacity or expansion capacity to serve as a permanent or long term facility and gravity service is cost prohibitive or not possible due to other circumstances

5 The construction of the proposed lift station would include elimination of one or more existing lift stations or treatment plants

6 The construction of the proposed lift station would facilitate significant progress toward achievement of land use goals and strategies described by current, officially approved planning documents and no other reasonable options are available for service

In all cases, the receiving system must have available transportation and treatment capacity to carry the proposed lift station discharge Any upgrades required will be the responsibilities of the applicant requesting the lift station

Construction of a wastewater lift station may require the customer to pay acreage fees Acreage fees will be charged for the actual basin in which the lift station is located and for the basin which receives the discharged flow from the lift station In either case, acreage fees are applicable only when sewer mains downstream of the lift station or its discharge point have been constructed through a reimbursable program and the contract has not been paid in full Acreage fees will be charged to an applicant constructing a lift station when sewer mains further downstream within the same basin as the lift station are not actually receiving the applicant's flow but would be if the applicant would have constructed an extension of these mains instead of constructing the lift station

IX. OTHER CONSIDERATIONS

A Acquisition of Other Systems

CMUD will, as the opportunity arises, consider the acquisition of other water/sewer systems which can be incorporated into the CMUD system

B. No Guarantee of Level of Service

CMUD does not warrant nor guarantee that the capacity, volume, pressure, or quantity of service provided will be adequate to meet the needs of any customer other than single family domestic service The customer is responsible for judging the adequacy of service for their intents and purposes prior to applying for service from CMUD

The current level of service provided in any part of the water or sewer system which may be above that required to provide normal, domestic service is not guaranteed for any time in the future

CMUD accepts customers on a first come, first served basis Completion of studies or cost estimates for provision of service do not constitute any obligation or intent of CMUD to reserve capacity The applicant's request for or receipt of such studies does not guarantee the applicant's ability to secure water or sewer service

C. Financial Assistance

1 Property owners whose incomes are less than sixty percent of median income based on income and family size as published in Housing and Urban Development Publications may obtain water or sewer service connection under a special program, the requirements of which are as follows

(a) The property owner must be determined to have an income less than sixty percent of median income based on income and family size as published in Housing and Urban Development Publications

(b) The property to be served must be owner occupied residential property

(c) A water main or sewer main must be directly available for service connections No extensions of the water or sewer system will be made under this program However, the property owner may qualify for an extension under another program

(d) The property to be served must have a water supply or wastewater system which is determined to be malfunctioning by Mecklenburg County or other government agency having jurisdiction over installation and repair of such systems, or the property must have no functioning water or wastewater system of any type

(e) The size of water service connections is limited to 3/4" and sewer connections to 4" or 1-1/2" low pressure sewer connection

(f) Private service lines from the City-installed meter or the city-installed sewer lateral to the house will not be part of this program

(g) The property owner must make application for the water or sewer service connection In order to receive the connection, a lien will be required on the property for which service is being provided The normal fees associated with the connection(s) will be charged to a special account administered by this program All payments collected as payments on the lien will be applied to this special

account The required lien will be in the form of a deferred payment loan, similar to that administered by the City Community Development Department

(h) At the option of the customer, the Finance Department will establish an accounts receivable, wherein the applicant will be billed monthly for a partial payment of the charges associated with this service The term of the receivable will be a maximum of ten years, and will be calculated at a 0% interest

2 CMUD will advise customers of other financing programs which may be available with local banks Availability of such assistance is dependent upon cooperation of the banks and the ability of the customer to meet bank requirements

D. Effective Date of Policy

This policy shall be placed into effect on July 1, 1992 None of the provisions of this policy are retroactive Capacity charges shall be levied on all services for which application is made on or after the effective date, except in new development where street mains are being donated to the city In new, donated development, capacity charges will be levied on all services of projects which have construction plans approved for construction by CMUD for water and/or sewer mains on or after the effective date of this policy

E Process for Appeal

This policy has been adopted by the Charlotte City Council for implementation by CMUD and the City Manager It is City Council's intent that CMUD apply the provisions of this policy equitably to all customers and potential customers It is recognized that there may be situations where disagreements may develop concerning equitable treatment In those cases, the customer may pursue the appeal process outlined on the attached chart The burden is on the customer to demonstrate inequitable application of this policy

X. DEFINITIONS

Acreage fee - An amount calculated by dividing the total cost of a wastewater project by the number of acres of property which the project has the potential to serve The number of acres includes all property upstream of the facility and/or which is planned to be pumped to a location where it will be tributary to the project Acreage fees are only calculated for projects which are completed under a reimbursable program

Activation - Placing into service a new water or sewer main or other facility Activation may precede final acceptance

Backflow - The flow of any substance from a customer's property back into the water distribution system Backflow can result from improper connection of pressurized equipment to the plumbing system or from accidental pressure drops in the public water system which can be caused by pipe breaks or other equipment failure Backflow of contaminated water into the public system can create a hazardous situation to other customers

Capital Improvements Program - A budget plan for provision of infrastructure and other capital needs for the community This plan is compiled annually and adopted by Charlotte City Council

CIP - Acronym for Capital Improvements Program

CMUD - Acronym for Charlotte-Mecklenburg Utility Department

CMUD forces - Employees of the Charlotte-Mecklenburg Utility Department

Common force main - In a low pressure sewer system, a pressurized sewer pipe provided for individual customers to connect the discharge lines from their privately owned grinder pumps

Developer - An individual, firm, or corporation which is improving property or is causing property to be improved by the provision of streets, buildings, or other infrastructure or by the assembly or subdivision of property

Domestic service - Provision of potable water for the purposes of consumption and hygiene for an individual or family and the collection of wastewater generated from these uses

Drainage pattern - A ditch, creek, berm, depression or other feature along which water, if present, would accumulate and flow naturally downhill

Eligible costs - In the context of the reimbursable program for extensions, this is the total actual cost of the portions of the project which qualify for reimbursement

Encroachment - Agreement with the NC DOT or railroad to place water or sewer facilities within their right of way

Extension - A new or proposed water or sewer main

Final acceptance - Documented agreement between CMUD and the contractor or developer of a project that the work is satisfactorily completed and that there are no outstanding claims or deficiencies Completion of the project may also involve submittal of maps, affidavits, tax statements, or other documents that are required by contractual agreement

Fire line - A water service requested and installed for the purpose of providing enhanced fire protection to an individual property

Fire Protection - Provision of adequately sized water mains, water volumes, and fire hydrants at suitable intervals to allow use by fire departments in fighting fires The level of protection varies with land use and development type

Gravity sewer system The normal type of wastewater collection system that relies on the natural, downhill flow of wastewater through pipes constructed along drainage patterns and creeks to a wastewater treatment facility

Industrial waste - Non-domestic liquid wastes, including but not limited to, process or operational wastewater, groundwater remediation discharges, contaminated storm water or surface water remediation discharges, and any other non-domestic liquid waste from industrial or commercial establishments

Interceptor - A larger sewer pipe usually constructed along a major creek which collects wastewater flow discharged from trunk mains Interceptors are sometimes also referred to as "outfalls"

Irrigation service - A water service requested and installed for the purpose of irrigating lawns or property Water provided through such a service does not return to the wastewater collection system

Lake Area Sewer Study (1990) - A study completed by an Engineering consultant under contract with CMUD which establishes a plan for provision of wastewater collection from property which naturally drains toward one of the major lakes in the CMUD service area This study was completed in 1990

Licensed utility contractor - An individual, firm, or corporation which is licensed by the North Carolina Licensing Board for General Contractors to perform public utility and/or unclassified construction projects which have a contract value not exceeding their license limitation

Low pressure sewer system - A type of wastewater collection system which utilizes individual pumping by each property owner into a common force main This type of system is utilized along waterfront property where natural drainage patterns have been disrupted by the creation of a large lake

Needs Assessment - A planning document formally prepared by each City department every two years which identifies infrastructure and capital needs of the community which are projected for the upcoming 10 year period

New construction or development - The establishment or substantial improvement of streets, buildings, useable property, or infrastructure where such facilities did not exist or were not suitable for the newly intended purposes

Permits - Documentation of permission by Federal, State, and/or local agencies which have regulatory jurisdiction over the construction and operation of water and/or wastewater utilities to expand or modify the public water and/or sewer system

Public water and/or sewer system - The water and/or sewer pipes, storage facilities, pumping stations, lift stations, treatment facilities and appurtenances that are owned by the City of Charlotte and operated and maintained by CMUD

Residential dwelling - A room or combination of rooms designed for year-round habitation, containing a bathroom and kitchen facilities, and designed for or used as a permanent residence by at least one family

Right of Way - A non-possessory interest in the land of another for the purpose of constructing, reconstructing, operating and maintaining water and/or sewer facilities

Street main - A water or sewer pipe installed along a street, road, or highway primarily for the purpose of providing water or sewer service to the property along that street

Subdivision - All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, or building development of any type

Total cost of project - The total cost of completing a project including planning, design, surveying, drafting, inspection, administration, acquisition of rights of ways, legal services, environmental studies, permits, construction and all other costs necessarily incurred between project initiation and final acceptance

Transmission main - A water pipe constructed primarily for the movement of water from one area to another Transmission mains are usually, but not always, 12" or greater in diameter Transmission mains usually supply water to smaller street mains

Treatment facility - A plant designed and constructed for the purpose of removing pollutants and/or other impurities from wastewater or from raw water

Tributary - A stream or pipe which flows by gravity or is pumped into another stream or pipe

Trunk main - A sewer pipe constructed along a drainage pattern or minor creek to collect flows discharged from sewer street mains

User fee - Charges which are collected for normal provision of water and/or sewer service User fees do not include one time charges such as connection or capacity charges, nor late fees, turn on/off fees or other similar charges

EXHIBIT "A"

OPTIONS - LOCAL OPTIONAL RELOCATION POLICY FOR ROADWAY PROJECTS

A. Authorize the City staff to provide relocation assistance based upon the Federal guidelines currently being used by the Airport for all displacees.

PROS:

The relocatees will be made whole again with little or no personal expenses being paid by the displaced family.

CONS:

This option will add to the cost of projects. The Replacement Housing Payment (RHP) is money provided over and above that of fair market value for a person's property. Relatively few acquisitions would be affected today or in the near future. Changing priorities could necessitate the acquisition of many other houses.

B. Currently, all the low income displacees are able to receive a low interest loan and/or a Deferred Payment Loan (DPL). This option would modify the local optional relocation policy to allow for the low andmoderate displacees the option of a low interest loan or a DPL.

PROS:

Moderate income displacees will have the option to receive a low interest loan or a Deferred Payment Loan without having to make a monthly payment back to the City which is especially advantageous for those individuals on fixed incomes.

The displaced families are made whole again and can live in the life style they are accustomed.

CONS:

The acceptance of a DPL will create a lien on their new property. Since a DPL is a loan, the funds cannot be inherited nor will they apply to any future homes that the displaced family should choose to purchase. The City will recoup the funds (interest free) upon death of the borrower or sale of the new property.

C. Change the Local Optional Relocation Policy to allow all low to moderate displacees to qualify for a Replacement Housing Payment (grant money) instead of a low interest loan or a DPL.

PROS:

The relocatees will be made whole again with little or no personal expenses being paid by the displaced family.

CONS:

This option will add to the cost of projects. The Replacement Housing Payment (RHP) is money provided over and above that of fair market value for a person's property. Currently, relatively few acquisitions are being affected. However, if priorities change it may necessitate the acquisition of many other houses causing greater drain on City dollars.

D. Allow the parcel to go through the condemnation process for the attorneys and/or courts to determine just compensation.

PROS:

It is presumed that the current policy is appropriate as it is stated, therefore, issues such as value if not resolved administratively, can be resolved through the court system.

CONS:

The court system will only address fair market value. Any issue as to a Replacement Housing Payment would not be addressed to the court system, therefore, it is possible that a displaced family would not be able to move to a comparable house with the money they receive from the City.

Citizens may feel that this policy is unfair.

Recommendations of Storm Water Task Force	Recommendations of Council Planning Committee
The citizens committee associated with the storm water program should be called the Storm Water Services Commission, and it's duties should be·	The citizens committee associated with the storm water program should be called the Storm Water Services **Advisory Committee**, and it's duties should be: ***(City citizens committees are typically advisory in nature, which is reflected in their name, such as the CMUD Advisory Committee and Airport Advisory Committee)***
1 Policy. Review and recommend to City Council storm water management policies, policy changes, long range plans, and their budgetary and rate impacts	1 Policy Review and recommend to City Council storm water management policies, policy changes, long range plans, and their budgetary and rate impacts
2 Capital Improvement & Operations Program. Review and recommend to city council for adoption the annual operating budget (where appropriate for policy matters), capital improvement program, and review and make recommendations on proposed mid-year changes to the program	2 Capital Improvement & Operations Program. Review and **comment** to City Council on the annual capital improvement program and operating budget, and review and make **comment** on proposed mid-year changes to the program
3 Appeals Hear appeals and reach decisions on service charges, credits and adjustments, and application, modification, and enforcement of storm water policies.	3. Appeals. Hear appeals and reach decisions on: service charges, credits and adjustments; **hear appeals and make recommendations to City Council on** application, modification, and enforcement of storm water policies
4 Council And Staff Resource. Respond to City Council and city staff requests for advice on matters related to storm water services	4 Council And Staff Resource. Respond to City Council and city staff requests for advice on matters related to storm water services.
5 Reporting. Present the City Council with an annual report of key actions and issues	5. Reporting. Present the City Council with an annual report of key actions and issues

Recommendations of Storm Water Task Force	Recommendations of Council Planning Committee
The composition of the Storm Water Services Commission should be eleven members, one representative of each of the following categories o schools, hospitals, churches, and other institutions, o residential neighborhoods, o environmental organization, o civic organizations, o land development/property management/contractor, o engineer/land planner, o industry/manufacturing, o other business, o financial/legal professional, and two members at large not required to be affiliated with the above categories	The composition of the Storm Water Services **Advisory Committee** should be **nine** members, one representative of each of the following categories o schools, hospitals, churches, and other institutions; o industry/manufacturing, o environmental organizations, o financial/legal professional, o commercial property management, **and two representatives of each of the following categories:** o land development, contractor, land development design professional, and o residential neighborhoods

Background - CDBG Final Statement

Why is the City doing this?
Charlotte is an entitlement city, which means that it is "entitled" to receive a grant each year from the CDBG program. This is the 18th year for participation in the CDBG program. The proposed use of FY93 CDBG funds was included in the Comprehensive Housing Affordability Strategy (CHAS) Plan which City Council approved on October 23, 1991 and HUD approved January 2, 1992.

The emphasis of the grant application is on preservation of the existing housing stock through housing rehabilitation and acquisition. The rehabilitation program provides low interest or deferred payment loans to lower income families. The acquisition program will purchase existing substandard housing in order to rehabilitate the property to provide affordable housing for lower income families, either directly or indirectly or in concert with non-profit organizations.

Relocatees who are unable to qualify for home purchase under the Charlotte-Mecklenburg Housing Partnership program will be assisted in obtaining affordable housing through relocation benefits and the replacement housing program. Human services include remedial education programs for lower income school-age youth in targeted neighborhoods.

What are Council's options?
Approve the Final Statement of Community Development Objectives and Projected Use of Funds and the filing of the grant application for CDBG funds with HUD. The deadline for submission of the CDBG Application is May 31, 1992. Therefore, a delay in approval would mean the lost of $4,008,000 in CDBG funds.

How much will this cost?
No local cost.

What is citizen input on this issue?
Two public hearings were held to receive citizens views on the proposed use of CDBG funds; one on March 19, 1992 was held by the Community Development Department and the other was held at the March 23, 1992 City Council meeting. No citizens appeared at the public hearing.

Notices of the time and place of the public hearings were advertised in The Charlotte Observer on March 15 and 22, 1992 and the Charlotte Post on March 12 and 19, 1992.

Background:
Charlotte's Community Development Program began in 1975. Since, then Charlotte has received $92.003 million. The FY93 grant will bring the total to $96.011 million.

Charlotte's Community Development Program began in 1975. Since, then Charlotte has received $92.003 million. The FY93 grant will bring the total to $96.011 million.

FINAL STATEMENT

FY93 CDBG APPLICATION

May 8, 1992

STATEMENT OF COMMUNITY DEVELOPMENT

OBJECTIVES AND PROJECTED USE OF FUNDS

FY93

Community Development Objectives

The primary objective of the Community Development Program is the development of viable urban communities including decent housing, a suitable living environment and expanding economic opportunities, principally (80%) for persons of low and moderate income. Consistent with this primary national objective, the City Council has adopted the following general objective for the City of Charlotte and the Community Development Program:

"To preserve the City's housing stock and develop new housing resources and employment opportunities for Charlotte's low and moderate income citizens. Program strategies include:

- Preservation of the existing housing stock through code enforcement and housing rehabilitation.

- Expansion of the housing stock and affordable housing opportunities through:

  - new construction of low to moderate income housing,

  - acquisition and rehabilitation of boarded-up dwellings, and

  - low interest loans to assist low and moderate income families to purchase housing.

- Promotion of economic development and business expansion to strengthen neighborhoods through the creation of jobs and economic opportunities for low to moderate income persons.

In order to accomplish the stated objectives, we plan to expend $5,520,000 comprised of FY93 Community Development Block Grant funds ($4,008,000), Program Income ($1,398,807) and $113,193 in Unprogrammed Funds.

Sources of Funds
FY93

A total of $5,520,000 from the sources shown below will be used to implement the listed activities to accomplish program objectives:

Community Development Block Grant Resources

- FY92 Block Grant Funds	$4,008,000
- Program Income	1,398,807
- Unprogrammed Funds	113,193
TOTAL RESOURCES	$5,520,000

FY93 Budget

Program Activities/Objectives	Area Served	Amount
° Selective Residential Rehabilitation Assistance Provide 49 loans at an average of $34,143 per loan	Rehabilitation Eligibility Area (City-Wide)	$1,615,398
° Acquisition Purchase of property to provide 20 housing units for low/mod residents	City-Wide	420,000
° Relocation Financial assistance which includes rental assistance and moving benefits. On-going counselling is provided to the individuals and families displaced by code enforcement and other governmental action. These activities will result in 110 households being permanently relocated.	City-Wide	460,907
° Homeownership Downpayment Assistance Housing downpayment, closing costs and monthly housing payments for low/moderate potential homeowners who are purchasing through one of the City's assisted housing development programs. Approximately 9 families will be served at an average cost of $1,500.	City-Wide	13,500
° Replacement Housing Provide replacement housing for 10 relocatees under the City's Local Option Relocation Policy	City-Wide	638,323

○ Public Services 1) Tutorial assistance provided for youth from 4-12 years of age. The purpose of the program is to assist them in remaining in school and becoming self-sufficient as adults. (total 700 clients) - Gethsemane Enrichment Program (485 clients) - Bethlehem Center (235 clients) 2) Smoke Detector Program Install, replace or service smoke detectors in public housing units	"City Within a City"	676,800
Total Program Budget		$3,824,928

Operating Budget

Program Delivery	
Neighborhood Development	$ 314,096
Rehabilitation	423,950
Relocation	377,568
Total Program Delivery	$1,115,614
Program Administration	
Administration	$ 579,458
Total Program Administration	$ 579,458
GRAND TOTAL	$5,520,000

See attached Description of Community Development Programs.

DESCRIPTION OF COMMUNITY DEVELOPMENT PROGRAMS

PROGRAM ACTIVITIES

Selective Residential Rehabilitation Program

This program offers rehabilitation financial assistance primarily to owners of residential structures throughout the City earning 80% or less of median income and not bankable; rehabilitation loans may also be made to investor owners to benefit low and moderate income tenants. Federal assistance is repayable through loans or deferred payment loans based on the family's ability to pay principal, interest, taxes and insurance within 30% of family income for total housing costs.

Acquisition of Property

The objective of this program is to acquire by friendly negotiation or eminent domain, as a result of the code enforcement process, vacant single-family properties where:

- the owner has not complied with the code enforcement order to repair or demolish the structure(s) within a reasonable time, or
- the owner has determined to divest of the property; and

the property can be acquired and rehabilitated for a cost within the Community Development Department's replacement cost average for providing housing for lower income persons.

The purpose is to recyle lower income housing by providing the purchase, rehabilitation and resale of vacant substandard or abandoned housing for lower income families. As feasible housing becomes available on the market, it is purchased, rehabilitated and made available and affordable for low/moderate income City-wide residents either directly or through local non-profit organizations.

Relocation

Relocation assistance is provided for individuals and families who are living in substandard housing that cannot be repaired or those who are displaced by code enforcement and other governmental action, with the goal of permanently removing families from the relocation workload through:

Moving Assistance: Any resident who qualifies to come on the relocation workload as being displaced due to governmental action is entitled to receive an expense and dislocation allowance to cover the cost of moving and any related expenses.

Rental Assistance: Financial assistance will be provided for approximately 42 months to cover increased housing costs for displacees who are tenants. In order to receive the assistance, the replacement unit must meet the City Housing Code. The rental assistance may not exceed $5,250.

Lease Option Rental Assistance: Lease Option Rental Assistance is the local policy adopted by the City Council to allow an additional rental assistance payment of $7,000 for 42 months to enable displacees to afford standard replacement housing. This is in addition to the $5,250 allowed by HUD.

Home Purchase Loan: Tenants on the relocation workload may be assisted in becoming homeowners. After a preliminary assessment of the feasibility of qualifying, clients are referred to the Charlotte-Mecklenburg Housing Partnership (CMHP) where they receive priority for a low interest loan. If their income is insufficient to meet the CMHP guidelines, they are referred for a Home Purchase Loan through the Selective Rehabilitation Program.

Replacement Housing: (See description below)

Non-financial relocation assistance to lower income persons on the relocation workload includes counselling, housing referral and referral to job opportunities and/or social services.

Homeownership Downpayment Assistance

This City-wide activity provides downpayment and closing costs to potential low/moderate income homeowners at an average of $1,500 per homeowner. The families assisted will come through the City's assisted housing developments such as those developed through the Housing Partnership.

Replacement Housing

The Replacement Housing Program will provide replacement housing, at an average cost of $63,832 per unit, for relocatees under the City's Local Option Relocation Policy. When feasible, the replacement unit will be constructed on or moved onto the homeowner's lot to replace the unit being demolished.

Public Services

Under contracts with non-profit organizations, remedial education is provided for youth residing in blighted neighborhoods to develop educational, career learning and communication skills. The purpose is to prepare the students for school, gainful employment and self-sufficiency as an adult.

- Gethsemane Enrichment Program serves 485 low/moderate income youth from the Five Points, Third Ward, Grier Heights, Belmont, West Boulevard and Seversville neighborhoods.

- Bethlehem Center serves 235 low/moderate income youth from the Southside and West Boulevard neighborhoods.

- Day care sites to serve public housing developments, in addition to those currently funded by the City, are anticipated during the year.

The other public service program is a Smoke Detector Program. These funds will be used to install, replace or service smoke detectors in public housing units.

Job Creation

Provide "gap financing" through public/private partnership with private developers, businesses, neighborhood-based organizations, banks, etc. by making low interest and/or deferred payment loans for new or expanding businesses in order to develop jobs for lower income families. This job creation component is a part of the City's strategy for assisting families to become self-sufficient.

Funding for the activity and the program delivery costs for these activities is provided from two revolving loan funds, the Development & Revitalization Fund (DARF) and the Economic Development Revolving Loan Fund (EDRLF), and the Innovative Housing Fund.

PROGRAM DELIVERY

Rehabilitation
Process housing rehabilitation cases through the financial and construction selective rehabilitation process.

Relocation
Relocation assistance including housing referral, counseling, referral to job opportunities and/or needed social services, and financial assistance for people who are living in substandard housing that cannot be repaired or who are displaced by code enforcement and other governmental actions.

Neighborhood Development
Create jobs and housing opportunities by providing housing development and economic development related services to neighborhoods and businesses in Charlotte. Administer the Economic Development Revolving Loan Fund, the Development and Revitalization Fund and the City's Innovative Housing Program.

PROGRAM ADMINISTRATION

Administration

Direct Community Development Department activities including coordination, budgeting, personnel, grants application, reporting and plan development.

WATER & SEWER PROJECTS
To Be Funded From
June 2, 1992 G.O. Bond Sale

SEWER:
On Site Sludge
Paw Creek Parallel Outfall
Parallel Outfall - Steele Creek Force Main
Irvins Creek Outfall - Phase II
McAlpine Creek Waste Water Treatment Plant Composting Facility
Beards Creek Outfall
Annexation Sewer - 1991
Flow Equalization - McAlpine Creek Waste Water Treatment Plant
Sanitary Sewer Rehabilitation
Sewer System Evaluation Survey
Sanitary Sewer Facility Plan
Irwin Creek Waste Water Treatment Plant Improvements/Expansion
McAlpine Waste Water Treatment Plant to 60MGD
Walker Branch Tributary I
Dixon Branch Outfall
Stoney Creek Outfall - Phase II
Mallard Creek Waste Water Treatment Plant Addition - Phase II
Sugar Creek Waste Water Treatment Plant Improvements
Street Main Extension Program - Sewer
North Mecklenburg Plant Design

WATER:
Land Acquisition - Water Storage Tank
Wilgrove Water Storage Tank
Street Main Extension - Water
Annexation Water - 1991
Beam Road Water
Water Main - Carmel Road
Vest Plant Filters
Water Main 115 & Gillead Road
Land Acquisition - Future Pump Station/Treatment Plant
Franklin Clearwell
Mallard Creek Church Road - Water
Water Main - Davidson/Cornelius
Dearmon Road Water
N.C. 49 Water
Water main - Lawyers Road
Water Main - Gillead Road
Sandy Porter & Brown Grier - Water
Mt. Holly - Huntersville Road - Water
Water Main - Steele Creek Road
Water Main - Sledge Road - Steele Creek
Shopton Road Water from Beam Road
N.C. 73 Water
Water Main Shopton Road, Bean to Dixie
Sam Furr Road - Water
Concord Street in Davidson Water
Lebanon Road - Water

ADDENDUM TO REQUEST FOR COUNCIL ACTION

Project Costs:

Uses of Funds

Purchase Price	$155,000
Renovation Cost	25,000
Tax liens on building and equipment	19,850
Inventory	20,000
Equipment	30,000
Working Capital	10,000
Total Uses	$259,850

Source of Funds

NationsBank	$100,000	(38%)
City of Charlotte	80,000	(31%)
Borrower's Equity	79,850	(31%)
Total Sources	$259,850	

Terms of Loans

1) NationsBank

Amount: $100,000
Rate: Prime + 2%
Term: 5 Years (one-year call feature)

2) City of Charlotte

Amount: $80,000
Rate: 6%
Term: 5 years (10-year amortization)

Security

1) NationsBank

First deed of trust on the .53 acre tract of land and the shopping center located at 1121 Beatties Ford Road which has been appraised at $317,335.

2) City of Charlotte

Second deed of trust on the .53 acre tract of land and the shopping center located at 1121 Beatties Ford Road. The City will also have a first lien on all furniture, fixtures and equipment at the convenience store valued at approximately $30,000. The borrower

will also be required to provide a guarantee from another one of his companies, SAB Investments, Inc. SAB Investment's net income in 1991 was $77,749.

Appraised Value (land and improvements)	$317,335
NationsBank Loan	(100,000)
	$217,335
Furniture, Fixtures & Equipment	30,000
	$247,335
City of Charlotte Loan	80,000
Collateral Margin After Loans	$167,335

18 Appointed by City
Mayor (6); Council (12)
9 Appointed by County

CERTIFIED DEVELOPMENT CORPORATION
(27 Members)

Membership - Members must be residents of the City of Charlotte or Mecklenburg County, of legal voting age, be of good character and reputation, have never been convicted of a criminal offense other than a minor motor vehicle violation, and not under indictment, on parole or probation. Terms are for three years (following the expiration of the initial terms which were made on a staggered basis). Membership shall include participation by the following four groups: (a) local government, (b) private lending institutions, (c) community organizations, and (d) business organizations.

Responsibilities - The purpose of the company is to stimulate the growth and expansion of small businesses in the community by assisting such businesses to obtain long-term financing for capital improvements and fixed assets.

MEMBER & CATEGORY	DISTRICT	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRES
Local Government					
(C)Gus Psomadakis W/M	6	11/14/88	04/09/90	Unexp.	04/30/93
Private Lending Institutions					
(C)Martin T. Cloran W/M	6	10/14/91		Unexp.	04/30/93
(C)Christopher B. Timmers W/M	4	04/08/91		3 yrs.	04/30/94
(M)Consuella Chavis Miller B/F		05/19/86	09/11/90	3 yrs.	04/30/93
(C)William F. Potts, Jr. W/M	6	04/27/92		3 yrs.	04/30/95
(M)Melvin White B/M	0	06/17/88	04/30/91	3 yrs.	04/30/94
(C)Peggy C. Rollins W/F	5	01/23/89	03/25/91	3 yrs.	04/30/94
Business Organizations					
*(C)Jerry W. McMurray W/M	4	04/27/87	04/09/90	3 yrs.	04/30/93
(C)Laura S. McClettie B/F	2	04/30/90		3 yrs.	04/30/93
(C)Mitchell Aberman W/M	1	05/09/88	03/25/91	3 yrs.	04/30/94
(M)Gregory Finnican W/M		04/19/88	04/30/91	3 yrs.	04/30/94
(M)Walter Denning B/M		08/06/87	09/11/90	3 yrs.	04/30/93
(C)Jay Orrin Potter B/M	3	01/27/92		Unexp.	04/30/94
Community Organizations					
(C)Michael D. Covington	4	06/29/89	03/25/91	3 yrs.	04/30/94
(C)Linda H. Butler B/F	1	10/14/91		Unexp.	04/30/94
(M)William L. Mowry	4	09/09/91		unexp.	04/30/93
(M)C. Dean Noble W/M		04/08/91		3 yrs.	04/30/94
(C)David R. Krug W/M	6	06/08/87	04/09/90	3 yrs.	04/30/93

County Appointments - Expiring 4/30/92

Pradeep K. Patnaik W/M
Richard Bullard W/M
Betty Pride B/F
Anthony T. Pressley W/M
James M. Patterson, Jr. W/M
Stephen Morris W/M
Robert Shirley W/M
Donna D. Noble W/F
Steven Seigel

Revised 05/04/92

*President

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

FOR OFFICE USE ONLY
Appointed to
Date

RECEIVED
APR 20 1998
OFFICE OF CITY CLERK

Please complete each section

FULL NAME Elizabeth O. Brown (please print or type) Mr. ____ Mrs ____ Ms. ____ Miss ✓

HOME ADDRESS 1142 Buchanan Street, Charlotte ZIP 28203

BUSINESS ADDRESS First Charlotte Bank 2245 Renford Rd Charlotte ZIP 28211

HOME PHONE (704) 334-4240 BUSINESS PHONE (704) 364-3957

SPOUSE'S NAME ____ SPOUSE'S EMPLOYER ____

SPOUSE'S TITLE ____

PLEASE INDICATE: Voting Precinct # 9 District # 1 Date of Birth 5/6/52

MALE ____ BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN:

FEMALE ✓ WHITE ✓ CDC,

SINGLE ____ INDIAN ____

MARRIED ____ HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) Camden Jr High - 1970
King's College 1971 (secretarial), CPCC 1972-75

CURRENT EMPLOYER First Charlotte Bank + Trust (since 1983)

TITLE Assistant Vice President YEARS IN CURRENT POSITION 1

DUTIES Manage 6 person branch w/lending + deposit responsibilities, business development

OTHER EMPLOYMENT HISTORY First Charlotte Bank (since 1983) First Union Nat'l Bank; Congressman John Napier, Washington, State Senators Bill Doar + Dewey Wise, South Carolina

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE I have a broad based interest in improving the quality of life in Charlotte

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Board member, Democrats Womens Club, Mecklenburg Council on Adolescent Pregnancy, member Meck Citizens Advisory Committee on Capital Expenditures, tutor/volunteer - Sedgefield Elementary

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Planned Parenthood (Public Affairs Committee)

COMMENTS: My involvement with women business owners is an asset.

AFFIRMATION OF ELIGIBILITY:

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No ✓ If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No ✓ If yes, please attach explanation of the nature of the conflict.

I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

This form will be retained on file for one year and must be updated after that; otherwise, it will be removed from the active file.

A personal contact with a City Councilmember is recommended.

RETURN COMPLETED FORM TO:

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: Elizabeth O Brown

Date: 4/20/92

PLEASE DO NOT SUBMIT RESUMES

APPLICATION FOR BOARDS, COMMISSIONS AND COMMITTEES
CHARLOTTE CITY COUNCIL

RECEIVED
JAN 6 1992
OFFICE OF CITY CLERK

FOR OFFICE USE ONLY
Appointed to
Date

Please complete each section

FULL NAME Steven Walter Wangerin (please print or type) Mr XX Mrs ____ Ms ____ Miss ____

HOME ADDRESS 3313 #617 Magnolia Hills Drive Charlotte, NC ZIP 28205

BUSINESS ADDRESS 3050 Eastway Dr. Charlotte NC (P.O. Box 31727 Char. 28231) ZIP 28205

HOME PHONE (704) 536-9433 BUSINESS PHONE (704) 335-4370

SPOUSE'S NAME Catherine J. Wangerin SPOUSE'S EMPLOYER J.C. Jones

SPOUSE'S TITLE Asst. Manager/ Ladies Coord.

PLEASE INDICATE Voting Precinct # 084 District # 4 Date of Birth 09/30/64
Changing due to move to 005 1

MALE XXX BLACK ____ BOARDS/COMMISSIONS/COMMITTEES I AM MOST INTERESTED IN

FEMALE ____ WHITE XXX Certified Development Corporation

SINGLE ____ INDIAN ____

MARRIED XXX HISPANIC ____

OTHER ____

EDUCATION (including degrees completed) A Bachelor of Arts degree in Business Administration and Economics from the University of North Carolina at Charlotte. (May 1986)

CURRENT EMPLOYER First Citizens Bank & Trust Company

TITLE Assistant Vice President/ Area Branch Manager YEARS IN CURRENT POSITION 2yrs/ 4 mos.

DUTIES I am responsible for overseeing the operations of 5 branches located on the east side of town. These operational duties include overseeing lending, branch operations, personnel, and business development.

OTHER EMPLOYMENT HISTORY Since graduation from college I have worked for the Bank, if prior employment is needed from college I will gladly provide this information.

(over)

INTERESTS/SKILLS/AREAS OF EXPERTISE My interests are varied. I am interested in the finanancial market place and in becoming involved in the community. I also have good analytical skills that I use everyday in my lending field which I feel would be beneficial for this position.

CURRENT PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

Currently, I have not become very involved in the Charlotte community, but I am the advisor to a fraternity at UNC-Charlotte and active in the Athletic Foundation at the school I also ~~am the Community Reinvestment Coordinator for the Bank in the Charlotte area.~~

PAST PROFESSIONAL ORGANIZATIONS, CIVIC, RELIGIOUS AND POLITICAL ACTIVITIES

I have been doing the above activities since graduation from college and have not become very involved in the Charlotte community but would like to use this opportunity to start becoming involved.

COMMENTS: I feel my job skills, knowledge of the marketplace, and my eagerness to become involved in the community would be an asset for this position. I truly would like to become an active citizen in the community and feel this would be a good start for both me and the Development Corp.

AFFIRMATION OF ELIGIBILITY

To your knowledge, has any formal charge of professional misconduct, criminal misdemeanor or felony ever been filed against you in any jurisdiction?

Yes_____ No XXX If Yes, please attach explanation.

Is there any possible conflict of interest or other matter that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the City Council?

Yes_____ No XXX If yes, please attach explanation of the nature of the conflict.

I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my qualifications and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damages that may result from furnishing the same to you.

This form will be retained on file for one year and must be updated after that; otherwise, it will be removed from the active file

A personal contact with a City Councilmember is recommended.

RETURN COMPLETED FORM TO:

Office of the City Clerk
600 East Fourth Street
Charlotte, NC 28202-2857

Signature: Steve Wanger

Date. 1-6-92

PLEASE DO NOT SUBMIT RESUMES

ATTACHMENT 1

Belmont Neighborhood Reinvestment Phase III

1. What is the construction budget for Belmont Neighborhood Reinvestment Project?

   - Phase I .....$ 123,000
   - Phase II $1,181,420
   - Phase III (estimate).....$1,300,000

2. What is included in the proposed contract with Woolpert Consultants for Belmont Phase III?

   - Contract includes planning, surveying, and design of improvements to sidewalks, curb and gutter, and storm drainage on 15th Street, 16th Street, Louise Avenue, and Van Every Street.

   - Fee Breakdown:

Conceptual Plans.....	$ 8,972.00
Design Services.....	$ 54,431.00
Surveying.....	$ 35,590.00
Citizen Input Process...	$ 4,500.00
Reimbursable Expenses...	$ 4,144.00
	$107,637.00
Miscellaneous Additional Services (Allowance)....	$ 43,450.00
TOTAL FEE	$151,087.00

   - The Miscellaneous Additional Services Allowance includes several negotiated maximum allowances for work that may or may not be needed on the project such as coordination with the railroad and State, traffic control plans, erosion control plans, major utility relocation design, construction inspection, and preparation of property plat maps and legal descriptions. Any work on these items will be done only after authorization from the City and any unspent allowances will be returned to the project account.

   - The Consultant's fee is at the low end of the historical range for professional fees for projects of this nature. The Consultant and City Staff have identified areas of the Project where minimal design plans would be sufficient, thus reducing the Consultant's fee without effecting the constructability of the Project.

3. Why not design Belmont Phase III in-house?

   - The Project could be designed cheaper using in-house personnel. Engineering design staff is currently working on 23 projects. They are tentatively scheduled to begin design on 1 storm drainage repair project and two neighborhood reinvestment projects in July of this year. Designing the Belmont Phase III Project in-house would delay its completion by approximately 6 months in addition to lengthening the schedules of the other projects currently underway.

Airport Telephone Service

Background:

- Long Distance Service on Southern Bell public telephones is currently provided by three companies: AT&T, U.S. Sprint and LDDS Communications. In 1991 the three long distance companies paid the Airport $579,936 in commissions and Southern Bell paid $367,620.00 for local service.

- The Airport engaged an independent communications consultant, Mr. Ken Barker, with CDI Communications to evaluate the public phone service and revenue return.

- The consultant recommended the following:

  - Negotiate an agreement with Southern Bell to provide pay phone equipment and local service with minimum revenue guarantee based on past revenue performance.

  - Award long distance service to one carrier which would provide a more comprehensive audit trail, increase long distance revenues and simplify dealing with only one long distance carrier rather than three.

  - RFP for long distance service would require bids to be submitted with minimum guarantee or cents per total passengers whichever is greater.

- On January 27, 1992, Council approved an agreement with Southern Bell to provide telephone equipment and local service for a minimum monthly guarantee of $30,635 or 3.8 cents per passenger whichever is greater.

- Council also authorized the Airport to advertise and specify single long distance carrier in RFP along with consultants bidding formula.

- The following five companies submitted proposals to provide "single vendor" long distance service; AT&T, Business Telecom, LDDS Communications, MCI Corporation, and U.S. Sprint.

CODE ENFORCEMENT

A. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 2030 Vinton Street.

What is Council being asked to approve?
City Council is being asked to approve an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 2030 Vinton Street owned by Edward V. Martin and Joseph E. Ellison.

Why is the City doing this?
The dwelling was inspected on September 29, 1989 as a result of a fire and was found to be in violation of the Housing Code. The estimated cost to repair this structure to bring it up to Housing Code standards if $23,000 and the estimated value of the structure is $520. Since the estimated cost to repair the property is more than 65% of the estimated value, the owner was ordered to demolish the structure. The owner has not complied with the order to demolish the structure; therefore, City Council is being asked to adopt an ordinance to use the In Rem Remedy to demolish the structure.

What are Council's options?
1. Approve an ordinance to use In Rem Remedy to demolish and remove the dwelling located at 2030 Vinton Street.
2. Not approve the ordinance to use the In Rem Remedy to demolish and remove the dwelling at 2030 Vinton Street.

How much will this cost?
The estimated cost to demolish this dwelling is $2,000. Funds for the demolition of 2030 Vinton Street are available in the General Fund-In Rem Account. A lien will be placed against the property for the cost incurred.

What is citizen input on this issue?
None. The owners of this property will be sent a letter notifying them of this In Rem action being presented to City Council on May 26, 1992.

Background:
See Attachment

Clearances: Community Development Department

BACKGROUND

- Property Address: 2030 Vinton Street
- Owner: Edward V. Martin and Joseph E. Ellison
- Census Tract: #48
- Council District: #2
- Date of Inspection: 9/29/89
- Owner Notified of Hearing: 11/30/89 (mail unclaimed) 12/11/89
- Owner Notified of Hearing: 1/9/90
- Hearing Held: 2/8/90
- Owner Ordered to Demolish Dwelling by: 4/16/90
- Title search received in December 1990 revealed no party in interest to the property.
- Inspector left City employment and case was not followed up on.
- Because one of the owners of the property had not been properly notified of the Findings of Fact and Order, it was sent by certified mail on 12/17/91 and was returned 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: 4/3/92
- Structure Occupied: No
- Repairs include completely rebuilding the structure.
- Feasibility to Save or Demolish Structure:

  Because of City Council's concern regarding the number of structures being demolished through the In Rem Remedy process that could possibly be saved and used in the City's housing program, Community Development staff developed an acquisition/disposition program to be used in conjunction with our code enforcement program.

As part of the acquisition/disposition program, a feasibility study was conducted by Community Development staff to determine if it would be cost effecive to acquire and rehabilitate 2030 Vinton Street. It was determined that approximately $55,420 will be needed to acquire and rehabilitate the house. Since there is no identified use of this property by a neighborhood-based organization or the City of Charlotte and since the estimated cost of $55,420 to acquire and rehabilitate the property exceeds our average new construction cost of $53,000, it is recommended that the structure at 2030 Vinton Street be demolished. (Although there is only a $2,420 difference between the estimated acquisition and rehabilitation cost vs. the estimated new construction cost, the construction of a new house would provide a longer economic life of a house rather than rehabilitation.)

B. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1732 Taylor Avenue.

What is Council being asked to approve?
City Council is being asked to approve an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1732 Taylor Avenue owned by Henrietta Pryor Heirs.

Why is the City doing this?
The dwelling was inspected as a result of a field observation and was found to be in violation of the Housing Code. The estimated cost to repair this structure to bring it up to Housing Code standards is $17,760 and the estimated value of the structure is $23,400. Since the estimated cost to repair is more than 65% of the estimated value, the owner was ordered to demolish the structure. The owner has not complied with the order to demolish the structure; therefore, City Council is being asked to adopt an ordinance to use the In Rem Remedy to demolish the structure.

What are Council's options?
1. Approve an ordinance to use In Rem Remedy to demolish and remove the dwelling located at 1732 Taylor Avenue.
2. Not approve the ordinance to use the In Rem Remedy to demolish and remove the dwelling at 1732 Taylor Avenue.

How much will this cost?
The estimated cost to demolish this dwelling is $3,000. Funds for the demolition of 1732 Taylor Avenue are available in the General Fund-In Rem Account. A lien will be placed against the property for the cost incurred.

What is citizen input on this issue?
The Taylor Avenue-LaSalle Street Crime Watch Community Organization has over the last two years sought the help of the City to have this structure demolished through the code enforcement process. The delays involved the time consumed in the code enforcement process itself and working with a displaced homeowner on the City's relocation workload who wished to acquire and rehabilitate 1732 Taylor Avenue as a replacement house.

The heirs of the property will be sent a letter notifying them of this In Rem action being presented to City Council on May 26, 1992. Also, the Taylor Avenue-LaSalle Street Crime Watch Community Organization has been notified of the City Council action.

BACKGROUND

- Property Address: 1732 Taylor Avenue
- Owner: Henrietta Pryor Heirs
- Census Tract: #46
- Council District: #2
- Date of Inspection: (Exterior Only) 5/1/89
- Owner Notified of Hearing: 5/8/89
- Hearing Held: 6/1/89
- Owner Ordered to Repair Dwelling by: 8/11/89
- Administrative search warrant obtained and interior of dwelling was inspected.
- Title search received in January 1990 revealed no parties in interest to the property.
- Complaint & Notice and Findings of Fact and Order to repair the property were advertised in the Mecklenburg Times so that all the heirs would be notified.
- Owner Ordered to Repair Dwelling by: 6/14/90
- Three extensions of time were granted to make the repairs and the final compliance date to complete the repairs was 9/29/90.
- Due to continued deterioration of the dwelling, it became dilapidated and was ordered to be demolished. Therefore, a Complaint and Notice of Hearing and a Findings of Fact and Order were advertised in the Mecklenburg Times for the dwelling to be demolished.
- Owner Ordered to Demolish Dwelling By: 5/2/91

- Structure Occupied: Yes. The occupant is a relative of the owner of the property and is on our relocation workload. He has been offered relocation assistance but is refusing to move. If he has not moved by the scheduled demolition date, he will be provided relocation assistance at that time if he wants it.

- Repairs include major structural, mechanical, electrical and plumbing repairs.

- Feasibility to Save or Demolish Structure:

Because of City Council's concern regarding the number of structures being demolished through the In Rem Remedy process that could possible be saved and used in the City's housing programs, Community Development staff developed an acquisition/disposition program to be used in conjunction with our code enforcement program.

As part of the acquisition/disposition program, a feasibility study was conducted by Community Development Department staff to determine if it would be cost effective to acquire and rehabilitate 1732 Taylor Avenue. It was determined that approximately $92,552 will be needed to acquire and rehabilitate the house. Since there is no identified use of this property by a neighborhood-based organization or the City of Charlotte and since the estimated cost of $92,552 to acquire and rehabilitate the property exceeds our average new construction cost of $53,000, it recommended that the structure at 1732 Taylor Avenue be demolished rather than acquired and rehabilitated.

C. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 2818 Mayfair Avenue.

What is Council being asked to approve?
City Council is being asked to approve an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 2818 Mayfair Avenue owned by Michael Guy Knox, Sr. and wife, Judy Hudson.

Why is the City doing this?
The dwelling was inspected on March 6, 1991 as a result of a fire and was found to be in violation of the Housing Code. The estimated cost to repair this structure to bring it up to Housing Code standards is $28,655 and the estimated value of the structure is $670. Since the estimated cost to repair the property is more than 65% of the estimated value, the owner was ordered to demolish the structure. The owner has not complied with the order to demolish the structure; therefore, City Council is being asked to adopt an ordinance to use the In Rem Remedy to demolish the structure.

What are Council's options?
1. Approve an ordinance to use In Rem Remedy to demolish and remove the dwelling located at 2818 Mayfair Avenue.
2. Not approve the ordinance to use the In Rem Remedy to demolish and remove the dwelling at 2818 Mayfair Avenue.

How much will this cost?
The estimated cost to demolish this dwelling is $3,000. Funds for the demolition of 2818 Mayfair Avenue are available in the General Fund-In Rem Account. A lien will be placed against the property for the cost incurred.

What is citizen input on this issue?
None. Mr. Knox was notified of the hearing but did not attend. Findings of Fact and Order sent to Mr. Knox were returned unclaimed. Mr. Knox will be sent a letter notifying him of this In Rem action being presented to City Council on May 26, 1992.

Background:
See Attachment

Clearances: Community Development Department

BACKGROUND

- Property Address: 2818 Mayfair Avenue
- Owner: Michael Guy Knox, Sr. and wife, Judy Hudson
- Census Tract: #39
- Council District: #3
- Date of Inspection: 3/6/91
- Owner Notified of Hearing: 3/19/91
- Hearing Held: 4/22/91
- Owner Ordered to Demolish Dwelling by: 5/23/91
- Three attempts were made to serve a Findings of Fact & Order to the owner by certified mail but the mail was returned unclaimed.
- The Findings of Fact & Order was advertised in the Mecklenburg Times because of being unable to serve the owner by certified mail.
- Owner Ordered to Demolish Dwelling by: 9/26/91
- Title search received in October 1991 revealed a party in interest to the property.
- Party in Interest Ordered to Demolish Dwelling by: 12/16/91
- Structure Occupied: No
- Repairs include completely rebuilding the structure.
- Feasibility to Save or Demolish Structure:

  Because of City Council's concern regarding the number of structures being demolished through the In Rem Remedy process that could possibly be saved and used in the City's housing program, Community Development staff developed an acquisition/disposition program to be used in conjunction with our code enforcement program.

  As part of the acquisition/disposition program, a feasibility study was conducted by Community Development staff to determine if it would be cost effective to acquire and rehabilitate 2818 Mayfair Avenue. It was determined that approximately $61,100 will be needed to acquire and rehabilitate the house. Since there is no identified use of this property by a neighborhood-based organization or the City of Charlotte and since the estimated cost of $61,100 to acquire and rehabilitate the

property exceeds our average new construction cost of $53,000, it is recommended that the structure at 2818 Mayfair Avenue be demolished rather than acquired and rehabilitated.

D. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 1908-10 Gibbs Street.

What is Council being asked to approve?
City Council is being asked to approve an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located 1908-10 Gibbs Street owned by K-K Ventures, Inc.

Why is the City doing this?
The dwelling was inspected on November 3, 1989 as a result of a field observation in a Concentrated Code Enforcement area and was found to be in violation of the Housing Code. The estimated cost to repair this structure to bring it up to Housing Code standards is $19,395 and the estimated value of the structure is $18,740. Since the estimated cost to repair the property is more than 65% of the estimated value, the owner was ordered to demolish the structure. The owner has not complied with the order to demolish the structure; therefore, City Council is being asked to adopt an ordinance to use the In Rem Remedy to demolish the structure.

What are Council's options?
1. Approve an ordinance to use In Rem Remedy to demolish and remove the dwelling located at 1908-10 Gibbs Street.
2. Not approve the ordinance to use the In Rem Remedy to demolish and remove the dwelling at 1908-10 Gibbs Street.

How much will this cost?
The estimated cost to demolish this dwelling is $5,000. Funds for the demolition of 1908-10 Gibbs Street are available in the General Fund-In Rem Account. A lien will be placed against the property for the cost incurred.

What is citizen input on this issue?
We have received a complaint on this duplex from the neighborhood organization. In December 1991 Rev. James Frieson advised us that he had purchased the property and expected to have it ready for occupancy in 3-4 months. However, Rev. Frieson has not provided us information showing title to this property. The owner and the parties in interest to this property will be notified of this In Rem action being presented to City Council on May 26, 1992.

Background:
See Attachment

Clearances:
Community Development Department

BACKGROUND

- Property Address: 1908-10 Gibbs Street
- Owner: K-K Ventures, Inc.
- Census Tract: #50
- Council District: #1
- Date of Inspection: 11/3/89
- Owner Notified of Hearing: 11/14/89 (mail unclaimed)
  12/1/89 (hand delivered)
- Hearing Held: 12/19/89
- Owner Ordered to Repair Dwelling by: 2/2/90 (mail unclaimed)
  3/16/90 (hand delivered)
- Inspector left City employment and case was not followed up on.
- Title search received in August 1991 revealed a party in interest to the property.
- Due to continued deterioration of the dwelling, it became dilapidated and was ordered to be demolished. Therefore, a Complaint and Notice of Hearing and a Findings of Fact and Order were advertised in the Mecklenburg Times for the dwelling to be demolished because the owner could not be served by certified mail.
- Owner Ordered to Demolish Dwelling by: 12/6/91
- Structure Occupied: No
- Repairs include major structural and mechanical repairs. Also, plumbing and electrical repairs.
- Feasibility to Save or Demolish Structure:

  Because of City Council's concern regarding the number of structures being demolished through the In Rem Remedy process that could possibly be saved and used in the City's housing program, Community Development staff developed an acquisition/disposition program to be used in conjunction with our code enforcement program.

  As part of the acquisition/disposition program, a feasibility study was conducted by Community Development staff to determine if it would be cost effective to acquire and rehabilitate 1908-10 Gibbs Street. It was determined that approximately $83,912 will be needed to acquire and

rehabilitate the house. Since there is no identified use of this property by a neighborhood-based organization or the City of Charlotte and since the estimated cost of $83,912 to acquire and rehabilitate the property exceeds our average new construction cost of $53,000, it is recommended that the structure at 1908-10 Gibbs Street be demolished.

E. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 605 East 18th Street.

What is Council being asked to approve?
City Council is being asked to approve an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 605 East 18th Street owned by Frances P. Brown.

Why is the City doing this?
The dwelling was inspected on July 19, 1990 as a result of a field observation and was found to be in violation of the Housing Code. The estimated cost to repair this structure to bring it up to Housing Code standards is $9,665 and the estimated value of the structure is $14,340. Since the estimated cost to repair the property is more than 65% of the estimated value, the owner was ordered to demolish the structure. The owner has not complied with the Order to demolish the structure; therefore, City Council is being asked to adopt an ordinance to use the In Rem Remedy to demolish the structure.

What are Council's options?
1. Approve an ordinance to use In Rem Remedy to demolish and remove the dwelling located at 605 East 18th Street.
2. Not approve the ordinance to use the In Rem Remedy to demolish and remove the dwelling at 605 East 18th Street.

How much will this cost?
The estimated cost to demolish this dwelling is $5,000. Funds for the demolition of 605 East 18th Street are available in the General Fund-In Rem Account. A lien will be placed against the property for the cost incurred.

What is citizen input on this issue?
The attorney representing the owner is aware of the code enforcement action on this property. Also, the owner and her attorney will be notified of this In Rem action being presented to City Council on May 26, 1992.

Background:
See Attachment

Clearances:
Community Development Department

BACKGROUND

- Property Address: 605 East 18th Street
- Owner: Frances P. Brown
- Census Tract: #7
- Council District: #1
- Date of Inspection: 7/19/90
- Owner Notified of Hearing: 7/25/90
- Hearing Held: 8/13/90
- Owner Ordered to Repair Dwelling by: 10/22/90
- Owner requested several extensions of time to repair the property and extensions were granted until 5/1/91. No repairs were made.
- Staff discovered that the Order issued to repair the property was incorrect. A new Order to demolish the dwelling was issued with a compliance date of 1/2/92.
- Title search received in March 1992 revealed no party in interest to the property.
- Structure Occupied: No
- Repairs include major structural, mechanical and plumbing repairs.
- Feasibility to Save or Demolish Structure:

  Because of City Council's concern regarding the number of structures being demolished through the In Rem Remedy process that could possibly be saved and used in the City's housing program, Community Development staff developed an acquisition/disposition program to be used in conjunction with our code enforcement program.

  As part of the acquisition/disposition program, a feasibility study was conducted by Community Development staff to determine if it would be cost effective to acquire and rehabilitate 605 East 18th Street. It was determined that approximately $78,078 will be needed to acquire and rehabilitate the house. Since there is no identified use of this property by a neighborhood-based organization or the City of Charlotte and since the estimated cost of $78,078 to acquire and rehabilitate the property exceeds our average new construction cost of $53,000, it is recommended that the structure at 605 East 18th Street be demolished.

BACKGROUND

- Property Address: 1709 Wilmore Drive (Rear)
- Owner: Sharon L. Williams Knox
- Census Tract: #36
- Council District: #3
- Date of Inspection: 12/4/89
- Owner Notified of Hearing: 12/11/89
- Hearing Held: 1/5/90
- Owner Ordered to Demolish Dwelling By: 2/4/90
- Change in inspectors took place and case was not followed up on.
- Title search received in April 1991 revealed parties in interest to the property.
- Parties in Interest Ordered to Demolish Dwelling by: 6/2/91
- Structure Occupied: No
- Repairs include major structural, mechanical, electrical and plumbing repairs.
- Feasibility to Save or Demolish:

Because of City Council's concern regarding the number of structures being demolished through the In Rem Remedy process that could possibly be saved and used in the City's housing program, Community Development staff developed an acquisition/disposition program to be used in conjunction with our code enforcement program.

As part of the acquisition/disposition program, a feasibility study was conducted by Community Development staff to determine if it would be cost effective to acquire and rehabilitate the structure at the rear of 1709 Wilmore Drive. Approximately $31,000 will be needed to replace this 774 square foot house. The house is located on the same lot as the owner's house; therefore, the lot itself could not be acquired. Also, this house does not have access to it. It will not be feasible to rehabilitate this structure, and it is recommended that the structure be demolished because of its dilapidated condition.

F. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at the rear of 1709 Wilmore Drive.

What is Council being asked to approve?
City Council is being asked to adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at the rear of 1709 Wilmore Drive owned by Sharon L. Williams Knox.

Why is the City doing this?
The dwelling was originally inspected on December 4, 1989 as a result of a field observation in a Concentrated Code Enforcement area and was found to be in violation of the Housing Code. The estimated cost to repair this structure to bring it up to Housing Code standards is $18,200 and the estimated value of this structure is $12,600. Since the estimated cost to repair is more than 65% of the estimated value, the owner was ordered to demolish the structure. The owner has not complied with the Order to demolish the structure; therefore, City Council is being asked to adopt an ordinance to use the In Rem Remedy to demolish the structure.

What are Council's options?
1. Approve an Ordinance to use the In Rem Remedy to demolish and remove the dwelling at the rear of 1709 Wilmore Drive.
2. Not approve the ordinance to use the In Rem Remedy to demolish and remove the dwelling at the rear of 1709 Wilmore Drive.

How much will this cost?
The estimated cost to demolish this dwelling is $4,500. Funds for the demolition of the structure at the rear of 1709 Wilmore Drive are available in the General Fund-In Rem Account. A lien will be placed against the property for the cost incurred.

What is citizen input on this issue?
A letter has been received from Mrs. Knox stating that she did not have the money to tear the house down. Mrs. Knox will be notified of this In Rem action being presented to City Council on May 26, 1992.

Background:
See attachment

Clearances:
Community Development Department

G. Recommend adoption of an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 219 Oregon Street.

What is Council being asked to approve?
City Council is being asked to approve an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling located at 219 Oregon Street owned by Darcus F. Paysour.

Why is the City doing this?
The dwelling was originally inspected on August 19, 1991 as a result of a field observation in a Concentrated Code Enforcement area and was found to be in violation of the Housing Code. The estimated cost to repair this structure to bring it up to Housing Code standards is $9,500 and the estimated value of this structure is $9,840. Since the estimated cost to repair is more than 65% of the estimated value, the owner was ordered to demolish the structure. The owner has not complied with the Order to demolish the structure; therefore, City Council is being asked to adopt an ordinance to use the In Rem Remedy to demolish the structure.

What are Council's options?
1. Approve an Ordinance to use the In Rem Remedy to demolish and remove the dwelling at 219 Oregon Street.
2. Not approve the ordinance to use the In Rem Remedy to demolish and remove the dwelling at 219 Oregon Street.

How much will this cost?
The estimated cost to demolish this dwelling is $3,500. Funds for the demolition of 219 Oregon Street are available in the General Fund-In Rem Account. A lien will be placed against the property for the cost incurred.

What is citizen input on this issue?
The owner has stated an interest in selling the property. Also, the owner will be notified of this In Rem action being presented to City Council on May 26, 1992.

Background:
See Attachment

Clearances: Community Development Department

BACKGROUND

- Property Address: 219 Oregon Street
- Owner: Darcus F. Paysour
- Census Tract: #45
- Council District: #2
- Date of Inspection: 8/19/91
- Owner Notified of Hearing: 8/20/91
- Hearing Held: 9/4/91
- Owner Ordered to Demolish Dwelling by: 10/10/91
- Title search received on 10/30/91 revealed parties in interest to the property.
- Complaint & Notice of Hearing and Findings of Fact & Order were advertised in the Mecklenburg Times because the parties in interest to the property could not be served by certified mail.
- Parties in Interest Ordered to Demolish Dwelling by: 12/26/91
- Structure Occupied: No
- Repairs include major structural, mechanical and plumbing repairs.
- Feasibility to Save or Demolish Structure:

Because of City Council's concern regarding the number of structures being demolished through the In Rem Remedy process that could possibly be saved and used in the City's housing program, Community Development staff developed an acquisition/disposition program to be used in conjunction with our code enforcement program.

As part of the acquisition/disposition program, a feasibility study was conducted by Community Development staff to determine if it would be cost effective to acquire and rehabilitate 219 Oregon Street. It was determined that approximately $57,040 will be needed to acquire and rehabilitate the house. Since there is no identified use of this property by a neighborhood-based organization or the City of Charlotte and since the estimated cost of $57,040 to acquire and rehabilitate the

property exceeds our average new construction cost of $53,000, it is recommended that the structure at 219 Oregon Street be demolished. (Although there is only a $4,040 difference between the estimated acquisition and rehabilitation cost vs. the estimated new construction cost, the construction of a new house would provide a longer economic life of a house rather than rehabilitation.)

C I T Y O F C H A R L O T T E

I N T E R - O F F I C E C O M M U N I C A T I O N

DATE: May 5, 1992

TO: Tricia Macomber
Operations Supervisor

FROM: Captain J. S. Cherry

SUBJECT: Job Applicant Summary

Applicant Name: Antonio Gerard Evans
Social Security#: 246-13-1788

Personal Data:

Race:	Black
Sex:	Male
Date of Birth:	07/14/62
Weight:	220
Height:	6'0"
Present Residences:	222 S. Randolph St., Apt#2, Rockingham NC 28379
Home Phone:	(919) 895-4128
Work Phone:	(919) 997-6631
NCDL#:	1086060

Marital Status:

Married, Tracy Capel Evans
2 Minor Children

Education History:

High School Graduate
Richmond Sr. High School
Rockingham, NC

1 year
Johnson C. Smith University
Charlotte, NC

(Unknown Major)

Military Background

U.S. AirForce May 1981 to December 22, 1984
Highest Rank Attained E-4 (Staff Sergeant)

Various Security Schools while in Service.
See Attachments

Present Employment:

City of Rockingham
Police Department
3 years
Present Rank. Sergeant

Criminal Justice Certification:

BLET Certified
Robeson Community College
Basic Law Enforcement School
Lumberton NC

Criminal History:

No Record
NCIC
North Carolina Dept of Motor Vehicles

Driver History:

No Infractions

Personal Reference:

The applicant's personal references were checked and they all highly recommended the applicant.

One noteworthy reference who was a Magistrate in Richmond County who had known the applicant for approximately 15 years was very complimentary towards the applicant's abilities and his positive attitude.

Summary Statement:

This researching officer discovered no problems with the information as furnished by this applicant.

JSC:beg

(THIS FORM TO BE USED ONLY BY CITY DEPARTMENTS MAKING APPLICATION)

APPLICATION FOR SPECIAL OFFICER PERMIT

Date: May 4, 1992

City Manager
City Hall
Charlotte North Carolina

Application is hereby made to the Charlotte City Council for the appointment of Antonio Gerard Evans (Name of applicant) as Special Officer to be employed by the Charlotte/Douglas International Airport (City Department requesting appointment)

By: _____ (Department Head)

(The following questions are to be asked of the applicant by an employee of the City Department requesting the appointment. The applicant will sign his/her name at the bottom thereof.)

Name: Antonio G. Evans Social Security No.: 240-13-1788
Home Address: 222 S. Randolph St Apt 2 Telephone No.: (919) 895-4128
Rockingham, NC 28379
Date of Birth: July 14, 1962

Have you ever been in the employ of a Police Department? YES

If so, when? 8-87 TO 11 88 4-89 TO PRESENT Where? ROCKINGHAM PD

Cause of leaving same: BETTER BENEFITS AND OPPORTUNITY

Have you ever been arrested? NO Reason: _____

Do you use intoxicating liquors? ONLY ON SOCIAL OCCASIONS

Have you ever been employed as a Special Officer? NO

Where and when? _____

Antonio Gerard Evans
Applicant

(Interviewer will sign the following Affidavit before a Notary Public)

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Babette T. Boone, do solemnly swear that the foregoing questions were asked by me of the person for whom application is made for Special Officer Permit and that the answers as set out after each and every question were given me by him/her and that he/she did sign his/her name at the bottom of the above statement.

Babette T Boone
(Interviewer) Babette T Boone
(Title) - Administrative Officer

SWORN AND SUBSCRIBED TO before me, this 4th day of May, 19 92.

Amelia Shepherd
NOTARY PUBLIC

My Commission Expires: 05/09/93