AGENDA

Meeting Type:	W
Date.	05-30-1991
SUBJECT	

City of Charlotte, City Clerk's Office

5/30/91

5:10 pm

Mayor ✓
Campbell ✓
Clodfelter ✓
Hammond ✓
Mc Crory ✓
Mangum ✓
Martin ✓
Matthews ✓
Patterson ✓
Scarborough ✓
Vinroot ✓
Wheeler ✓

Mayor
Vi Alexander

Matthews
Alexander
Phil Coward
Alexander
McCrory

responds to questions
(see agenda)

not to the 80%

tax loss

Alexander	value of City-owned land that is for sale tract 2
White	Tract 4
Alexander	
Richard Martin	
Alexander	
Matthews	
Alexander	
White	
White	status on tract 4
White	late June
Sypert	
White	interim budget
	real estate tax (property)
Martin	
White	
Mayor	
Boyd Cauble	
(Ollie Scarbrough came in at 5:40 pm)	
Matthews	
Cauble	
Matthews	2-3 yrs

Caubli	pass tax collections
Clodfelter	
Caubble	do not get any
Matthews	
Caubble	
Matthews	
Caubble	
Matthews	
Caubble	1% local / 1/2%
Matthews	
Caubble	
Matthews	pass through
Mc Crory	
Caubble	
Mc Crory	divided?
Caubble	
Mayor	no consensus
Caubble	League
Clodfelter	
Mayor	other cities
Caubble	
White	
Matthews	

Cauble
White
Clodfelter
Cauble
Clodfelter
White
Clodfelter
White
Patterson
Clodfelter
Patterson
Mayor
Patterson
Mayor
McCrory
Mangum
Patterson
Scarborough
Mayor
Hammond
Mayor
Mayor

!!

$14 million dollar
gal aggressive

Cyrdie, Stan,

Monday morning

Jonny

Clopfutter (excused.)
Vinroot
Mayor
Matthews
Walter Fields
Matthews
Fields
Martin
Fields
Martin
Hammond
Martin
Mangum
Scarborough
Scarborough/Martin
Vinroot
Mayor
Vinroot
Mayor
Martin
Vinroot
Martin
Vinroot
Martin

Hammond
Mangum
Vinroot
Matthews
Patterson

to approve (without

Mangum
Martin
Matthews
Patterson
Matthews
Fields
Underhill
Patterson
Patterson / McCrary — to deny
Mayor — yes — no
Patterson — Martin
Underhill — denied 10 - 1

2
Vincent / Mangum — all B-2
Vincent — under
Matthews
Patterson
Fields
Matthews
Vincent
Matthews

2 cont'd

Chapter

3

Vinroot / Hammond

Matthews
Fields
Matthews
Fields
Matthews
Fields
Vinroot
Fields
Matthews
Fields
Mangum
Vinroot
Underhill

I-1 & 0-6
all except the Cossis ...
property
parking, beds
mined

Mess 1:30 pm
Recovered 6:40 pm

Alexander Hammond		
Alexander Vinroot	Res	156,000
Alexander	Cpt	66,000
Matthews	other	25,000
Alexander		247,000
Cloffitter		170,000
		77,000
		$2.4 m
	1997	12.3 m
Alexander	Fire	
Asst. Chief Roger Weaver		
White		
Weaver		
Campbell	impact on safety	
Weaver		
White		
Weaver	6 min. per squad	
Patterson		
Weaver		
Patterson		
Weaver	6	
Patterson		

Weaver	
Patterson	
Weaver	
Patterson	
Weaver	
Clodfelter	
Weaver	4 on a truck
Clodfelter	
Alexander	58 shifts / 15 short
Clodfelter	1 - 2 short.
Weaver	175 target figure
Alexander	
Martin.	
White	benchmark budget
Martin	
White	other dept are doing it.
Steger	
Clodfelter	
Alexander	
Martin	
Steger	
Martin	
Mayer	
Matthews	

Nancy Ellwitt	! from audience
Matthews	
Weaver	
Alexander	vacancy level / gradations
Weavers	
Matthews	12 FF
Weaver	
Matthews	12 - down D : 11
Alexander	
Scarborough	high risk area / yes
Weaver	whole company respond
Whitley	
Hammond	national norm ?
Weaver	
Hammond	
Weaver	
Hammond	
Weaver	
Vinroot	
Mangum	8 on / 4 off
Weave	4 days out of 12 ?
Mangum	
Weaver	
Mangum	

Weaver
Mangum
Major
Clodfelter

1, 2 & 3, 4
1-5 Wendell's
6- Council contingency
7- private funding
8- daily garbage pickup
cut to 2-3 wks.
can we ?

Mayor
Alexander
White
Patterson

keep tax rate same
for D/T district
cannot grant on it ?

Alexander
Scarborough
Alexander
Clodfelter
Patterson
Clodfelter

200,000 GF to CD

9 enforcing dangerous
dog ordinance
3%

Alexander

Clodfelter
Matthews
Alexander
Matthews
Alexander
Matthews
Alexander
Clodfelter
Campbell
Clodfelter
Campbell
Clodfelter
Campbell
Clodfelter
White
Mayor
Clodfelter
White
Clodfelter
Campbell
McCrary
Patterson

Mayor

60%

what is our. costing?

City within City $250,000

cut 1/2 travel/training
300,000 funded
300,000 contingency

Patterson	
Hammond	
Alexander	
Mangum	longevity
Patterson	Afro-American $30,000
Mayor	
Campbell	Y/C $10,000
Cloaflutter	
Campbell	
Mayor	
Alexander	
Martin	
Alexander	
Scarborough	expand bus / State Code
Patterson	
Jinrat	
Scarborough	
Alexander	
Scarborough	
Alexander	
Patterson	$1 million / $500,000 A-C-CC
Alexander	
Campbell	

Alexander	plan for "1/2 m.
Patterson	
Godfrey	
Scarborough	
Alexander	
Wheeler	+ 18 FF
Mayor	
Patterson	
McCrory	
Patterson	
Mayor	
Patterson	parking / street &
Mayor	Dicks Cherry
Godfrey	
Mayor	stoff of Congress
Matthews	
White	
Matthews	roads as fast as possible
Alexander	fast forward
Matthews	
Alexander	

Matthews
Alexander
Matthews
(Mayor left at 8:20 pm)
Alexander
Matthews
Alexander
Matthews
Curt Walton (from audience)
Matthews
Alexander
Matthews
Alexander hi & jo hi
Martin
Matthews
Alexander
Matthews
Alexander
Matthews
Alexander
Matthews
Alexander
Mangum annexation Fire
Alexander add 57 personnel

Matthews		
Whulu		
Alexander		
Whulu		26 + 2
Hammond		
Alexander		
Hammond		
Alexander		
Hammond		
Scarborough		
Hammond		
Alexander		roof leaks
Hammond		
Alexander		
Vinroot	–	Rudy Cuts
	+	VA support
	+	CJ Comm Study
Alexander		
Patterson		
Vinroot		opt. collection
Patterson		equity!
Alexander		
Patterson		
Closing		defer

Martin
Patterson
Alexander
Patterson
Scarborough
Alexander
Matthews
Clodfelter
Hammond
Matthews
Alexander
Clodfelter
Alexander
Scarborough
Matthews
Patterson
Alexander
Patterson
Hammond
Alexander
Vinroot
Matthews
Martin
Patterson

Come back

4 items

Alexander
Patterson
Alexander
Godfritz
Alexander
Godfritz
Patterson
Alexander
Godfritz
Patterson
Vinroot
Alexander
Hammond
Godfritz
Patterson
Vinroot
Patterson
Alexander
Patterson
Vinroot
Patterson
Vinroot
Patterson
Matthews

Patterson	
Hammond	
Alexander	! down 200.000
Matthews	
Vinroot	
Scarborough	
Vinroot	going private
McCrory	
Vinroot	
Hammond	
Patterson	
Clodfelter	
Alexander	
White	
Vinroot	
White	
McCrory	transfer all $ now?
Alexander	
Vinroot	
Alexander	no
Vinroot	
Patterson	
Scarborough	
Alexander	

Scribbourgh	negotiate
Patterson	adv dist
Clodfelter	
Alexander	
Patterson	
Clodfelter	
Vinroot	
Patterson	
Vinroot	
Campbell	
Vinroot	
Campbell	
Vinroot	
Campbell	
Matthews	
Campbell	
Matthews	
Alexander	
Campbell	
Alexander	
Matthews	
Patterson	
Matthews	

Patterson
Vinroot
Clodfelter
Whilley
Scarborough
White

C.1P

Alexander
Patterson
Vinroot
McCrory
Patterson
Clodfelter
Patterson
Hammond
Matthews
Patterson
Clodfelter

(for state budget)

D. Committee

Reduction

Alexander
McCrory
Patterson
Alexander
Patterson

D Committee

Alexander
Clodfelter
Patterson
Alexander
Patterson
Vinroot
Matthews
Mangum
Vinroot
Clodfelter
Alexander
Patterson
Vinroot
Matthews
Mangum
Vinroot
Clodfelter
Alexander
Patterson
Matthews
Clodfelter
White
Vinroot
Patterson
Alexander
Matthews
Alexander

Vinroot
Goodfuter
Alexander
Vinroot
Goodfuter
Patterson
Alexander
Patterson

adjourn 9:45 p.m.

CHARLOTTE

Mayor Sue Myrick *Mayor Pro Tem Cyndee Patterson*

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

Council Agenda

Thursday, May 30, 1991

5:00 p.m. Budget Workshop
Meeting Chamber Conference Room

ZONING DECISIONS

ITEM NO.

The following zoning decisions were deferred at the May 20, and May 28, 1991 meetings.

1. (91-22) Decision on Petition No. 91-22 by The Leon B. Jordan Estate for a change in zoning from R-9 to B-1(CD) for a 4.55 acre site located on the southwest corner of Harris Boulevard and Idlewild Road.

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be denied.

Attachment No. 1

Patterson/McCrory
10-1
deny passed

Clodfelter - excused

Ord #3175-Z BK 40, PG 131

2. (91-26) Decision on Petition No. 91-26 by Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to B-2 and O-6 (East District Plan) for approximately 23.8 acres located along the south side of Albemarle Road between Winchester Lane and Wilgrove-Mint Hill Road.

Unanimous/Mungum all to B-2 motion

A protest petition has been filed and found sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved. B-2

Attachment No. 2

#3176-Z Ord BK 40, PG 135

3. (91-27) Decision on Petition No. 91-27 by Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to O-6 (East District Plan) for several parcels located on the south side of Albemarle Road at Orchard Ridge Road and from B-1 to O-15 for two parcels located south of Albemarle Road west of Dwight Ware Boulevard.

Unanimous/Hammond O-6 except Copsis property motion

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee voted on the two portions of the petition separately and recommends the approval of both portions of the petition.

Attachment No. 3

O-6 for all except the Copsis property

DATE:	April 22, 1991
PETITION NO.:	91-22
PETITIONER(S):	The Leon B. Jordan Estate
REQUEST:	Change from R-9 to B-1(CD).
LOCATION:	A 4.55 acre site located on the southwest corner of Harris Boulevard and Idlewild Road.
ACTION:	The Zoning Committee recommends that this petition be denied.
VOTE: Yeas:	Baucom, McClure, Mead, Motley and Thomasson.
Nays:	None. (Commissioner O'Brien abstained from voting. Commissioner Spencer was not present when vote was taken.)

REASONS

This petition proposes the rezoning of 4.55 acres to allow the development of a 20,000 square foot strip commercial center facing Harris Boulevard with an outparcel at the corner of Harris Boulevard and Idlewild Road. The district plan recommends continued residential development in the area and recognizes that the existing neighborhood convenience center located on the southeast corner of this intersection adequately provides for the daily retail service needs of the nearby community. Therefore, the Zoning Committee recommends that this petition be denied.

STAFF OPINION

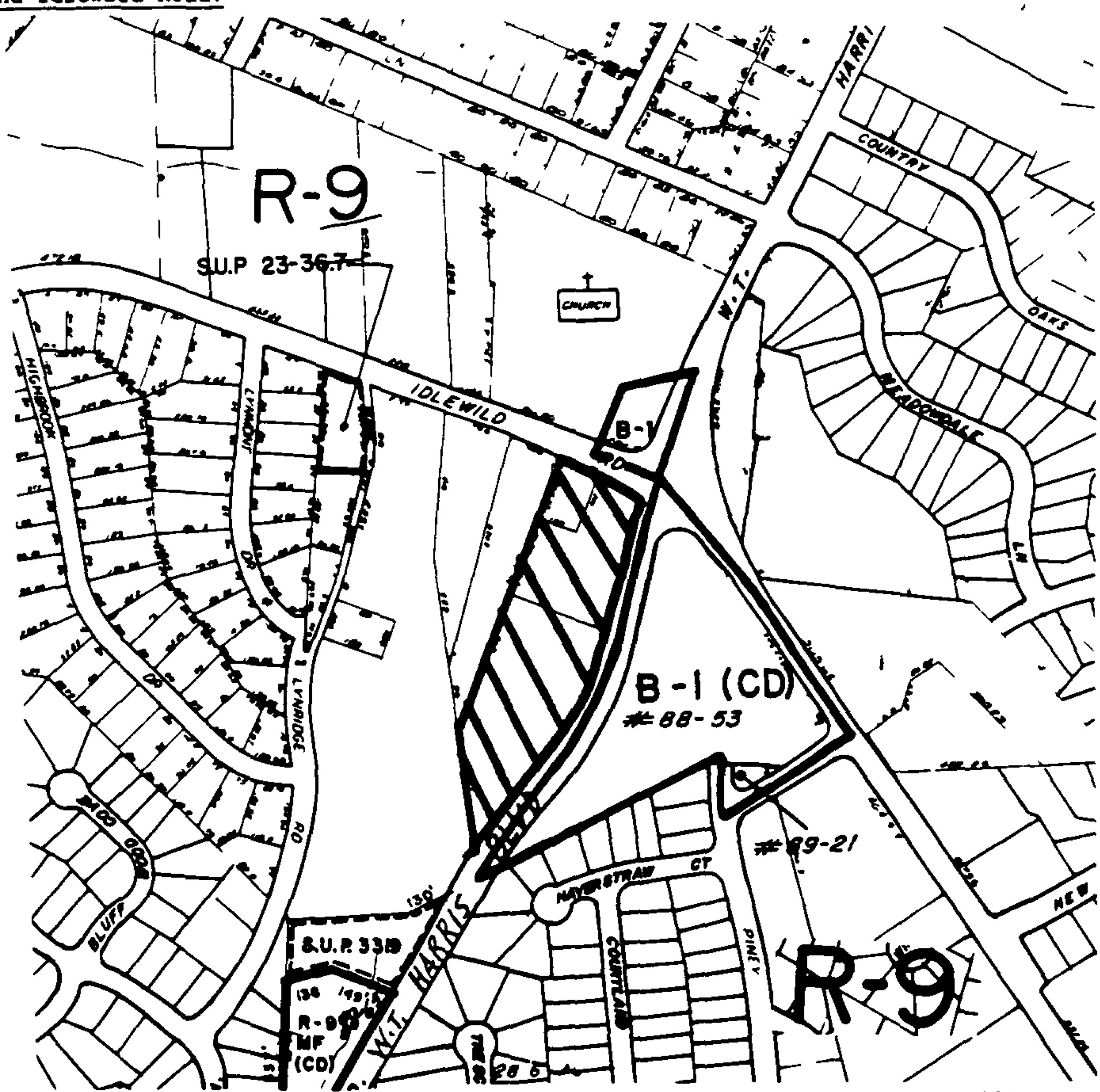
The staff agrees with the recommendation of the Zoning Committee.

PETITIONER: The Leon B. Jordan Estate

PETITION NO.: 91-22 HEARING DATE: April 15, 1991

ZONING CLASSIFICATION, EXISTING: R-9 REQUESTED: B-1(CD)

LOCATION: Approximately 4.55 acres located on the southwest corner of Harris Boulevard and Idlewild Road.



ZONING MAP NO(s).: 122 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE: April 22, 1991

PETITION NO.: 91-26

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 to O-6 and B-2 (East District Plan).

LOCATION: Approximately 23.8 acres located along the south side of Albemarle Road between Winchester Lane and Wilgrove-Mint Hill Road.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Mead, Motley, O'Brien and Thomasson.

Nays: Baucom and McClure.
(Commissioner Spencer was not present when vote was taken.)

REASONS

This petition seeks rezoning from I-1 to B-2 and O-6 in accordance with the East District Plan. The East District Plan recommends retail and office uses for this area of Albemarle Road. The Zoning Committee discussed the nonconforming uses created by the portion of the petition which seeks rezoning to O-6 noting that several uses, some of which have been created since the district plan was adopted, would be made nonconforming by a rezoning to O-6. However, the majority of the Zoning Committee viewed the petition as appropriate for approval. The minority opinion expressed concerns about the portion of the petition being requested for rezoning to O-6 and viewed a B-2 district as appropriate for the entire petition.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO.: 91-26 HEARING DATE: April 15, 1991

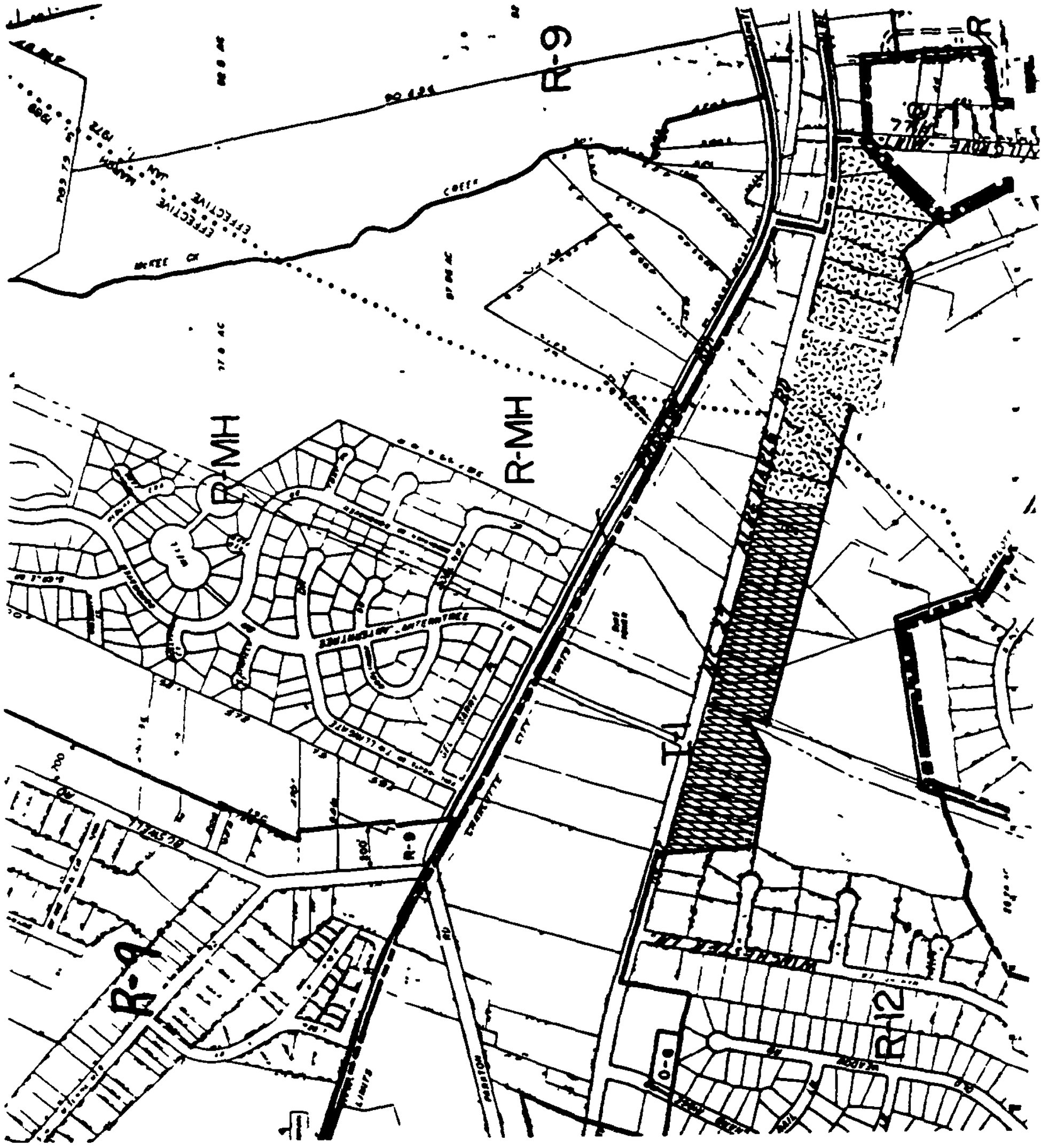
ZONING CLASSIFICATION, EXISTING I-1 REQUESTED: O-6 & B- 2

LOCATION Approximately 23.8 acres located along the south side of Albemarle Roa between Winchester Lane and Wilgrove-Mint Hill Road.

SEE ATTACHED MAP

ZONING MAP NO(s).: 98 & 115 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



I-1 TO O-6

I-1 TO B-2

DATE: April 22, 1991

PETITION NO.: 91-27

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 to O-6 for several parcels located on the south side of Albemarle Road at Orchard Ridge Road and change from B-1 to O-15 for two (2) parcels located south of Albemarle Road east of Dwightware Boulevard.

ACTION: The Zoning Committee voted on the two portions of the petition separately and recommends approval of both portions of the petition.

VOTE PART A: I-1 to O-6 along Orchard Ridge Road.

Yeas: McClure, Mead, Motley, O'Brien and Thomasson.

Nays: None.
(Commissioner Baucom abstained from voting. Commissioner Spencer was not present when vote was taken.)

VOTE PART B: B-1 to O-15 east of Dwightware Boulevard.

Yeas: McClure, Mead, Motley and Thomasson.

Nays: Baucom and O'Brien.
(Commissioner Spencer was not present when vote was taken.)

REASONS

This petition proposes rezoning of properties from I-1 to O-6 and B-1 to O-15 in accordance with the East District Plan. The East District Plan recommends these properties develop as, or continue to be used for, office uses due to the significant amount of commercial zoning in the area. The plan recognizes a community mixed use center at the intersection of Albemarle Road and Harrisburg Road and the amount of existing commercial zoning combined with the commercial zoning proposed in Petitions 91-25 and 91-26 allow far beyond the recommended 250,000 square feet of retail space. The plan recognizes that the area is lacking the office component of the community center. The Zoning Committee voted on the two portions of the petition separately. The portion of the petition which seeks rezoning from I-1 to O-6 along Orchard Ridge Road was recommended for approval unanimously. Some members of Zoning Committee viewed the properties included in the portion of the petition which seeks rezoning from B-1 to O-15 as an ideal commercial site due to its location and configuration. However, the majority of the Zoning Committee viewed the petition as appropriate for approval. Therefore, the Zoning Committee recommends approval of the petition as submitted.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

PETITIONER. Charlotte Mecklenburg Planning Commission

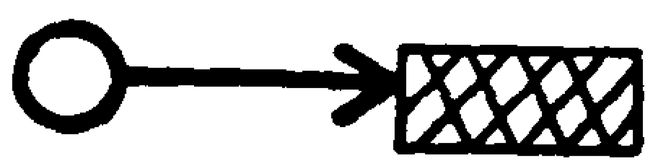
PETITION NO.: 91-27 HEARING DATE: April 15, 1991

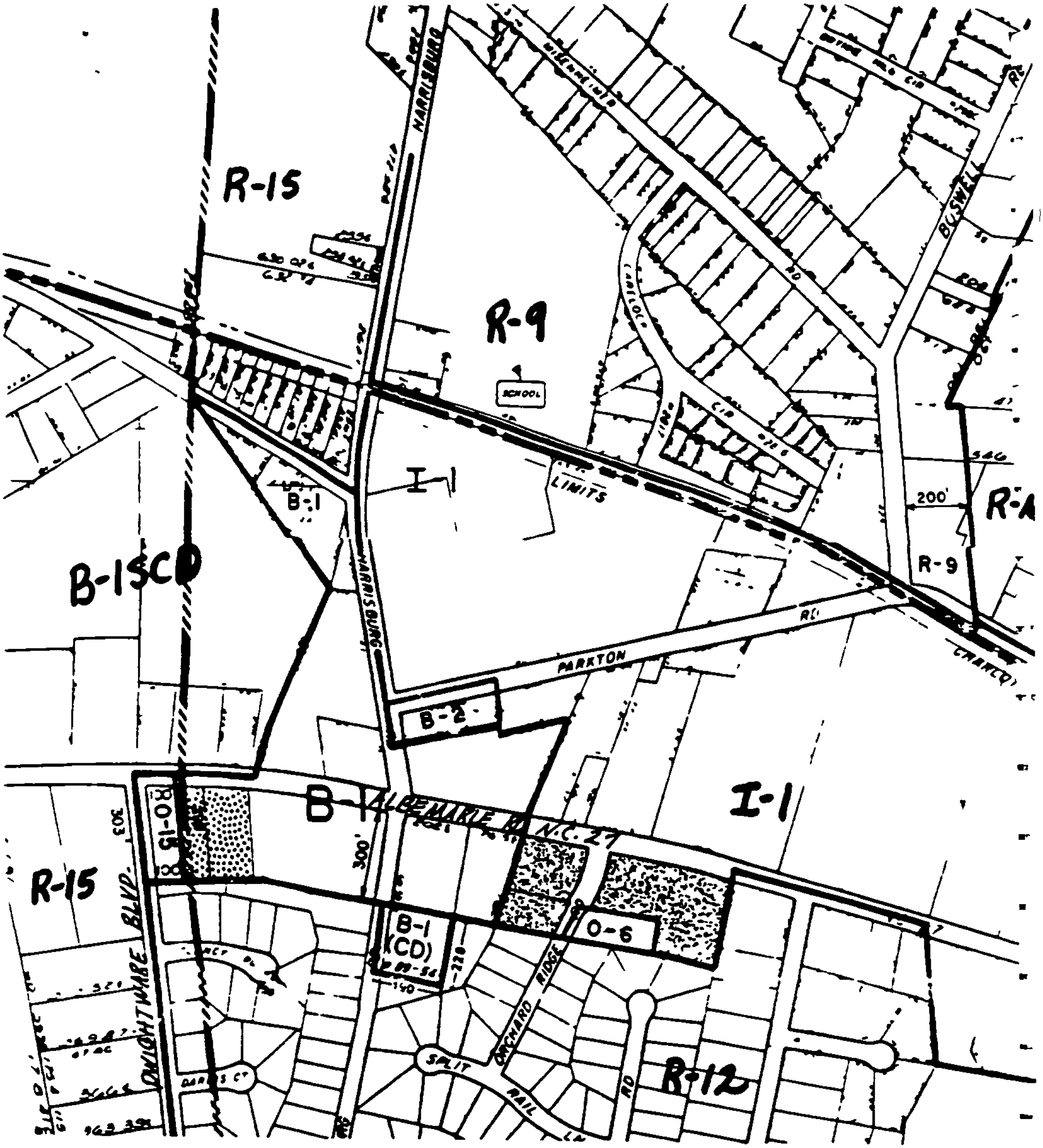
ZONING CLASSIFICATION, EXISTING B-1 & I-1 REQUESTED: O-15 & O-6

LOCATION Several parcels totaling approximately 4.6 acres located on the south side of Albemarle Road east of Dwightware Boulevard.

SEE ATTACHED MAP

ZONING MAP NO(s).: 98 & 115 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE 



I-1 TO O-6

B-1 TO 0-15

ALTERNATIVE BUDGET PROPOSAL
DGC/5-29-91

CLODFELTER'S PRESENTATION

I. GENERAL FUND CHANGES

A. EXPENDITURE REDUCTIONS / DEFERRALS

1.	Delete Arts Commission Support (Op p. 112)	$39,604
2.	Defer Additional Resource Officers (Op p. 92)	$129,040
3.	Defer Relocation of Microwave Site (Op p. 146)	$25,000
4.	Defer LEC Telephone System Upgrade (Op p. 92)	$55,000
5.	Defer Additional Clerk's Position (Op p. 171)	$15,945
6.	Reduce Council Contingency by 1/2 (Op p. 191)	$75,000
7.	Privatize Funding for Sister Cities (Op p. 90)	$31,091
8.	Reduce CBD Trash Collection by 1/2 (Op p. 90)	$195,324.50
9.	Reduce contribution to Housing & CD Fund (Op p. 191; See discussion in II. below)	$421,303
10.	Modify response time for animal control (Op p. 106) <u>Rough estimate only</u>	$125,000
11.	Reprogram "City w/n City" to use existing resources in Community Development, Economic Development, Community Relations, and Neighborhood Centers Depts. (Op p. 197)	$250,000
12.	Reduce contribution to Cityfair parking deck debt service fund (Op p. 193) (See discussion in III. below)	$363,956

B. TRANSFERS/CHARGES TO OTHER FUNDS

1.	Charge Transit Marketing to Transit Fund (Op p. 121)	$358,637
2.	Charge PSI Transit Advertising Contract to Transit Fund (Op p. 157)	$34,982
3.	Charge PILOT to CIP Innovative Housing Fund (Op p. 197)	$62,000

C. NEW REVENUES/TRANSFERS FROM OTHER FUNDS

1.	Implement new fire permit fees as proposed	$200,000
2.	Transfer from PAYG Innovative Housing Fund to	

support "soft" service aspects of innovative housing program. Items supported by this fund transfer would include: $500,000

YWCA Scattered Sites	$41,043
Family Housing Services	$288,340
Crisis Fuel Assistance	$56,120
Crime Prevention HA	$144,904

TOTAL GENERAL FUND REDUCTIONS AND REVENUE INCREASES COMPARED TO BUDGET AS PROPOSED $2,881,882.50

D. PROPOSED ADDITIONS TO GENERAL FUND BUDGET

1. Restore neighborhood street lighting $100,000

2. Restore 12 Firefighter I positions $245,000

3. Continue Development Fee Options 10,000

TOTAL ADDITIONS $355,000

GENERAL FUND TAX RATE UNDER THIS PROPOSAL: $0.549

II. COMMUNITY DEVELOPMENT & HOUSING FUND

1. Charge 4 positions dealing with administration of EDRF, DARF, and Innovative Housing to the CIP, similar to way we charge Engineering and CDOT (Op p. 241) $206,149

2. Transfer Family Housing Services to G.F. $215,154

3. Reduce G.F. Contribution ($421,303)

NET EFFECT ON CD & HOUSING FUND -- $0

III. CHANGES TO CAPITAL BUDGET

A. REDUCTIONS / DEFERRAL

1. Use existing structures in lieu of new fire training house and transfer appropriation as in B.1. below (CIP p. 74) $175,000

2. Reduce FY92 appropriation for In Rem to same level as FY93 and subsequent years, and transfer excess of unexpended appropriation as in B.1. below (CIP p. 63) $138,956

3. Combine Minor Roadway Widening and Cutrate Widening and Reduce, transfer savings as in B.1. below (CIP pp. 46, 50) $50,000

4. Delete median on Carmel Road project and transfer as in B.2. below Rough estimate $300,000

5. Defer Fire Apparatus Maintenance Shop to explore options - airport financing, old bus garage, etc. $1,240,000

B. TRANSFERS TO OTHER PROJECTS OR FUNDS

1. Transfer reductions in A.1,2,3 above to Cityfair parking deck debt service account $363,956

2. Transfer Carmel Rd. median savings to Business Corridor Improvement Program (CIP p. 86) $300,000

3. Fund Westinghouse Boulevard from Private Sector Leveraging Funds - ROW to be donated by property owners (CIP p. 45) $700,000

4. Transfer Land Acquisition funds to Improvements to Existing Parks account and do not issue new 2/3 bonds for Improvements to Existing Parks $1,200,000

C. NEW PROJECTS

1. Issue new 2/3 bonds for Storm Drainage Repair Program (Belmont). This is possible due to item B.5 above. Avoids using up all the Neighborhood Reinvestment Fund for storm drainage repair in Belmont alone. (CIP p. 104) $1,000,000

ALTERNATIVE BUDGET PROPOSAL
DGC/5-29-91

I. GENERAL FUND CHANGES

A. EXPENDITURE REDUCTIONS / DEFERRALS

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C. NEW REVENUES/TRANSFERS FROM OTHER FUNDS

1.	Implement new fire permit fees as proposed	$200,000
2.	Transfer from PAYG Innovative Housing Fund to	

support "soft" service aspects of innovative housing program. Items supported by this fund transfer would include: $500,000

YWCA Scattered Sites	$41,043
Family Housing Services	$288,340
Crisis Fuel Assistance	$56,120
Crime Prevention HA	$144,904

TOTAL GENERAL FUND REDUCTIONS AND REVENUE INCREASES COMPARED TO BUDGET AS PROPOSED $2,881,882.50

D. PROPOSED ADDITIONS TO GENERAL FUND BUDGET

1. Restore neighborhood street lighting $100,000

2. Restore 12 Firefighter I positions $245,000

3. Continue Development Fee Options 10,000

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GENERAL FUND TAX RATE UNDER THIS PROPOSAL: $0.549

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1. Transfer reductions in A.1,2,3 above to Cityfair parking deck debt service account $363,956

2. Transfer Carmel Rd. median savings to Business Corridor Improvement Program (CIP p. 86) $300,000

3. Fund Westinghouse Boulevard from Private Sector Leveraging Funds - ROW to be donated by property owners (CIP p. 45) $700,000

4. Transfer Land Acquisition funds to Improvements to Existing Parks account and do not issue new 2/3 bonds for Improvements to Existing Parks $1,200,000

C. NEW PROJECTS

1. Issue new 2/3 bonds for Storm Drainage Repair Program (Belmont). This is possible due to item B.5 above. Avoids using up all the Neighborhood Reinvestment Fund for storm drainage repair in Belmont alone. (CIP p. 104) $1,000,000

City of Charlotte
Budget Workshop
Thursday, May 30, 1991
5:00 - 8:00 pm
Agenda

1) Zoning Decisions	Attachment 1
Staff Resource	Walter Fields
2) Budget Information	Attachment 2 Attachment 3
Staff Resource	Vi Alexander
3) State Budget Status	Attachment 4
Staff Resource	Boyd Cauble
4) Budget Decisions	
Operating Budget Capital Budget	Attachment 5 Attachment 6
Staff Resource	Vi Alexander

BUDGET WORKSHOP
Q&A's

COUNCILMEMBER SCARBOROUGH

Q. WHAT IS THE COST ESTIMATE TO REMODEL PLATO PRICE SCHOOL FOR A COMMUNITY CENTER?

A. The General Services Department has done a brief survey of the school to review its present condition for possible renovation. The school appears to be structurally sound. All major systems, however, would need to be totally replaced. General Services roughly estimates the cost for this work to be $1,154,000 and would include new heating, ventilation and air conditioning, plumbing, electrical, roofing, window replacement and asbestos removal. The latter could result in additional costs since it is unknown at this time how much asbestos is in the building. The $1.1 million estimate does not include any design or renovation work related to a specific program use.

If the project were pursued, it would be desirable to retain an architect to do extensive site investigation and a structural review to more accurately determine rehab costs. We estimate an architectural contract for assessment work would cost in the range of $10,000 - 40,000.

Council Member Scarborough and representatives of the neighborhood toured the school last week with City staff.

Q. WHAT WOULD BE THE COST TO EXPAND BUS ROUTES TO HIGHWAY 49, STEELE CREEK AREAS?

A. DOT estimates that an expansion of bus service to Steele Creek would cost between $400,000 and $450,000 per year and would generate between $80,000 and $100,000 in fares. Part of this route was included in the expansion planned for September 1991, which has been deferred due to budget constraints (see attached memo).

COUNCILMEMBER PATTERSON

Q. HOW IS IT POSSIBLE TO REDUCE SANITATION CREW SIZE?

A. After many weeks of field testing, it was determined by the Sanitation Division that two persons, working on a low-entry cab, side-loading refuse collection truck could collect approximately the same amount of refuse from a backyard route as a three person crew using more conventional equipment. Over the past eight years, the City has continued to reduce crew sizes as the rear-loading packers were replaced with low-entry, side-loading vehicles.

COUNCILMEMBER PATTERSON CONTINUED

In studying the curbside trash and yard waste collection procedures, it has been determined that similar efficiencies could be achieved with a change of equipment. By utilizing low-entry rear-loading vehicles, the curbside collection crews can also be reduced from three to two persons. The low-entry cab eliminates the need for a collector to continually climb up and down into the cab and thus reduces fatigue and amount of collection time required to service the routes.

COUNCILMEMBER MATTHEWS

Q. **IF WE DON'T SELL THE $23 MILLION IN ROAD BONDS, HOW WILL IT AFFECT THE DEBT MODEL?**

A. Because most of the $23 million was programmed in the later years of the CIP, only 1/4 cent is available to transfer now to General Fund if the $23 million is not used as bond financing for capital projects. If the 1/4 cent is transferred, new debt capacity will not become available until FY1999. If the $23 million is used in the capital program, debt capacity will begin to grow in 1997-98 with significant growth in 1999.

COUNCILMEMBER VINROOT

Q. **IS THERE A BETTER WAY TO PROVIDE CONCESSIONS IN THE PARKS AND RECREATION FACILITIES?**

A. This has turned out to be a more complex question than can be answered with a simple "Q and A" format. We will put this issue on the Summer/Fall workplan and provide Council with a detailed report once a more complete study can be undertaken.

COUNCILMEMBER HAMMOND

Q. **WHAT IS THE STATUS OF THE POWELL BILL FUND BALANCE?**

A. A cash flow analysis of the Powell Bill Fund is attached, as well as a list of eligible Powell Bill expenses. Briefly, Powell Bill Fund balance is estimated to be drawn down from $7.3 million now to around $1 million going in to FY94.

COUNCILMEMBER CLODFELTER

Q. **IS CENTRAL PIEDMONT INTERESTED IN BUYING MEMORIAL STADIUM EARLIER THAN PLANNED AND LEASING THE FACILITY BACK TO THE CITY?**

COUNCILMEMBER CLODFELTER CONTINUED

A. Staff has been unable to get a definitive answer to this questions, as Dr. Shaw was out of the office last Friday and all of this week. City staff will continue to contact Central Piedmont staff this week and will follow-up with Dr. Shaw next week.

Q. HOW WOULD INCREASING THE RESPONSE TIME FOR AN ATTACKING DOG IN PROGRESS CALL FROM "WITHIN 30 MINUTES" TO "WITHIN AN HOUR" AFFECT THE STAFFING REQUIREMENTS OF THE DANGEROUS DOG TASK FORCE?

A. During the month of March, 1991, the Task Force responded to 588 service calls. However, only 18 or 3% were responses to attacking dogs in progress.

The Task Force staffing level would not be impacted by lengthened response times. The primary mission of the Task Force is to identify and correct conditions which create the possibility of danger before dog aggression occurs.

COUNCILMEMBER WHEELER

Q. WHAT IS THE FOOTBALL FINANCING PLAN?

A. Total Project Cost: $35 million

Source	FY90	FY91	FY92	FY93	Total
General Fund Fund Balance		$ 5.5			$ 5.5
N.C. 51 Savings	$6.0				6.0
Independence Blvd.					
ROW (1)					
Sale of Land (2)			$ 2.0		2.0
Auto Privilege Tax		1.9	1.9		3.8
Pay-As-You-Go (3)		9.5	6.2	$2.0	17.7
Total	$6.0	$16.9	$10.1	$2.0	$35.0

At a citizen's meeting, Joe Miller of CFEG stated the football stadium would cost $68 million. He has been advised of the information above and he would add $12 million in interest cost for the debt financing in footnote (3). The $12 million estimate is accurate.

COUNCILMEMBER WHEELER CONTINUED

NOTES:

(1) State agreed to acquire north side of Independence Boulevard which released $8 million for football. $4 million included in FY91 Pay-As-You-Go for football; $4 million reserved for FY92 and FY93 debt payments for $19.5 million in general government debt.
(2) Sale of Coliseum tract 2 in FY92 displaces $2 million in Pay-As-You-Go; funding used for light rail and general government.

(3) Total debt is $19.5 million for general government due to tax exempt status; $15.5 million Two-Thirds Bonds and $4 million Lease Purchase.

POWELL BILL FUND SUMMARY
Cash Flow (in millions)

Projected Revenues:

	FY91	FY92	FY93
Total Revenues	$10.7	$10.6	$10.7
Fund Balance	3.0	2.0	3.1
Grand Total	$13.7	$12.6	$13.8

Projected Expenditures:

Operating	$11.6	$11.4	$12.2
CIP	1.9	1.2	1.6
Total	$13.5	$12.6	$13.8
Difference:	$ .2	$ 0	$ 0

Assumptions:

- Revenues are projected with annual growth of 1% per N.C. League of Municipalities. This rate of growth is conservative.
- $1.5 million in FY92 and FY93 salaries are charged to Powell Bill in addition to $800,000 in equipment maintenance.
- Growth in operating expenses averages 5.6% among various categories.
- Estimated fund balance at the end of FY93 is $1.0 million.

Issues:

- Policy of charging $2 million in operating expenses to Powell Bill to be assessed at end of FY93.
- Continued use of Powell Bill in Capital Budget.
- Gradual assessment of impact of longer resurfacing schedule.
- Prioritization of annexation streets against existing City streets.

POWELL BILL FUND
CASH FLOW

REVENUES	FY91	FY92	FY93
State Gas Tax Refund	$9 467 465	$9 602 920	$9 794 978
Interest on Investments	$1 300 000	$990 000	$990 000
TOTAL REVENUES	$10 767 465	$10 592 920	$10 784 978
Unappropriated Fund Balance	$3 002 431	$2 029 452	$3 017 107
GRAND TOTAL	$13 769 896	$12 622 372	$13 802 085

EXPENDITURES Operating	FY91	FY92	FY93
Street Paving & Repair	$8 017 106	$6 626 405	$7 306 989
Equipment	$1 755 651	$1 108 989	$1 182 175
Traffic Control Devices Curb Repair Drainage etc	$977 089	$1 289 330	$1 345 299
Contribution to General Fund	$848 252	$2 347 648	$2 367 622
SUBTOTAL OPERATING	$11 598 098	$11 372 372	$12 202 085
Capital			
Roadway Improvements	$1 636 093	$750 000	$1 100 000
Stormwater Improvements	$271 241	$500 000	$500 000
SUBTOTAL CAPITAL	$1 907 334	$1 250 000	$1 600 000
TOTAL POWELL BILL OPERATING & CAPITAL	$13 505 432	$12 622 372	$13 802 085
DIFFERENCE	$264 464	$0	$0

I. PARTIAL LIST OF PURPOSES FOR WHICH POWELL BILL FUNDS MAY BE USED:

A. Routine maintenance on local city streets (Non-State System streets) such as:

(1) Dragging, machining, blading, or shaping.
(2) Patching, sealing or crack filling.
(3) Shoulder or curb and gutter maintenance and repair.
(4) Ditching, repair or maintenance of storm drains, culverts, catch basins, inlets, bridges, fills, etc., which are necessary and essential to street maintenance.
(5) Dust control treatments, oiling, calcium chloride applications.
(6) Snow removal or sand, oil or debris removal resulting from natural causes. (Not normal garbage or refuse collection).
(7) Labor, supervision, and engineering used exclusively in street maintenance.
(8) Purchase, rental, operation and maintenance of equipment necessary and essential for street maintenance.
(9) Purchase of materials and supplies for proper street maintenance and drainage.
(10) Payments to contractors for any of the above.

B. Improvements or new construction of local city streets (Non-State System Streets) such as:

(1) Stabilizing, grading.
(2) Paving, retreatments, and seal coating.
(3) Curb and gutter construction.
(4) Construction of necessary storm drainage for protection of street.
(5) Construction of bridges and culverts.
(6) Grade crossing eliminations.
(7) Necessary landscaping or seeding necessary for proper street maintenance.
(8) Widening.
(9) Purchase, rental, operation, and maintenance of equipment necessary for street construction.
(10) Engineering, surveying, including expenses incurred in qualifying for Powell Bill Funds provided such data are to be used as basic information for the construction and maintenance of streets.
(11) Necessary legal expense incurred in street improvement programs.
(12) Acquisition of right-of-way.
(13) Labor and supervision.
(14) Payments to contractors for any of the above.

C. Traffic Control Purposes such as:

(1) Purchase and maintenance of traffic control devices.
(2) Purchase and maintenance of other traffic signs necessary for proper traffic control.
(3) Purchase and application of traffic paint.

D. Special Street Assessments:

(1) Payment of municipalities's proportionate share of a special street assessment levy and cost incurred for improving intersections in an assessment program.

E. Bonds:

(1) Payment of principal or interest on bonds, issued exclusively for streets, provided bonds were issued after enactment of Powell Bill.

F. On State System Streets for following purposes:

(1) Municipality's proportionate share of right-of-way acquisition as determined by mutual agreement between municipality and State Board of Transportation.

(2) Curb and gutter, and widening of existing pavement to gutter.

(3) Municipality's proportionate share of the cost of constructing street drainage facilities which may by reasonable engineering estimates be attributable to that amount of surface water collected upon and flowing from municipal streets which do not form a part of the State Highway System.

(4) Adding of lanes for automobile parking.

G. Bikeways:

(1) For the planning, construction, and maintenance of bikeways located within the rights-of-way of public streets and highways.

II. PARTIAL LIST OF PURPOSES FOR WHICH POWELL BILL FUNDS CANNOT BE USED:

(1) Construction, maintenance or repairs on State Primary Highways and State Secondary Roads (see item F above).

(2) Street lighting.

(3) Construction or repair of sidewalks.

(4) Purchase or maintenance of parking meters.

(5) Construction or maintenance of off-street parking areas or facilities.

(6) Street name signs.

(7) Street repairs necessitated by utility installation or repairs.

(8) Installation, repair, removal of underground or overhead utility lines or fire hydrants.

(9) Garbage or refuse collection or removal, including purchase, operation or maintenance of garbage trucks. (Municipalities with combined street and sanitary departments should be extremely careful with respect to separation of payrolls and purchases).

(10) Salaries or other expenses for traffic policemen.

(11) Police cars or motorcycles.

(12) Construction or maintenance of streets outside corporate limits even though on municipally-owned property.

(13) Thoroughfare planning studies.

(14) Construction of equipment shed for housing street equipment.

(15) Financing engineering studies for TOPICS improvements programs.

RECEIVED
MAY 24 1991
OFFICE OF BUDGET
AND EVALUATION

M E M O R A N D U M

DATE: May 24, 1991

TO: Viola T. Alexander, Director
Budget & Evaluation Department

FROM: R. N. Pressley, Jr., Director
Department of Transportation

SUBJECT: EXPANDED CTS SERVICE
ROUTE 49 AND STEELE CREEK
COUNCIL MEMBER ELLA SCARBOROUGH

We have laid out a preliminary route which extends the current Route 24 (see attached Route Map) in the Steele Creek area.

Maintaining the same service level on the new portion of the route approximately doubles the number of bus-hours at a cost between $400,000 and $450,000 per year. (Almost 10,000 additional bus-hours of service!) Some of the cost would be covered by the farebox receipts, but probably not more than 20-25 percent, or about $80-100,000 per year.

Our earlier plans for expansion in September included a part of this service. Our complete list included:

#3 Plaza: improved headway for over-crowding.

#23 Shamrock: improve on-time performance.

#40X Albemarle Express: minor extension to improve operation and ridership.

#24 Windsong: extend to Route 49.

Modify #3, #4, and #23 at night and on Sunday to add and improve service and reduce over-crowding.

#55X Wilkinson Blvd.: extend to Freedom Mall to access park-n-ride on West side near I-85.

Start 50X Pawtuckett Express: new Express route on West side.

#1 Mt. Holly: extend route during mid-day and on Saturday.

#17 Commonwealth: extend new branch of service.

#54X Harris Blvd.: extend to enhance ridership.

#62X Rea Road Express: add one p.m. trip.

We estimated that these enhancements would cost about $555,000 and return about $125,000 for a net cost of $430,000.

Call either Terry or me if you have questions.

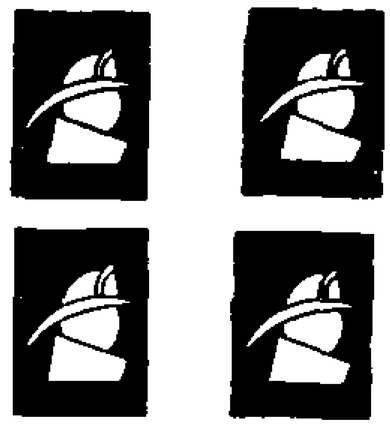
RNPjr/GTL:cb

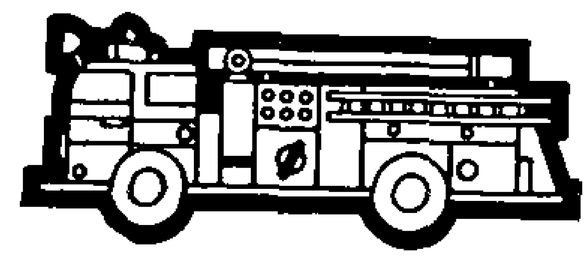
cc: Julie Burch
Dave Hines
Lynn Purnell

WHAT IF WE ARE ABLE TO SAVE THE $4,500 DOLLARS IN OVERTIME BY DOING ACTION MINUTES, AND KEEP THE 10 HOURS.

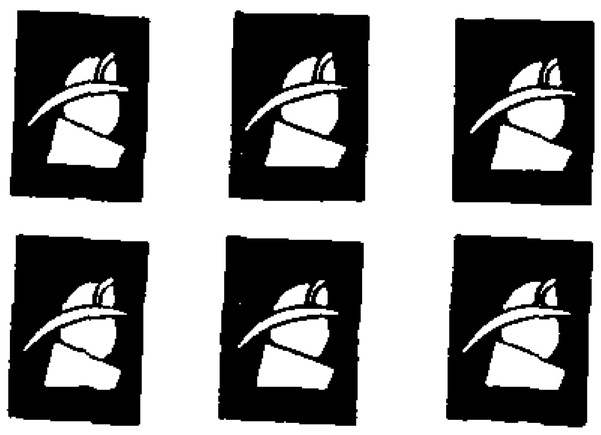
FIRE DEPARTMENT REDUCTIONS - SUMMARY

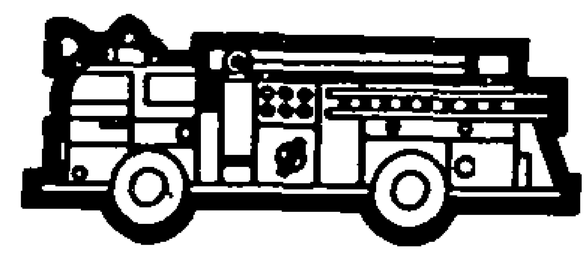
FIRE FIGHTING MANNING LEVEL



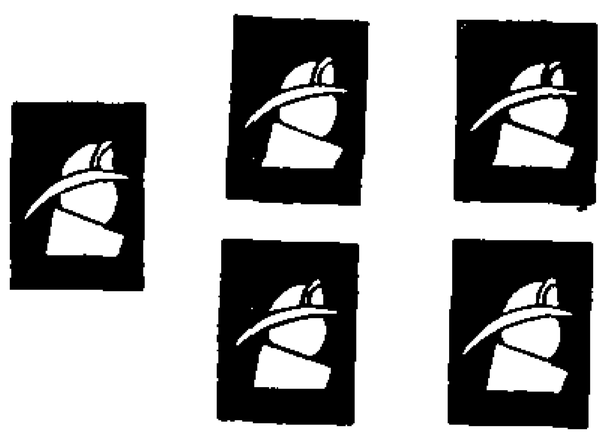


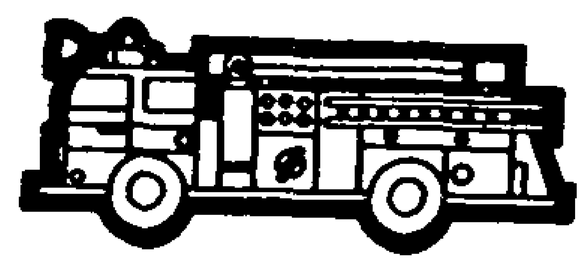
CURRENT STAFFING





PROPOSED STAFFING





TOTAL STAFFING

175 strength needed
228 assigned

26 vacation

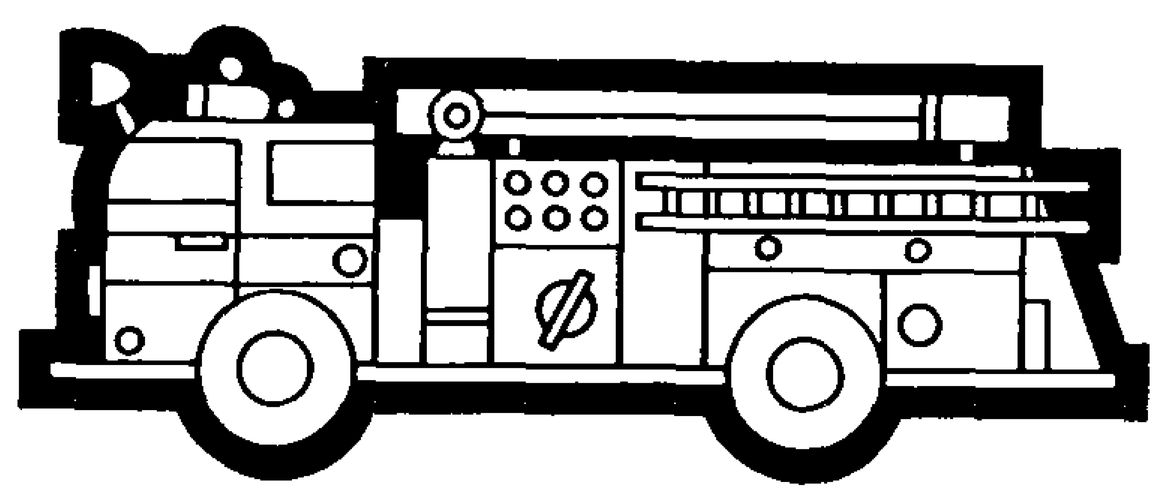
13 days off
(FLSA)

7 sick

3 other

179 over full strength by +4 (daylight)

43 FIRE TRUCKS



Attachment 5

OPERATING BUDGET

THINGS TO REVISIT

May 30, 1991

	ISSUE	IMPACT
1	Transfer Cost of Apartment Garbage Collection to Private Sector	1,900,000
2	Revenue Neutral Budget	2,300,000
3	Carolinas Partnership	150,000
4	Longevity	1,041,642
5	City Clerk's Office Additional Clerical Support	15,945
6	Art Commission Cost (General Fund Cost)	39,604
7	Transfer School Resource Activity to County	772,565
8	Reduce Engineering Real Estate Staffing	?

THINGS TO CONSIDER ADDING

May 30, 1991

	ISSUE	COST
1	Full Request of School Resource Officers (12 Officers rather than 5)	180,000
2	Neighborhood Street Lights	100,000
3	Allocation of All or Part of $23M in Road Savings (Assumes 1/4 cent)	575,000
4	Federal Program Representative (Dick Cherry)	15,000
5	Auditorium, Coliseum, Convention Center Transfer	1,000,000
6	Experimental Transit (Includes Offset of $80,000 Revenue)	370,000

Attachment 6

CAPITAL BUDGET

THINGS TO REVISIT

	ISSUE	IMPACT
1	Freedom Park Phase II and Beyond	2,000,000
2	Fire Burn House	175,000
3	Reallocate Park Land Acquisition Funding	1,200,000

THINGS TO CONSIDER ADDING

	ISSUE	IMPACT
1	Business Corridor	Undetermined

Pineville Road
US 521
Nations
Ford
Boulevard
South
Park
Road
I-77
NC 49
Yorkmont
Tyvola
S. Tryon
Edgegreen
Shadowood
Soft wind
Windsong
Manchester
Barringer
Amay James
Clanton
Old
Parkway

COUNCILMEMBER WHEELER

Q WHAT CITY-OWNED LAND IS AVAILABLE FOR SALE AND WHAT IS THE APPRAISED VALUE?

A

INDEX OF CITY-OWNED LAND

ADDRESS	USE / ZONING	PARCEL VALUE
EAST PARK AVENUE	SINGLE FAMILY-VACANT	$60,000
828-830 WEST BLVD	MULTI-FAMILY VACANT	$5,500
EAST 12TH STREET	MULTI-FAMILY VACANT	$5,250
613 EAST 16TH STREET	SINGLE FAMILY-VACANT	$7,000
2905 WHITING AVE	MULTI-FAMILY VACANT	$7,500
613 EAST 17TH STREET	SINGLE FAMILY-VACANT	$8 750
801 N MYERS ST	MULTI-FAMILY VACANT	$21 030
808 E 16TH STREET	SINGLE FAMILY-VACANT	$9,800
712 E 16TH STREET	SINGLE FAMILY-VACANT	$9 000
1721 STATESVILLE AVE	COMMERCIAL - VACANT	$15 050
1725 STATESVILLE AVE	COMMERCIAL - VACANT	$14,530
1729 STATESVILLE AVE	COMMERCIAL - VACANT	$14 260
612 STEVENS ST	COMMERCIAL - VACANT	$6,250
901 N CALDWELL ST	COMMERCIAL - VACANT	$9,760
900 N BREVARD ST	COMMERCIAL - VACANT	$32,100
4021 THE PLAZA	INDUSTRIAL-VACANT	$9 180
929 CALVINE ST	INDUSTRIAL-VACANT	$18 090
932 CALVINE ST	INDUSTRIAL-VACANT	$21 200
941 N CALDWELL ST	INDUSTRIAL-VACANT	$7 510
929 N CALDWELL ST	INDUSTRIAL-VACANT	$7 220
WEST 12TH STREET	INDUSTRIAL-VACANT	$25 300
STATESVILLE AVE	WAREHOUSE/INDUSTRIAL	$3,783 210
		$4 097 490

The above list includes all parcels of available land with a value greater than $5000 and which is not currently under negotiation with a potential buyer Other sites, including Monroe Road and Coliseum are also available but are considered to be under active negotiation

4 ft. 6 ft. 8 ft.

The Mecklenburg Board of County Commissioners and
The Mecklenburg County Park & Recreation Commission
invite you & your family to a wet and wild evening
as we dedicate the new
Mecklenburg County Aquatic Center
Thursday, May 30, 1991
7 p.m.
800 East Second Street
(overflow parking at the Education Center
and Adams Mark Hotel)

Come on in ... the water is fine. Bring your swimsuit & a lock
and we'll provide towels & a locker

Mecklenburg County
Park and Recreation

The Natural Place To Be...

Discount rates available at the
Adams Mark Hotel for attendees.

adam's mark.
charlotte

CHARLOTTE APARTMENT ASSOCIATION

Serving the Metrolina Area

May 29, 1991

Councilman Tom Mangum
District 7
City of Charlotte
Government Center
600 East 4th Street
Charlotte, NC 28202

RE· Apartment Rent Increases

Dear Councilman Mangum·

The Charlotte Apartment Association would like to clarify a minor misunderstanding about average rent increases in the Charlotte multi-family housing market.

As we have mentioned, annual rent increases have averaged less than the Consumer Price Index changes since 1988. Semi-annual surveys conducted by the CAA and UNCC's Urban Institute document that the annual city-wide increase during this period has averaged between 3 and 4%. Our most recent survey (Spring 1991) recorded no change in average rental rates (see attached release).

The misunderstanding seems to stem from our fact sheet on the proposed multi-family solid waste collection fee. In it, we deduced from newspaper reports that trash collection and disposal costs to renter households could result in a $54 annual "rental tax". Clearly, monthly rents have not increased by $54.

I hope this has clarified this point. Please let us know if we can provide additional backup

Respectfully,

Ken Szymanski
Executive Director

/cg

cc Mayor Sue Myrick
City Council Members

711 East Morehead Street • Suite 201 • Charlotte NC 28202-2704 • 704/334-9511 • Fax 704/333-4221

CAA CHARLOTTE APARTMENT ASSOCIATION

Serving the Metrolina Area

PRESS RELEASE

APARTMENT VACANCIES HIT ALL-TIME HIGH IN CHARLOTTE

- The average vacancy rate in Charlotte's multi-family rental market registered at 11.8%, according to a survey performed in April by the Charlotte Apartment Association and UNC-Charlotte's Urban Institute. This is an all-time high vacancy since the Association began the surveys in 1977. The previous worst was 9.3%. The spring 1991 survey marked the 3rd consecutive reporting period with a rise in average vacancy since the recorded 5.2% of fall 1989.

- A declining number of rental households resulted in a net absorption of negative 898 apartment units. This is a record and only the second time a negative absorption had been experienced in CAA semi-annual surveys. The absorption figure is even more a cause for concern in the context that lease-up properties absorbed 281 new apartments; thus established properties saw a negative absorption of -1179 units.

- As of April 15, there were 1,325 units under construction in the greater Charlotte area. A total of 899 apartment dwellings were announced as planned starts, a continuing trend that reflects a soft market and a tight lending environment.

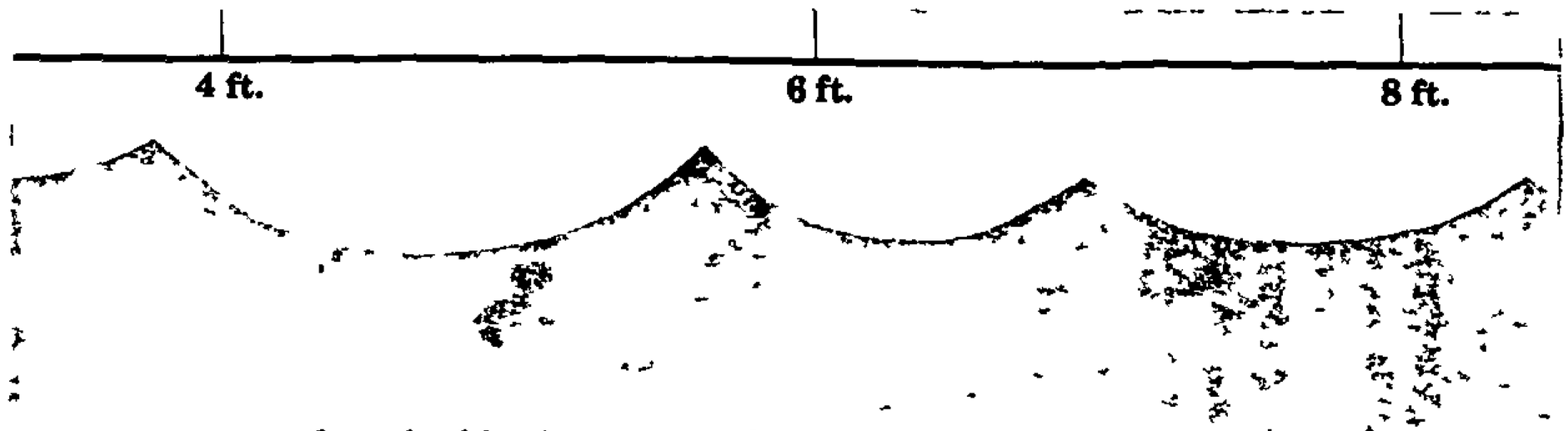
- Average rents were virtually unchanged from the November, 1990 survey.

- CAA President Mary Beth Marshall of Summit Properties commented: "Charlotte's multifamily industry has been hit hard by the recession, lower interest rates, job loss and the Persian Gulf War since our last survey in November. In the past month, there has been evidence of a slight increase in both prospective renters and occupancy causing some cautious optimism for the next six month period. This optimism is based on the end of the Gulf War, less new product bringing supply and demandcloser to equilibrium and a break in the job market in Charlotte with the recent Chamber release showing a gain of over 1700 jobs."

- J. Michael Seagle of Paragon Group, and CAA's incoming President, observed: "The record vacancy rate is the bottom line of a 6 to 7 month decline in occupancy of Charlotte apartments; compounding the problem for owners and managers are rent levels, which have decreased in many cases due to fierce competition among communities for the small supply of new renters. Lost income coupled with increased costs hurts the resident as well as owners of the communities. The ability of the management staff to provide resident services, social events, etc. becomes severely impaired as managers scramble to pay bills with less revenues. The same problems plague the entire real estate industry as it struggles to recover from some of its 'darkest days in modern times'."

- Requests for copies of this survey or for additional information contact:

Mr. Ken Szymanski (704)334-9511 FAX(704)333-4221
Charlotte Apartment Association
711 E. Morehead Street, Charlotte, N.C. 28202



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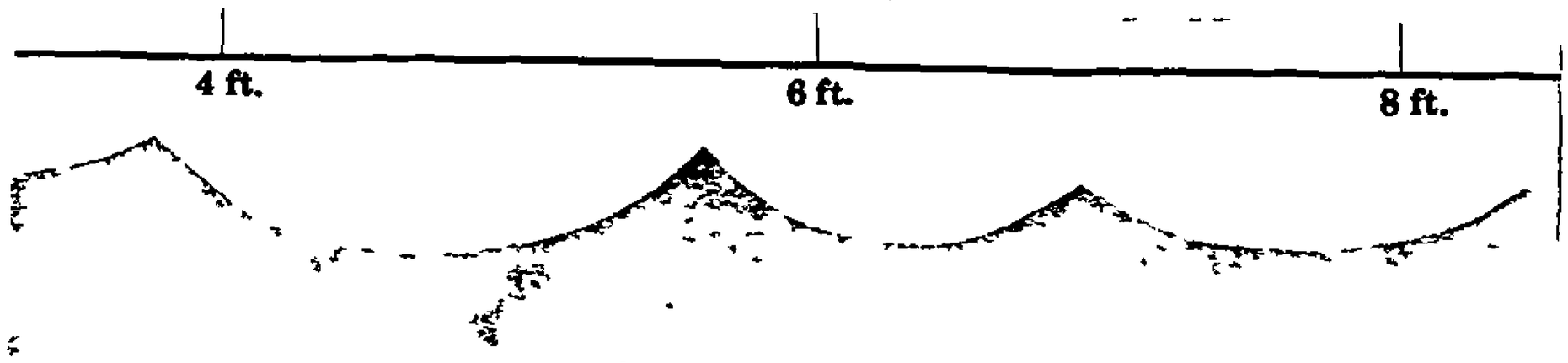
charlotte



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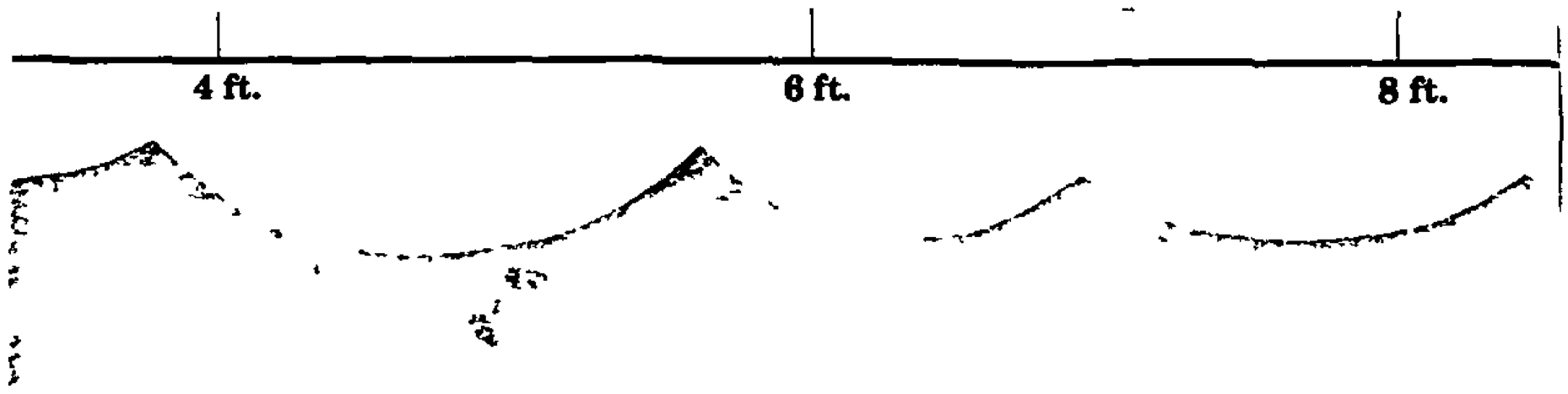
and we'll provide towels & a locker

Mecklenburg County
Park and Recreation

The Natural Place To Be...

Discount rates available at the
Adams Mark Hotel for attendees.

adam's mark.
charlotte



The Mecklenburg Board of County Commissioners and
The Mecklenburg County Park & Recreation Commission
invite you & your family to a wet and wild evening
as we dedicate the new
Mecklenburg County Aquatic Center
Thursday, May 30, 1991
7 p.m.
800 East Second Street
(overflow parking at the Education Center
and Adams Mark Hotel)

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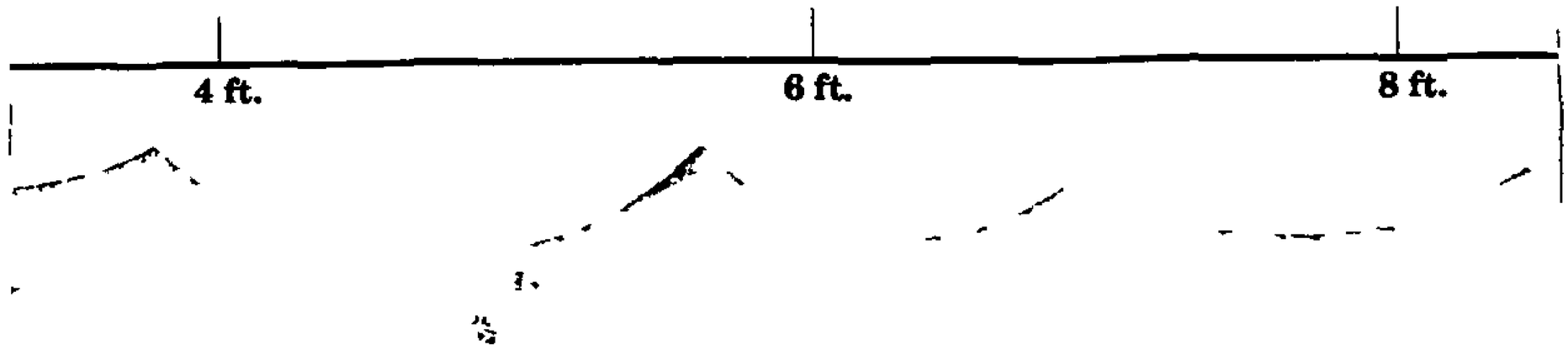

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WE

M E M O R A N D U M

May 30, 1991

TO: Mayor Sue Myrick
City Council members

FROM: O. Wendell White
City Manager

SUBJECT: State Budget Policy

The State's budget short falls have hit the BILLION DOLLAR level and the leadership in Raleigh appears to be unable to clearly address the problem. There is an absence of leadership for dealing with local government needs. I am concerned that unless we become more proactive that we may have to settle for whatever is left.

When the Governor and General Assembly eliminated the State inventory tax, they voted to reimburse local governments the amount of revenues lost from the rescinded taxes. This amount of lost revenue for Charlotte was approximately $9,000,000 with no provisions for annual increases. Last year, the Legislature also included in the State budget, local government's tax payments collected by the State and then disbursed to local governments (HB 2377 funds). The total amount of City funds in the State's budget for reimbursements and HB 2377 is approximately $30,000,000. The reimbursements are now subject to being cut and both reimbursements and HB 2377 funds can be withheld by the Governor during a tight budget year. We have already lost $2,000,000 for which we budgeted this year due to the Governor's freeze (approximately one cent on the property tax rate).

We are concerned that we do not have a specific position to push for alternative revenues. A recommendation for additional taxes from the City may help the Legislature make tough political decisions. The following alternatives have been introduced in Raleigh:

1. Reinstate inventory tax
2. Alternative taxing sources (not already in place in Mecklenburg)
   a. Additional local sales tax
   b. Land transfer
   c. Combined State/local sales tax
   d. Local tobacco tax
   e. Admissions Tax
3. Remove HB 2377 from the State's budget

A strategy for determining alternative revenues should include:

1. Public hearings,
2. Community leader's input,
3. Discussion with regional counterparts,
4. Meeting with Commissioners and smaller town representatives,
5. Coordinate position with the League and other large cities,
6. Or, do nothing

Our assessment of the Raleigh situation is that the House will receive a budget proposal tomorrow and the Finance Committee will begin to structure a revenue package to support it. The Senate is hopeful that their budget proposal will be released Monday. We need bipartisan political leadership to combat the political squabbling that is occurring. Unless we unite with our urban counterparts across the State and push for alternative revenues, we are likely to get nothing!

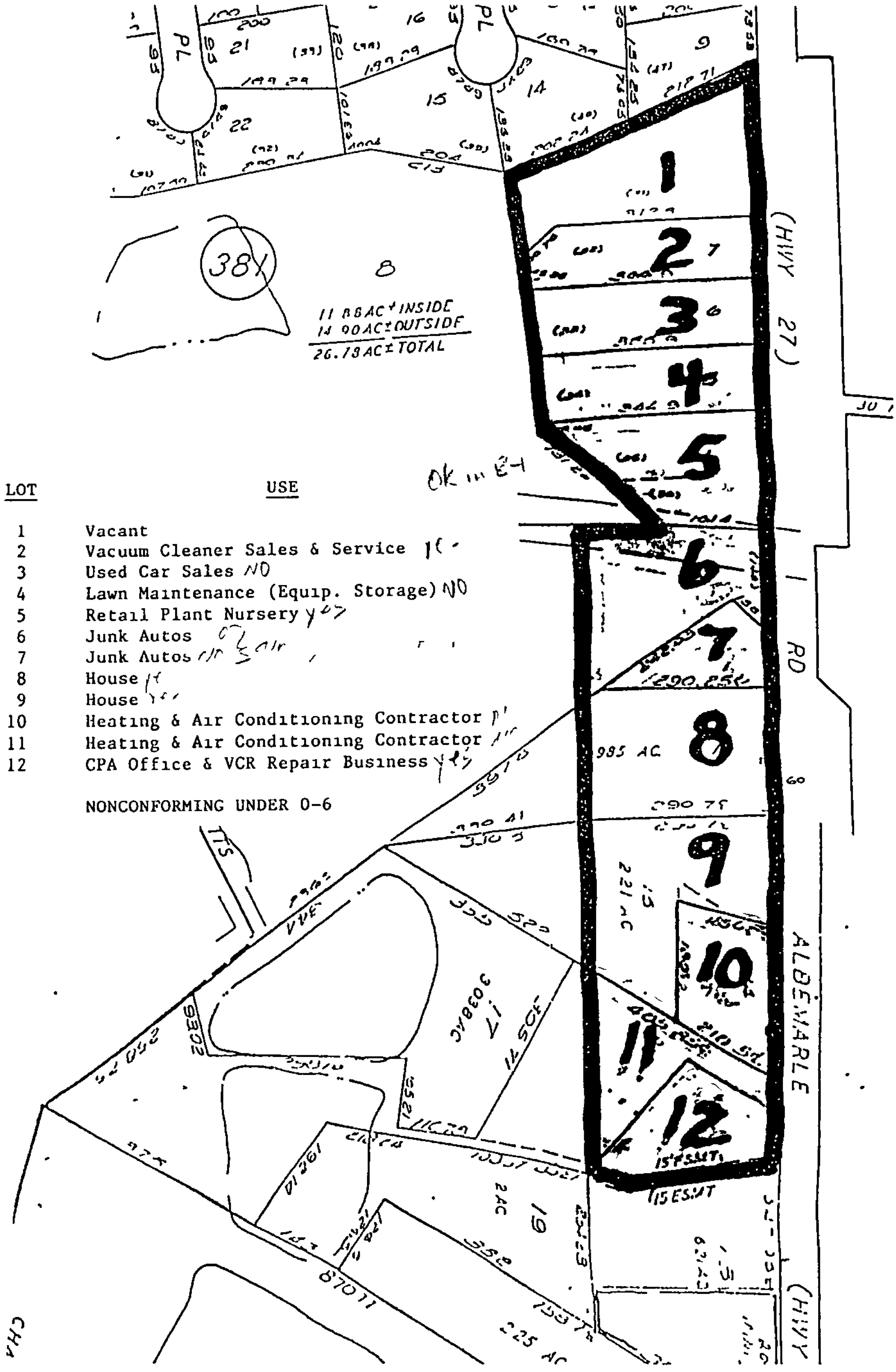
bs

FY-92 - GARBAGE COLLECTION FOR APTS

RESIDENTIAL	156,000 TONS
APT	66,000 TONS
OTHER	25,000
	247,000
	170,000 TON CREDIT
	77,000

COST $2.4 MIL

COST-FY-97 $12.3 MIL



LOT	USE
1	Vacant
2	Vacuum Cleaner Sales & Service
3	Used Car Sales NO
4	Lawn Maintenance (Equip. Storage) NO
5	Retail Plant Nursery
6	Junk Autos
7	Junk Autos
8	House
9	House
10	Heating & Air Conditioning Contractor
11	Heating & Air Conditioning Contractor
12	CPA Office & VCR Repair Business

NONCONFORMING UNDER O-6