

## AGENDA

Meeting Type.	B
Date:	10-25-1982

City of Charlotte, City Clerk's Office

# Charlotte

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

## Meetings in October '82

### THE WEEK OF OCTOBER 3 - OCTOBER 9

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|---|----------------------|---|
| 4 | Monday, 12 Noon      | CITY COUNCIL LUNCHEON - City Hall Annex, Training Center  |
|   | Monday, 12 30 p m    | CITY COUNCIL PRESENTATION (Preliminary Findings from the Architect on the Little Rock AME Zion Church in First Ward) - City Hall Annex, Training Center |
| 5 | Tuesday, 7 30 p m    | PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room   |
| 6 | Wednesday, 7 30 a m  | AD HOC COMMITTEE ON PLANNING/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room  |
|   | Wednesday, 9 00 a m  | CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber  |
|   | Wednesday, 4 00 p m. | CITY COUNCIL LONG RANGE FUNDING COMMITTEE - City Hall, Second Floor Conference Room   |
| 7 | Thursday, 2 30 p m   | CITY COUNCIL AD HOC SOLID WASTE COMMITTEE - City Hall, Second Floor Conference Room   |
|   | Thursday, 4 00 p m   | SITE PLAN REVIEW COMMITTEE/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room  |

### THE WEEK OF OCTOBER 10 - OCTOBER 16

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| 11 | Monday, 12 Noon       | PLANNING COMMISSION (Work Session) - Cameron-Brown Building, First Floor Conference Room             |
|    | Monday, 5 00 p m      | CITY COUNCIL EXECUTIVE SESSION/DINNER - South Mecklenburg High School, Park Road Extension           |
|    | Monday, 7 00 p m      | CITIZENS HEARING (District 7) - South Mecklenburg High School, Park Road Extension                   |
|    | Monday, 7 30 p m      | CITY COUNCIL MEETING (District 7) - South Mecklenburg High School, Park Road Extension               |
| 12 | Tuesday, 9 00 a m     | HISTORIC DISTRICT COMMISSION - Edwin Towers, First Floor Conference Room                             |
|    | Tuesday, 2 30 p m     | MECHANICAL ADVISORY BOARD - City Hall Annex, Building Inspection Conference Room                     |
| 13 | Wednesday, 11 00 a m. | AUDITORIUM-COLISEUM-CIVIC-CENTER AUTHORITY - Civic Center Conference Room                            |
|    | Wednesday, 4 00 p.m.  | SITE PLAN REVIEW COMMITTEE/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room |
|    | Wednesday, 7 30 p m.  | HISTORIC PROPERTIES COMMISSION - City Hall, Second Floor Conference Room                             |

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MEETINGS IN OCTOBER '82 CONTINUED

THE WEEK OF OCTOBER 17 - OCTOBER 23	
18	Monday, 6 00 p.m. CITY COUNCIL MEETING/Zoning Hearings and Joint City-County Public Hearing on Urban Center Development Village (UCD-V) - Education Center Board Room
19	Tuesday, 2 00 p.m. HOUSING AUTHORITY - 1301 South Boulevard
	Tuesday, 3 00 p.m. COMMUNITY FACILITIES COMMITTEE - Utility Department Conference Room, 5100 Brookshire Boulevard
	Tuesday, 7 30 p.m. CHARLOTTE TREE COMMISSION - Park Operations Conference Room, 701 Tuckaseegee Road
20	Wednesday, 8 30 a.m. CIVIL SERVICE BOARD - City Hall, Third Floor Conference Room
	Wednesday, 4 00 p.m. EMPLOYMENT & TRAINING ADVISORY COUNCIL - Belmont Regional Center, 700 Parkwood Avenue
21	Thursday, 8 00 a.m. CHARLOTTE CLEAN CITY COMMITTEE - Cameron-Brown Building, Fifth Floor Conference Room
	Thursday, 1 30 p.m. HANDICAPPED ADVISORY GROUP - Belmont Regional Center, 700 Parkwood Ave
	Thursday, 3 00 p.m. ADVISORY ENERGY COMMISSION - City Hall, Third Floor Conference Room
THE WEEK OF OCTOBER 24 - OCTOBER 30	
25	Monday, 2 00 p.m. CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p.m. CITY COUNCIL MEETING - City Hall, Council Chamber
	Monday, 7 30 p.m. SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE - City Hall, Third Floor Conference Room
26	Tuesday, 12 Noon INSURANCE & RISK MANAGEMENT AGENCY - Cameron-Brown Building, Finance Department Conference Room, Sixth Floor
	Tuesday, 3 00 p.m. ZONING BOARD OF ADJUSTMENT - City Hall, Council Chamber
	Tuesday, 4 00 p.m. MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Building, Third Floor Conference Room
27	Wednesday, 4 30 p.m. COMMUNITY RELATIONS COMMITTEE - Covenant Presbyterian Church, 1000 E Morehead Street
28	Thursday, 4 00 p.m. ELECTRICAL ADVISORY BOARD - City Hall Annex, Building Inspection Conference Room

# Charlotte

IN MEETING ON MONDAY, OCTOBER 25, 1982

- 12:00 Noon - Council-Manager Luncheon  
Executive Session  
Training Center
- 2:00 PM - Citizens Hearing
- 2:30 PM - Council Discussion
- 3:00 PM - City Council Meeting  
Council Chamber  
City Hall

## ITEM NO.

1. Invocation by the Reverend Jack Eubanks of New Life Presbyterian Church.
2. Consideration of approval of minutes for October 4, 1982 and October 11, 1982.

## PUBLIC HEARINGS

3. A. CONDUCT A PUBLIC HEARING CONSIDERING THE RIGHT OF WAY ABANDONMENT OF PORTIONS OF WEST PALMER STREET AND SOUTH CHURCH STREET LOCATED WITHIN THE WEST MOREHEAD COMMUNITY DEVELOPMENT TARGET AREA. Petitioner: Rowe Corporation.

The proposed abandonment is in accordance with the West Morehead redevelopment plan as adopted by City Council on April 5, 1976 and amended October 4, 1976, April 10, 1978 and February 8, 1982. The particular portion of West Palmer Street to be abandoned extends between Jefferson Street and Winnifred Street and includes two (2) small portions of South Church Street adjoining West Palmer Street.

# council agenda

Mayor Eddie Knox

Mayor Pro Tem Harvey B Gantt

Dave Berryhill  
Charlie S Dannelly  
Laura Page Frech

Ron Leeper  
Ralph Reiss McMillan  
Pamella G Patterson  
Edwin B Peacock, Jr

George K Selden, Jr  
Herbert Spaugh, Jr  
Minette Conrad Trosch



3. (continued)

The remainder of South Church Street from Independence Boulevard to West Bland Street was abandoned on October 13, 1980 and March 23, 1981 by previous Council action. It is the intent of the petitioner to incorporate these rights of way into the adjoining tract of land for future business development.

In accordance with the North Carolina General Statutes, Chapter 160A, Section 299, a certified letter was sent to the property owner adjacent the streets in question. Right of way abandonment signs giving notice of the public hearing date were installed on October 1, 1982. Public notice was published in the Mecklenburg Times on each Friday for four (4) consecutive weeks.

No City Departments, private utility companies, or adjacent property owners have objected to this right of way abandonment.

B. RECOMMEND ADOPTION OF THE RESOLUTION TO CLOSE PORTIONS OF WEST PALMER STREET AND SOUTH CHURCH STREET.

Attachment No. 1

4. A. CONDUCT A PUBLIC HEARING CONSIDERING THE RIGHT OF WAY ABANDONMENT OF A PORTION OF AN ALLEYWAY OFF OF CHASE STREET BETWEEN THE 2000 BLOCK OF RANDOLPH ROAD AND VAIL AVENUE. Petitioner: Phoenix Associates.

The alleyway is currently used by several owners of abutting property for access into their rear yards. This abandonment is not expected to affect the right of ingress and egress by the adjacent property owners. Phoenix Associates currently owns all the property abutting this portion of the alleyway, and it is their intent to incorporate the land area into the remainder of its property for future sale or business expansion.

In accordance with the North Carolina General Statutes, Chapter 160A, Section 299, certified letters were sent to all property owners adjacent the alleyway. Right of way abandonment signs giving notice of the public hearing were installed on September 30, 1982. Public notice was published in the Mecklenburg Times for each Friday for four (4) consecutive weeks.

No City Departments, private utility companies or adjoining property owners have objected to the abandonment of this portion of the alleyway.

B. RECOMMEND ADOPTION OF THE RESOLUTION TO CLOSE A PORTION OF AN ALLEYWAY OFF OF CHASE STREET.

Attachment No. 2

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POLICY AGENDA

5. CONSIDER ADOPTION OF A RESOLUTION ENDORSING APPROVAL OF A STATE CONSTITUTIONAL AMENDMENT TO ALLOW THE USE OF TAX INCREMENT FINANCING BY TOWNS AND CITIES TO ENCOURAGE AND ASSIST DOWNTOWN REVITALIZATION AND DEVELOPMENT.

On the ballot for the November 2 general election, the voters of North Carolina will be asked to approve a state constitutional amendment permitting the use of tax increment financing in North Carolina. The City Council approved supporting the enabling legislation earlier this year.

Tax increment financing is not a new technique. It is presently used in thirty states throughout the country and could have an important impact on Charlotte. The concept is simple. Public improvements that are intended to support or "leverage" private investment are financed with special tax increment bonds. Repayment of those bonds is accomplished by pledging the increased tax revenue that results from the new private investment. Thus, the City's revenue is not interrupted as a result of taking on new debt. Nor is the full faith and credit of the city at stake since the bonds are supported by new tax revenues in much the same way as revenue bonds are supported by the revenue producing capacity of the capital entity.

The ultimate goal is to encourage new private investment that will eventually add to the general revenue and provide tax support for the community. As with any private commercial development, the tax revenue generated will relieve the burden placed on the individual homeowner.

In order to qualify for tax increment bonds, the City must declare, through a public hearing process, a tax increment district. Under the proposed North Carolina legislation, that district, the plan for public improvements, and the bond proposal must be approved by the Local Government Commission, the state's financial watchdog. As a measure of added security, the city must have the developer's commitment for new investment before the bonds can be marketed and sold.

Since this financing technique is largely limited to downtown development projects, it could have application for many of the projects being discussed in Charlotte. Public improvements such as parking, land assembly, street improvements or a downtown farmer's market could be financed with tax increment bonds. The City has already moved to declare much of the West Trade Street Area and the North Tryon Street Settlers Square and Cotton Square areas as redevelopment areas, the first step in qualifying those areas as a tax increment district.

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Also attached for your information is a fact sheet and proposed resolution as drafted by the North Carolina League of Municipalities.

Attachment No. 3

6. REQUEST DIRECTION FROM CITY COUNCIL ON THE FOLLOWING ITEMS PERTAINING TO THE PRESERVATION/RENOVATION OF OLD LITTLE ROCK AME ZION CHURCH.

- A. Select from among Options 1, 2, 3, and 4 the design scheme that will allow the Afro-American Cultural Center (AACC) to occupy the Church building. These design schemes were developed by Dalton-Morgan and Partners in conjunction with the AACC and City staff.

The following lists the options and indicates cost estimates, which were reviewed and adjusted per the request of Council following the initial presentation.

Option 1. \$64,500 Construction and Fees. Building stabilization. This includes waterproofing basement, repairs to the roof, gutters, cornices, vents and trim repair as required to slow the deterioration of the structure.

Consequences - The deterioration of the building will be slowed, but it will not be of any functional use.

Option 2. \$363,400 Construction and Fees. Historic restoration to original condition. This would include the work required to restore the original church structure and requirements for Code compliance including new toilets, new electrical and mechanical systems.

Consequences - The building would not be of useful function to the AACC. Community Development Block Grant Program Income Funds are presently available for this option.

Option 3. \$451,185 Construction and Fees + \$43,000 Equipment (\$494,185 Total). Renovation and restoration for basic needs of AACC. This would include minimum modifications to the restored historic structure as required for the occupancy and use by the AACC including the basic program requirements, fire exits, site improvements, office partitions and doors.

Consequences - This will allow the AACC to occupy the building and start their programming. This would be a focal point for the AACC in raising necessary money for future renovations.

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Option 4. \$1,137,100 Construction and Fees + \$124,000 Equipment (\$1,261,100 Total). Ultimate Project Development. This would include Option 3 plus the addition of an auto circle, new entry and interior access, a new theater on the third level, expansion of the second level for program requirements and the construction of the plaza area.

Consequences - This would provide for 100% of the projected needs of the AACC's program requirements, and add a new theater in the round, which could be used by the AACC as well as other interested groups in the City.

B. ADVISE STAFF ON THE 7th STREET REALIGNMENT ISSUE AND THE PROPOSED CLOSING OF MYERS STREET IN FIRST WARD.

The architect's idea of the ultimate development of the site includes the realignment of 7th Street and the closing of Myers Street. Council has previously awarded a contract for the widening of 7th Street. Because work is scheduled to begin on 7th Street in November, to undertake this realignment will require Council's immediate action to authorize the realignment and an amendment must be made to the First Ward Urban Renewal plan to close Myers Street. The estimated increase in the cost for the new alignment will be up to \$177,000 depending on design costs, the remobilization costs for the contractor, the additional culvert work, any increase in the amount of materials used and including an allowance of \$52,000 for special paving which could be used for pedestrian crossings in 7th Street.

Attached for Council review is a detailed explanation from the architect on the adjusted cost estimates, and a list of future Council actions needed to implement this project.

Attachment No. 4

7. CONSIDER RECOMMENDATIONS FROM THE PLANNING AND PUBLIC WORKS COMMITTEE CONCERNING THE REQUEST OF THE NORTH MECKLENBURG COUNTY TOWNS FOR A SINGLE SEWER RATE.

- o BY A 4-1 VOTE, NOT TO LINK THE QUESTIONS OF UTILITIES (RATES) AND SPHERE OF INFLUENCE (ANNEXATION).
- o BY A 3-2 VOTE TO MAINTAIN THE CURRENT DOUBLE RATE OUTSIDE THE CITY.

The request of the Mecklenburg County towns for a single rate was referred to the Planning and Public Works Committee. At its initial meeting the Committee reviewed the background of this problem in-

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cluding the City proposal to buy the systems. Under this proposal, it was anticipated that an individual customer's monthly bill would be reduced since some duplication of effort such as meter reading and billing would be eliminated and there would be some economies of scale. In addition, rates would be reduced until the purchase of each system was paid.

Staff and representatives of the CFC attending this meeting indicated that the small towns had not responded favorably to this idea. The Planning and Public Works Committee then requested, and the CFC representatives agreed, that the CFC attempt to work out a compromise. The basic features of the subsequent CFC proposals were:

- o a declining rate over a three year period to single rates for the towns (maintaining double rates in the unincorporated areas)
- o a required Sphere of Influence Agreement
- o a unified system - CMUD would acquire both water and sewer systems

A number of questions were discussed during the Committee meetings. These included:

- o How much would it cost City customers? A single rate in the incorporated towns would increase rates approximately 1½%. A single rate throughout the County would increase rates approximately 7½%.
- o Could the towns be given a single rate and maintain a double rate in the unincorporated areas? The City Attorney's office suggested wording to the CFC to support this but has considerable concern about the chances of a court agreeing with this position.
- o Is a Sphere of Influence Agreement legally enforceable? No. This would at best be a moral commitment - a public statement which hopefully would be in everyone's best interest.

While a number of difficult legal, financial and policy questions were discussed, the basic concern of the Committee was whether the advantages of acquiring these systems would offset the disadvantages to the City. It appeared that the advantages were largely intangible including reduced friction within the Mecklenburg County community and the presumed, but difficult to quantify, advantages of a unified County-wide water/sewer system. The disadvantages included the possibility that an agreement would make it easier for towns to annex and the financial impact on Charlotte customers of a 1½% to 7½% increase in rates.

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8. RECOMMEND AUTHORIZATION TO IMPLEMENT TWENTY-NINE ADDITIONAL HOUSING COST TASK FORCE RECOMMENDATIONS AS CONTAINED IN THE ATTACHED REPORT.

On August 9 and October 11, 1982, City Council authorized implementation of selected Housing Cost Task Force recommendations. In addition, Council directed the City Manager to work with the County Manager to further address the remaining Task Force recommendations.

Appropriate City and County staff have concurrently reviewed the remaining Task Force recommendations and can recommend positive action on twenty-nine additional items. Of these, eight were acceptable as written by the Task Force and twenty-one were found to be acceptable after review and rewriting. Attached is a staff report outlining the recommendations being considered in this action and summarizing the disposition of all other Task Force recommendations as initially submitted in May, 1981.

The City Manager's Office, Engineering Department, Fire Department, Building Inspection Department, Utility Department and Planning Commission staff have reviewed and approved the recommendations in question. The appropriate County staff have also concurred with these recommendations.

Attachment No. 5

9. CONSIDERATION OF NOMINATIONS TO BOARDS, COMMITTEES AND COMMISSIONS.

- (a) Certified Development Company - one position in the Private Lending Institutions category. W. J. Smith has resigned. Appointment is for an unexpired term ending in 1985.
- (b) Operating Committee of Information & Referral Service - two positions:
- 1) A three-year term expiring in 1985.
  - 2) An unexpired term ending in 1983.
- (c) Tree Advisory Commission - one position. Donald McSween, formerly of the Commission now serves as the City Arborist. An appointment is needed to fill his term which expires on December 13, 1983.

Attachment No. 6

BUSINESS AGENDA

10. A. AUTHORIZATION TO ENTER INTO A CONTRACT WITH MANAGEMENT SCIENCE, INC. (MSA) FOR A FINANCIAL AND PERSONNEL RESOURCE MANAGEMENT SOFTWARE SYSTEM AT A COST OF \$231,860. (ANNUAL MAINTENANCE CONTRACTS WILL COST APPROXIMATELY 10% OF THE PURCHASE PRICE.)

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B. ADOPTION OF AN ORDINANCE TRANSFERRING FUNDS IN THE AMOUNT OF \$137,000 WITHIN THE GENERAL FUND FOR A CONTRACT WITH MANAGEMENT SCIENCE AMERICA, INC.

One of the advantages the City will realize in conversion from Burroughs to IBM Computer equipment is the greater availability of third party software written for IBM computers. This was an important factor in the decision to recommend conversion to IBM, and the City is at the point where some of these benefits of third party software can be realized.

After City Council approved the acquisition of IBM equipment, Finance, MIS, Budget and Evaluation and Personnel began investigating software packages for the financial management and personnel systems. The objective was to identify software that would save on the cost of in-house conversion for the current financial management systems, and on the cost of in-house development for planned systems in the area of personnel management, budget preparation and financial forecasting and modeling.

After extensive analysis of the software packages that are available, Management Science America, Inc. (MSA) was chosen as the company with the capability to provide a fully integrated financial and personnel management system. The Finance Department has been using for a number of years an automated General Ledger System which MSA had converted to run on the Burroughs. Now that the City has IBM equipment, MSA can offer additional software packages which will significantly enhance our financial management capabilities.

Funds were not allocated in the FY 83 Budget for purchase of these software packages mainly because at the time the budget was prepared in April, a decision had not been made on conversion to IBM equipment. However, because of the potential savings to be realized in conversion time and in-house development time it is recommended that the City begin to acquire these software applications now rather than wait until next year. Savings have been identified in this year's budget because the equipment costs and lease financing costs of police cars and rear loader packers were less than originally estimated.

City Council is requested to authorize a contract with MSA for the following software and approve a budget ordinance for \$137,700

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transferring funds to pay for the General Ledger, Payroll and Financial Forecasting Software. The Personnel System software would be funded in the FY 84 budget. By signing the contract for the entire package MSA will give a 20% discount on those packages paid for this year, and a 10% discount on the packages to be paid from the FY 1984 budget.

This approach would allow the City to pay this year for those applications which are planned to be up and running this year and pay in next year's budget for those applications which will be installed next year.

Proposed Software

System

MSA General Ledger with Encumbrance Accounting	No charge
MSA Encumbrance On-line module	No charge
MSA On-line General Ledger Module	\$ 20,000
MSA Financial Forecasting and Modeling System	41,300
MSA Payroll/Personnel System with General Ledger Interface On-line Module with EASY-SCREEN	76,400
	FY 83 Payment \$ 137,700
Life-to-date History Module	.
Employee Benefits Module	.
Position Control Module	.
Lost Time Health and Safety Module	.
Employee Labor Relations Module	.
	FY 84 Payment \$ 94,160
	TOTAL CONTRACT \$ 231,860

11. RECOMMEND APPROVAL OF A CONTRACT WITH SYNTERRA, LTD. IN THE AMOUNT OF \$22,700 TO DESIGN AN ENTRANCE FOUNTAIN AND CLOCK TOWER FOR THE NEW AIRPORT TERMINAL FACILITY.

On June 8, 1981 City Council awarded a preliminary landscape design contract to Synterra, Ltd. to develop concepts for the landscaping of the new terminal facility. This phase provided a site layout plan, planting scheme, outline specifications and the concept and various details to be developed in the design phase.

On October 26, 1981 Council awarded Synterra, Ltd. a contract for implementation of the design which included preparation of all planting and construction drawings, details, specifications, cost

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estimates and bid documents necessary to effect the general landscaping of the facility.

Mr. Bill Wilson of Synterra initially presented the overall landscaping plan to the Mayor and City Council on March 11, 1982, during a tour of the new terminal facility. At this presentation the clock tower and entrance fountain concepts were introduced. It was felt that the addition of these significant landmarks to the landscape of the terminal facility will provide the airport with an impressive entrance and a central focal point for the traveling public. The entrance fountain which is to be located on the traffic island as visitors enter airport property, will also be utilized as background for the "Charlotte/Douglas International Airport" sign. The clock tower will be located in the center of the pedestrian plaza and will serve as a central focal point for the terminal building. Council informally authorized Synterra to proceed with these concepts and to develop definitive construction cost estimates.

Subsequently, on March 22, 1982 the general landscaping contracts which include architectural paving, specimen trees, shrubs and ground cover plantings were awarded by Council and are currently in progress.

Council is requested to award a contract to Synterra, Ltd. to provide conceptual design, construction drawings, bid specifications and construction inspections for the clock tower and entrance fountain structures to complete architectural landscaping of the new terminal facility. The estimated construction cost of these structures is \$200,000.

The Airport Advisory Committee concurs in the recommendation of Synterra, Ltd. to provide the design work for the clock tower and entrance fountain.

Funds are available for this contract in the new terminal project account.

12. RECOMMEND APPROVAL OF A CHANGE ORDER TO THE LANDSCAPING CONTRACT WITH LAWRENCE AND AHLMAN, INC. AT THE NEW AIRPORT TERMINAL IN THE AMOUNT OF \$12,150, INCREASING THE TOTAL CONTRACT AMOUNT TO \$265,964.

On July 12, 1982 City Council directed staff to meet with Mr. Lee McLaren to discuss and work out the concerns expressed by the Tree Commission on plant materials to be used at the airport. Upon meeting with Mr. McLaren and Mr. Summers of the Tree Commission, it was determined that the major item of concern centered around the proposed use of White Pines. At this meeting Mr. McLaren

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agreed to and subsequently furnished a list of plant materials which they felt would be more appropriate than White Pines. The information was forwarded to Mr. Bill Wilson of Synterra, Ltd. to determine which suggested substitutes would meet Synterra's design goals for the new terminal landscaping.

Mr. Wilson suggested that the Tree Commission select a replacement for the White Pine and that he would be willing to incorporate their selection. Mr. McLaren has recommended the American Holly as a replacement for the White Pine. In an effort to resolve this situation the Airport Manager concurs in the Tree Commission's request and feels the substitution would be in the best interest of the City.

Funds are available in the new terminal project construction account to cover this change order.

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The City Attorney advises that Agenda Items No. 13 through No. 25 may be considered in one motion. However, any member of Council may request an item be divided and voted on separately.

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Bid List

13. RECOMMEND APPROVAL OF THE BID LIST AS SHOWN BELOW:

A. ITEM: 2 - Shuttle Buses Airport

Recommendation: By Airport Manager and Purchasing Director that the low bid meeting specifications, National Coach Corporation, Gardena, Ca., in the amount of \$59,986.00, be accepted for award of contract on a unit price basis.

Bid Summary:

National Coach Corp.	Gardena, Ca.	\$59,986.00
Premiere Bus Mfg.	Gardena, Ca.	63,000.00

Project Description

These shuttle buses will replace two 12-passenger vans presently in use by the Airport to transport travelers utilizing Airport Parking. The two 12-passenger vans which have high maintenance cost due to constant use for over four years will be sold. The 16-passenger shuttle buses are designed to provide ample room for

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passengers and their luggage, low maintenance, and continuous shuttle operation.

Source of Funding:

Airport Operating Fund, Autos and Self-Propelled Equipment.

B.	ITEM: Five Points Community Development Street Improvements - Cemetery Street	Community Development Department
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Recommendation: By the City Engineer that the low bid of \$107,897.50 as submitted by Blythe Industries, Inc. be accepted for award on a unit price basis.

Bid Summary:

Blythe Industries, Inc., Charlotte, NC	\$107,897.50
Propst Construction Co., Inc. Charlotte, NC	110,182.00
Crowder Construction Co., Charlotte, NC	112,270.50
Materials Consultants, Int'l., Inc. Charlotte, NC	118,328.75

Project Description

This project involves street widening, storm drainage and sidewalk improvements on Cemetery Street between Beatties Ford Road and French Street.

Source of Funding

Community Development Target Area Fund - Five Points.

C.	Item: West Morehead Community Development Sidewalk Improvements - Bland Street	Community Development Department
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Recommendation: By the City Engineer that the low bid of \$21,086.50 as submitted by Crowder Construction Co. be accepted for award on a unit price basis.

Bid Summary:

Crowder Construction Co., Charlotte, NC	\$21,086.50
T. K. Wilson, Inc., Bessemer City, NC	21,227.80
Blythe Industries, Inc., Charlotte, NC	21,391.00
Propst Construction Co., Inc. Concord, NC	21,644.00

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ITEM NO.

13. (continued)

Project Description

This project includes construction of new curb and sidewalk on West Bland Street from Winnifred Street to Mint Street.

Source of Funding

Community Development Target Area Fund - West Morehead.

Contracts for General Aviation Facility Site Preparation

14. RECOMMEND APPROVAL OF A CONTRACT WITH SUBSURFACE INVESTIGATION, INC. FOR QUALITY CONTROL TESTING FOR SITE PREPARATION OF THE NEW GENERAL AVIATION AREA AT THE AIRPORT, IN AN AMOUNT NOT TO EXCEED \$50,000.

Proposals were requested for quality control testing services for the site preparation for the new general aviation area at the airport in a public advertisement. Proposal forms were also mailed to seven (7) firms with previous experience in the required testing and quality control procedures. This contract will provide the necessary soils and materials testing to meet Federal Aviation Administration requirements for the site preparation project. It is also eligible for State and Federal participation under existing aviation grants.

Proposals were received on October 5, 1982 for quality control testing of the site preparation work for the new general aviation area. The following five firms submitted proposals:

A. T. & E. Consultants  
Testing Laboratories, Inc.  
Subsurface Investigation, Inc.  
Walker Laboratories Inc.  
Soil Materials Engineers, Inc.

Proposals were evaluated based on costs for on-site engineering technicians, and vehicles, on-site laboratory requirements and unit price figures for non-routine testing. After a review of all proposals by airport staff and Talbert, Cox & Associates, the project engineers, it was concluded that the most economical proposal was submitted by Subsurface Investigation, Inc.

Funds are available to fund this contract in the project construction account.

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Personnel Reclassifications

15. A. RECOMMEND ADOPTION OF A RESOLUTION AMENDING THE PAY PLAN TO CHANGE THE PAY RANGE ASSIGNMENT FOR THE CLASSIFICATION OF CRIME ANALYSIS SUPERVISOR FROM PAY RANGE 22 (\$21,792-\$27,831) TO 23 (\$22,882-\$29,203) ANNUALLY.

The Personnel Department has completed a review of the Crime Analysis Supervisor position, Pay Range 22, and has identified a need to increase the pay range assignment because of a change in job duties.

In February 1982, the Police Chief consolidated the functions of the Information Specialist II position and Crime Prevention Unit under the direction of the Crime Analysis Supervisor. The subject position has assumed responsibility for developing and implementing coordination and interaction between crime analysis, public information and crime prevention, as well as directly supervising these functions. In addition, the incumbent provides assistance to the Chief by conducting special research projects, assessing patrol strategies, developing computerized information analysis systems and by occasionally acting as departmental spokesperson.

Analysis of the expanded supervisory duties indicates that a higher pay range is justified in order to provide the appropriate 15 percent differential with subordinates.

Implementation cost for FY 83 is approximately \$1,150, which would be funded through salary savings.

- B. RECOMMEND ADOPTION OF A RESOLUTION AMENDING THE PAY PLAN TO CHANGE THE PAY RANGE ASSIGNMENT OF THE WATER SERVICE TECHNICIAN CLASS FROM PAY RANGE 8 (\$11,006 - \$14,047) TO 9 (\$11,556 - \$14,749)

The Personnel Department has completed a review of nineteen Water Service Technician positions in the Customer Service Division of the Utility Department and has identified a need to increase the pay range assignment of this job class by one pay range.

These positions are primarily responsible for processing turn-on and turn-off orders for water service. Other duties include investigating reported water leaks, checking stopped and zero-usage meters, installing meters on fire hydrants, replacing meters for preventive maintenance, investigating complaints of no water, observing and reporting illegal methods of obtaining water, locating and classifying service installations, and initiating maintenance orders. The positions have been determined more complex than Meter Readers assigned at Pay Range 8, because of on-the-job hazards, skills required in installing and removing meters, independence, and variety of work performed.

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15. (continued)

The FY 83 cost of implementing this change is \$9200, which would be funded through salary savings.

Third Ward Housing Loans

16. A. RECOMMEND APPROVAL OF THE FOLLOWING LOANS FOR PERMANENT FINANCING TO PURCHASE PROPERTY IN THE THIRD WARD AREA UNDER THE THIRD WARD LOAN AGREEMENT.

The Third Ward Loan Agreement between the City and North Carolina National Bank in the amount of \$15,000,000 was entered into on December 14, 1981. The interest rate on loans under the program is 11 3/4%.

- a. R. Alan Cvetnick, at Unit #16, Cedar Street Commons, in the loan amount of \$46,550, at an appraised value of \$49,400.
- b. Stephen D. Doroff, at Unit #14, Cedar Street Commons, in the loan amount of \$41,250, at an appraised value of \$43,500.

These loan applications have been reviewed by the City Loan Officer, Community Development Department and contain sufficient information to form the basis for approval.

B. RECOMMEND APPROVAL OF A NEW LOAN AMOUNT OF \$93,100.00 TO STERLING CHAVIS FOR PERMANENT FINANCING TO PURCHASE PROPERTY IN THE THIRD WARD AREA UNDER THE THIRD WARD LOAN AGREEMENT. (CLARKSON STREET PROGRAM).

On September 27, 1982, City Council approved a loan amount of \$87,875.00 to Sterling Chavis for permanent financing of property located at 300 South Clarkson Street, under the Third Ward Loan Agreement (Clarkson Street Program). The Community Development Department has received a request from North Carolina Federal Savings and Loan Association to increase the previously approved loan amount of \$87,875.00 to a new loan amount of \$93,100.00, a difference of \$5,225.00. The difference in the loan amount was a result of an increase in the appraised value of the property.

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

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ITEM NO.

16. (continued)

- C. RECOMMEND APPROVAL OF A NEW LOAN AMOUNT OF \$41,700.00 to PHILLIP W. AND CYNTHIA I. TOELKES FOR PERMANENT FINANCING TO PURCHASE PROPERTY IN THE THIRD WARD AREA UNDER THE THIRD WARD LOAN AGREEMENT.

On September 27, 1982, City Council approved a loan amount of \$40,350.00 to Philip W. and Cynthia I. Toelkes for permanent financing of Unit #7, Cedar Street Commons, under the Third Ward Loan Agreement. The Community Development Department has received a request from North Carolina National Bank to increase the previously approved loan amount of \$40,350.00 to a new loan amount of \$41,700, a difference of \$1,350.00. The difference in the loan amount was a result of an increase in the appraised value of the property.

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

Economic Development Loan Agreements

17. A. RECOMMEND APPROVAL OF AN ECONOMIC DEVELOPMENT LOAN AGREEMENT BETWEEN THE CITY OF CHARLOTTE AND THE CHARLOTTE POST PUBLISHING COMPANY, INC. IN THE AMOUNT OF \$55,000.

In 1974, Mr. Bill L. Johnson purchased the Charlotte Post Publishing Company, publisher of a weekly black newspaper in the City. Since that time, circulation has grown from 200 to 5,201 subscribers and annual gross income has risen from \$30,000 to \$236,000.

However, in 1978 business growth was damaged by incorrect financial assistance from a contract accounting firm which resulted in a total of \$61,124 in company liabilities. Subsequently, the business fell behind on loan payments to a local bank and was forced into a Chapter XI Bankruptcy. Since 1978 the Charlotte Post has paid off several creditors and has paid the bank all delinquent payments, reducing its liabilities to approximately \$32,000.

The Charlotte Post is currently located at 1524 West Boulevard which qualifies the business for financial assistance from the Community Development Department as a NSA business. City Council approved an Economic Development Program on July 28, 1976, for the purpose of assisting target area residents and businesses in establishing a viable economic base within the targeted neighborhoods.

Mr. Bill Johnson has applied for an Economic Development loan from the Community Development Department to assist the cash flow position of the newspaper.

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17. (continued)

The requested loan for \$55,000 would enable the Post to implement an expansion program which would increase the circulation from the current 5,201 to 14,000 subscribers. Job opportunities would be created for NSA residents by increasing the payroll from a current 18 employees to 25.

Specifically, loan proceeds would be used for debt consolidation and to establish a better cash flow for the business. The loan would also provide funds for office expansion, renovation, and the purchase of a delivery van and a mini-computer which would upgrade the office operations related to the management of cash receipts, disbursements, accounting, circulation and advertising. In addition, the attorney for the newspaper has advised that the Court may be willing to dismiss the bankruptcy suit if this loan is approved by the City.

The loan would be made from the Community Development Revolving Loan Trust Fund for a term of five years at 6% per annum and would require that the Post hire five Neighborhood Strategy Area residents.

The collateral for the loan will be a Second Deed of Trust on Mr. Johnson's personal residence, the assignment of 1176 shares of the Charlotte Publishing Company stock, all business personal property and vehicles, including the mini-computer to be purchased.

B. RECOMMEND APPROVAL OF A ECONOMIC DEVELOPMENT LOAN AGREEMENT BETWEEN THE CITY OF CHARLOTTE AND LEM LONG, JR., D/B/A LONG'S MORTUARY SERVICE, IN THE AMOUNT OF \$50,000.

Long's Mortuary Service has provided service to the black community for 35 years. The mortuary is operated by Mr. Lem Long, Jr., as a sole proprietorship and is located at 2312 Beatties Ford Road. The 3,068 square feet of space in the mortuary has become inadequate and inefficient since it does not allow the owner to conduct more than one service at a time.

The requested loan for \$50,000 will assist Mr. Long by leveraging a \$100,000 bank loan that is being obtained at 18% interest. The loan funds from the City will be used for building improvements and to purchase three new vehicles, new equipment and furniture. The total project cost for the renovation and purchases is \$214,273 and the floor space of the business will double from 3,068 to 6,014 square feet. The appraised value of the property will increase from \$165,000 to \$363,850.

The loan is requested for a term of five years at 6% per annum. The collateral proposed is a Second Deed of Trust on the property

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17. (continued)

at 2312 Beatties Ford Road. The bank would have the first lien on the property. Five full time job positions for Community Development area residents will be a contractual condition in the Loan Agreement.

The loan funds will be drawn from the Community Development Revolving Loan Trust Fund.

Resolutions

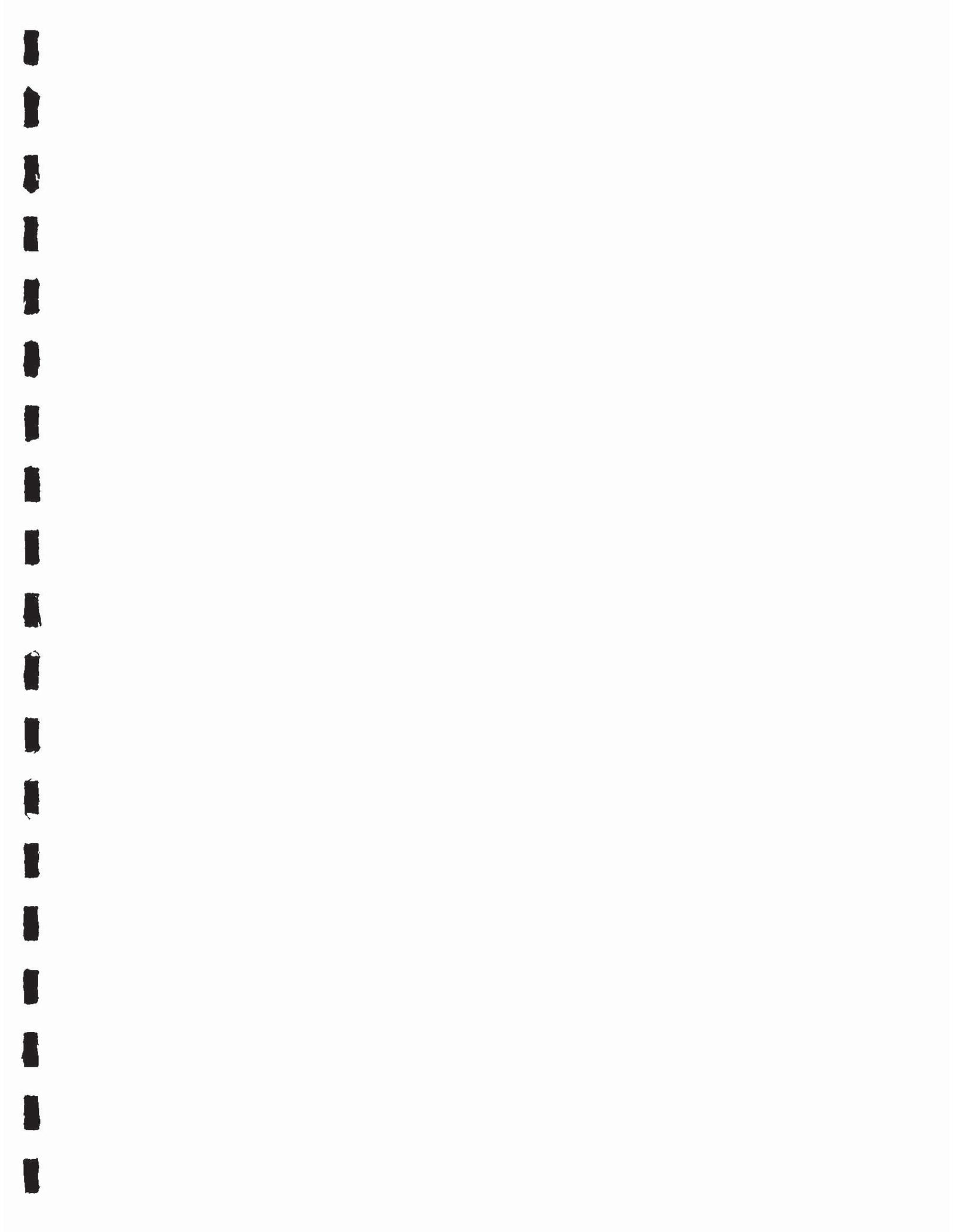
18. A. RECOMMEND ADOPTION OF A RESOLUTION CALLING FOR A PUBLIC HEARING FOR AMENDING THE COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION TO REFLECT ADDITIONAL ACQUISITION AND RELOCATION COSTS IN THE THIRD WARD NEIGHBORHOOD STRATEGY AREA, ON NOVEMBER 22, 1982 AT 3:00 PM, IN THE CITY COUNCIL CHAMBER.

The Third Ward Community Development and Redevelopment Plan was first adopted by City Council on March 8, 1976, and later amended on December 11, 1978, and June 8, 1981. The latest amendment will include a 100' buffer strip on the east side of Cedar Street to shield the new residential development from an existing industrial use. On November 8, 1982, City Council is being requested to hold a public hearing to consider Amendment No. 3 to the Third Ward Community Development and Redevelopment Plan, which will call for the acquisition and/or relocation of Smith Metal and Iron Company.

This action is necessary to comply with Federal Regulations which require that a public hearing be held to allow citizen participation in any amendment to an approved application.

- B. RECOMMEND ADOPTION OF A RESOLUTION CALLING FOR A PUBLIC HEARING ON AMENDMENT NO. 3 TO THE REDEVELOPMENT PLAN FOR THE THIRD WARD NEIGHBORHOOD STRATEGY AREA ON NOVEMBER 22, 1982, AT 3 00 PM IN THE CITY COUNCIL CHAMBER.

The Third Ward Community Development and Redevelopment Plan was first adopted by City Council on March 8, 1976, and later amended on December 11, 1978, and June 8, 1981. The most recent amendment was to change the land use pattern of residential development on the west side of Cedar Street. A 100' buffer strip on the east side of Cedar Street was proposed to shield the residential development from the industrial use. On August 24, 1981, the City Council entered into a joint agreement with the Third Ward Neighborhood Development Association to transfer land to the Association for residential development. One of the provisions of the joint agreement was that the City complete the acquisition of the buffer strip by June 30, 1982. For over a year, Community Development



18. (continued)

has been negotiating with Mr. Joe Smith, President of Smith Metal & Iron Co., and Mr. Elliott Schwartz, the owner of the industrial property, in an attempt to relocate the scrapyard without acquiring any property. These efforts have not been successful. At this point, the residential developers contend that the lack of a buffer strip is making it difficult to market the new housing. Therefore, the Community Development Department is implementing the current plan that calls for the acquisition of the 100' buffer strip.

It is recommended that the Redevelopment Plan be amended to permit the acquisition of the scrapyard and the relocation of Smith Metal & Iron Co. This action is requested for the following reasons. First, the appraised property value of the entire scrapyard including the 100' buffer strip, as established by independent real estate appraisers, is between \$986,725 and \$1,014,000. The appraised value of the 100' buffer strip, as established by the same appraisers is between \$821,400 and \$898,100. The reason the appraised values are so close is the severance damages caused by the 100' buffer strip. Second, this amendment would effect the relocation of Smith Metal & Iron Co. Third, the property would be rezoned and sold for residential development.

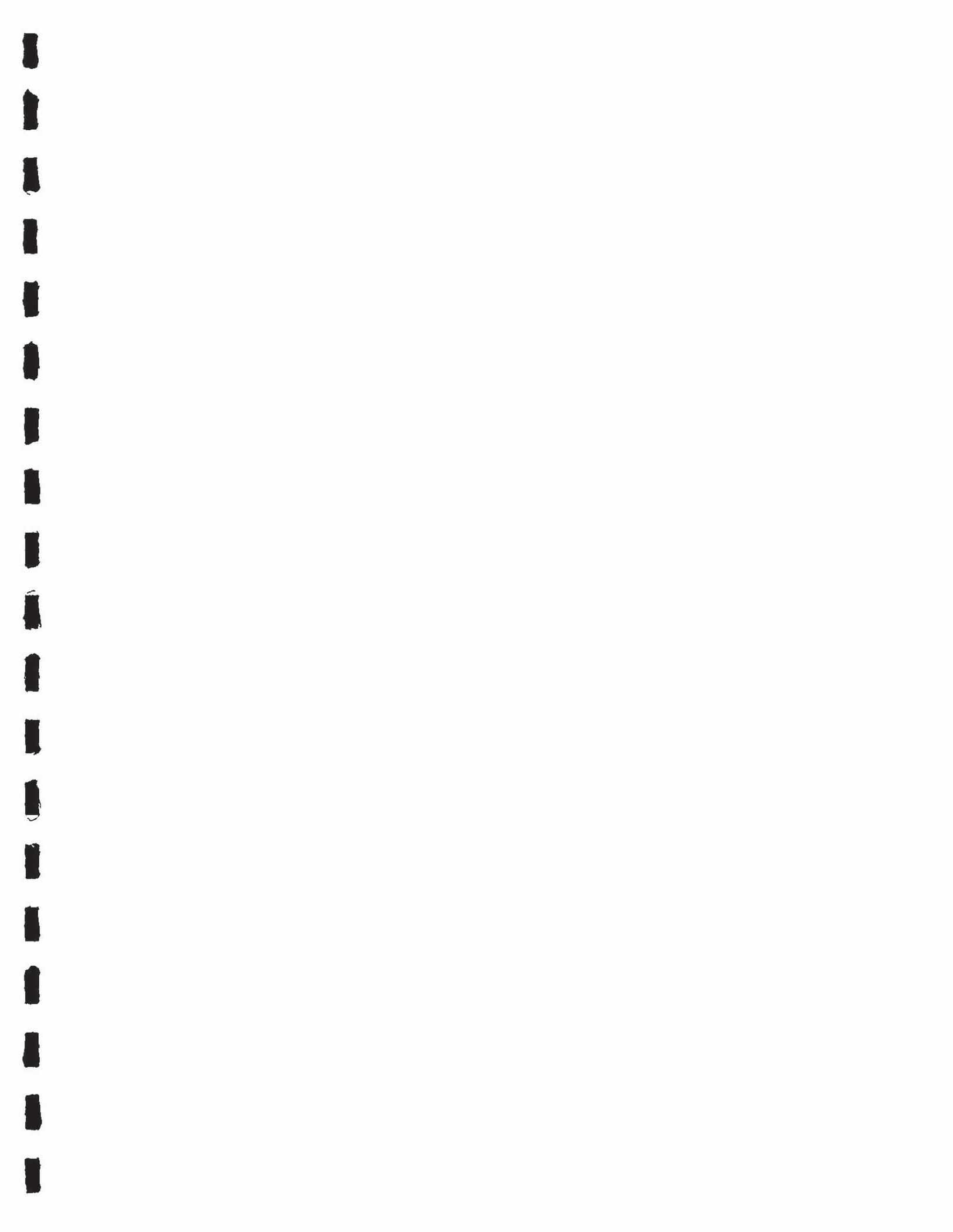
This action is requested pursuant to the requirements of North Carolina Redevelopment Law - Chapter 160A - 513 (K), requiring that the City Council hold a public hearing prior to the approval of the Redevelopment Plan amendment.

The Redevelopment Plan is to be submitted to the Charlotte-Mecklenburg Planning Commission for approval on November 2, 1982.

C. RECOMMEND ADOPTION OF A RESOLUTION CALLING FOR A PUBLIC HEARING ON RE-APPROPRIATION OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM INCOME/RE-PROGRAMMING OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE OLD LITTLE ROCK AME ZION CHURCH RESTORATION AND ADAPTIVE REUSE ON NOVEMBER 22, 1982 AT 3.00 P.M. IN THE COUNCIL CHAMBER OF THE CITY HALL.

This action will allow City Council to move swiftly on a financing strategy for the restoration and adaptive re-use of the Old Little Rock Church for the Afro-American Cultural Center as discussed earlier on this agenda.

This is necessary because Federal Regulations require that a public hearing be held to allow citizen participation in any amendment to an approved application.



Utility Contracts

19. RECOMMEND APPROVAL OF WATER AND SEWER MAIN CONSTRUCTION PROJECTS AS SHOWN:

- A. Contract with the Mathisen Company for the construction of 948 linear feet of 6-inch water mains and 1,165 linear feet of 2-inch water mains to serve the Tamaron II Subdivision, located east of Reddman Road and north of Cedarwood Lane, inside the City Limits of Charlotte, at an estimated cost of \$23,000.00, at no cost to the City.
- B. Contract with the Bogan Development & Construction Company, Inc. for the construction of 1,247 linear feet of 8-inch sewer mains to serve the Hickory Ridge Subdivision, Phase 5-D, located north of Trysting Road, south of Pence Road and east of Delta Road, outside the City Limits of Charlotte, at an estimated cost of \$27,302.00, at no cost to the City.

Special Use Permit Application

20. RECOMMEND ISSUING A FLOODWAY SPECIAL USE PERMIT TO IVAN GAY WHICH WOULD ALLOW A SMALL AMOUNT OF FILL IN THE BRIAR CREEK FLOODWAY TO PROVIDE ADDITIONAL PARKING FOR THE CALABASH COVE RESTAURANT AT 2920 CENTRAL AVENUE.

The Charlotte Floodway Regulations generally prohibit any encroachment into areas designated as Floodway Districts. These same regulations provide, however, for the issuance of Floodway Special Use Permits which, if granted, would allow some minor degree of encroachment into these restricted areas. Section 8A-5 of the Charlotte Floodway Regulations prescribe the method and consideration which should be given to such requests. City Council upon recommendation from the Planning Commission takes final action. This process does not involve a public hearing, but does involve notifying adjacent property owners about the request and when the request will be considered at a public meeting.

In accordance with Section 8A-5 of the Charlotte Floodway Regulations, a Floodway Special Use Permit has been applied for by Ivan Gay. The proposal is to add a minor amount of fill to an otherwise unusable lot.

The lot, adjacent to the Calabash Cove Restaurant at 2920 Central Avenue, will be used for additional parking associated with the restaurant. The Planning staff, Zoning Administrator and Engineering Department staff find that the effect of the proposed structure on the Briar Creek Floodway is not significant.



20. (continued)

At the Tuesday, October 5, 1982 meeting the Charlotte-Mecklenburg Planning Commission unanimously voted to recommend approval of the request.

Acceptance of Streets for Continuous Maintenance

21. RECOMMEND ACCEPTANCE FOR CONTINUOUS MAINTENANCE 1.86 MILES OF STREETS CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE SUBDIVISION ORDINANCE AND APPROVED BY THE CITY ENGINEER.

A complete listing of street names is available through the Office of the City Clerk.

Condemnation Settlements

22. A. RECOMMEND PROPOSED SETTLEMENT IN THE CONDEMNATION ACTIONS CITY OF CHARLOTTE VS. RAEFORD D. LOVE, ET AL. (PARCEL 3-41) AND 1979 ANNEXATION-MOUNT HOLLY ROAD, (PARCEL 3-43), IN THE TOTAL AMOUNT OF \$3,800, REQUIRING AN ADDITIONAL DEPOSIT OF \$3,611.

On August 5, 1980, the City of Charlotte filed two (2) condemnations on parcels owned by Raeford D. Love and wife, Verna P. Love. The easement on parcel 3-43 consists of 14.65 linear feet. Parcel 3-41 consists of an easement of approximately 314.46 linear feet. The property is zoned I-1 for light industrial use and would be valuable for either light industrial use or commercial use.

This property is shaped like a triangle and the easement severed the triangle. The easement is located in a very low area, almost a gorge, that a creek runs through. The City appraisers based their appraisal on the assumption that the property could not be developed because of the low-lying creek area in the middle of the property.

The attorney and property owners contend that they will put a storm drain over the creek and completely fill the area. It is their contention that if the easement had not been put in they would have been able to put a structure on the property. With the easement located as it is, it would seriously impair what would eventually be available to build on.

The attorney and property owners have agreed to settle both condemnations for the total amount of \$3,800. It is recommended the City deposit an additional \$3,611 to settle both of these condemnations.



ITEM NO.

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There are sufficient funds in the 1979 Annexation-Mt. Holly Road Capital Project to cover the additional deposit of \$3,611.

- B. RECOMMEND PROPOSED SETTLEMENT IN THE CONDEMNATION ACTION CITY OF CHARLOTTE VS. RUEL H. CHAPMAN, ET AL., 1979 ANNEXATION ALBEMARLE ROAD (PARCEL 1-47), IN THE TOTAL AMOUNT OF \$7,650 REQUIRING AN ADDITIONAL DEPOSIT OF \$7,025.

On August 5, 1980, the City of Charlotte condemned a 15-foot sanitary sewer right of way that extended for 342.99 linear feet. The tract of land had 400 feet of street frontage. The easement began along the street approximately 100 feet from the northeast corner of the parcel of property at the right of way of Albemarle Road.

The easement is located between Albemarle Road, in the front part of the property, with the residence located behind the easement in the southern portion of the property. The easement has three manholes all about 2 to 2 1/2 feet off the ground.

The attorney and the property owners have contended that the diagonal cut of the easement in the front of the property prevents the location of a structure on that portion of the property or the development of the property for business purposes. The attorney and property owners have also alleged as further damages the monetary value of the trees removed from the easement and the value that the trees had in the front of the property in preventing water drainage from Albemarle.

It is recommended that the City settle this condemnation for the total amount of \$7,650. This would require the additional deposit of \$7,025.

There are sufficient funds in the 1979 Annexation - Albemarle Road Project to cover the additional deposit of \$7,025.

- C. RECOMMEND PROPOSED SETTLEMENT IN THE CONDEMNATION ACTION CITY OF CHARLOTTE VS. DR. THOMAS A. BAUCOM, ET AL., 1979 ANNEXATION - ALBEMARLE ROAD AREA (PARCEL 1 -15) IN THE TOTAL AMOUNT OF \$2,500, REQUIRING AN ADDITIONAL DEPOSIT OF \$1,500.

On September 10, 1980, the City of Charlotte condemned a 15 foot sanitary sewer easement extending approximately 482.94 linear feet in the rear of the tract of this property. The City took a temporary construction easement (10 feet) and the City deposited \$1,000.

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ITEM NO.

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The contention of the attorney and property owners is that approximately 2,368 square feet has been severed between the real property line and the location of the easement. In addition, there is approximately 1,268 square feet covered by the easement that is not within the rear yard line. It is the contention of the attorney and property owners that proper consideration was not given to those portions of the property in the vicinity of the easement in respect to the damages occurring.

The attorney has proposed a settlement for an additional deposit of \$1,500. It is recommended that the City deposit an additional \$1,500 for a total cost of settlement of \$2,500.

There are sufficient funds in the 1979 Annexation-Albemarle Road Capital Project Fund to cover the additional deposit of \$1,500.

- D. RECOMMEND PROPOSED SETTLEMENT IN THE CONDEMNATION ACTION CITY OF CHARLOTTE VS. ELWOOD S. DOWDY, IDLEWILD ROAD N. WIDENING (PARCEL 12) IN THE TOTAL AMOUNT OF \$2,100, REQUIRING AN ADDITIONAL DEPOSIT OF \$800.

On June 6, 1980, the City of Charlotte condemned approximately 748 square feet of the property fronting on Idlewild Road and took a temporary construction easement varying in width to a maximum of 9.5 feet.

The attorney and the property owners contended that the value of the yard improvements within the taking are more than the City's appraised value. The new right of way will be 30.5 feet from the dwelling occupied by the property owners. The attorney and property owners have raised questions about the effect of that upon the structure and its liveability.

The defendants have offered to settle this condemnation with the additional deposit of \$800. It is recommended that the City deposit an additional \$800 for a total settlement of \$2,100.

There are sufficient funds in the Idlewild Road North Widening Capital Project Budget to cover the additional deposit of \$800.

Property Transactions

23.

- A. RECOMMEND APPROVAL OF RIGHT-OF-WAY ACQUISITION AS SHOWN BELOW

1. Acquisition of 2,037.3 ± square feet plus temporary construction easement, at 8827 Mount Holly Road, from Mary E. Fulbright, for \$700.00, for 1980 Annexation Sewer - Coulwood Area. (Easement)



ITEM NO.

23.

(continued)

2. Acquisition of 8,432.10 square feet, at 2.8 acres at end of Sunset Chase Lane, from Textrol, Incorporated, for \$1.00, for Sanitary Sewer to serve Tamaron I, Section II. (Easement)
3. Acquisition of 6,671.40 square feet plus temporary construction easement, at 8600 Mount Holly Road, from J. Darrell Lee, Thelma H. Lee, William Smith Lee, Eloise Lee, Dorothy Lee Lineberger, Roger R. Lee, Katheryn Lee, Billy R. Lee, Melda G. Lee, Carroll Lee, Patricia Lee, for \$740.00, for 1980 Annexation Sewer Coulwood Area. (Easement)
4. Acquisition of 6,199.35 square feet plus temporary construction easement, at the 100 Block of Ventner Court, from Wilford Lee and wife, Anna E., for \$1,175.00, for 1980 Annexation Sewer Coulwood Area. (Easement)
5. Acquisition of 1,907.70 square feet plus temporary construction easement, at the 300 Block of Kirby Drive # 1615, from Realty Snyderate, Inc., for \$627.00, for 1980 Annexation Sewer Coulwood Area. (Easement)
6. Acquisition of 770.85 ± square feet plus temporary construction easement, at 8514 Mount Holly Road, from Veterans of Foreign Wars Post 6724, for \$325.00, for 1980 Annexation Sewer Coulwood Area. (Easement)
7. Acquisition of 2,565.30 square feet plus temporary construction easement, at 507 Fielding Road, from Temple Hicks Hill and wife, Blanche H., for \$403.00, for 1980 Annexation Sewer Coulwood Area. (Easement)
8. Acquisition of 2,284.65 square feet plus temporary construction easement, at 515 Fielding Road, from Donald L. Cannon and wife, Betty B., for \$803.00, for 1980 Annexation Sewer Coulwood Area. (Easement)
9. Acquisition of 871.95 square feet plus temporary construction easement, at 233 Laburn Avenue, from William L. Plemmons, Jr. and Geneva W. Plemmons, for \$750.00, for 1980 Annexation Sewer Coulwood Area. (Easement)
10. Acquisition of 55 ± acres off Westside Valleydale Road, from George H. Coppala and Paul E. Coppala, for \$320.00, for 1980 Annexation Sewer Coulwood Area. (Easement)
11. Acquisition of 2,050 ± square feet for a temporary construction easement, at 240 Hargett Circle, from Michael L. Stevenson, and Vicki C. Stevenson for \$1,000.00, for Sardis Road Widening. (Temporary Construction Easement)

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ITEM NO.

23. (continued)

12. Acquisition of 10,500 square feet (0.24 acres) plus temporary easement, at 5610 Sardis Road, from Edgar B. Watson and Virginia H. Watson, for \$13,000.00, for Sardis Road Widening. (Option)
13. Acquisition of 4,588 square feet, at 5700 Sardis Road, from Calvine B. Baird, for \$7,000.00, for Sardis Road Widening. (Option)
14. Acquisition of 5,772 square feet, at 5924 Sardis Road, from Ernest T. Newell, and wife, Helen, for \$5,500.00, for Sardis Road Widening. (Option)

## B. RECOMMEND APPROVAL OF THE FOLLOWING CONDEMNATION ACTIONS:

1. Acquisition of 16,610 ± square feet, at 317-19 North College Street, from Lottie I. Hastings, Fred F. Hastings Jr. and wife, Peggy L. Hastings, for \$119,900.00, for Spirit Square Land Acquisition.
2. Acquisition of 9,375 square feet, at 325 North College Street, from Charles W. Glick and Stanley M. Steinberger, for \$84,400.00, for Spirit Square Land Acquisition.
3. Acquisition of 16,998 square feet plus temporary construction easement, at 5732 Sardis Road, from Emroy H. Blanton and Marillyn T. Blanton, for \$15,700.00, for Sardis Road Widening.

Approval for Wine and Beer Sale

24. RECOMMEND APPROVAL OF A REQUEST FROM THE DISCOVERY PLACE MUSEUM TO SELL BEER AT A BEER AND BAND PARTY IN CELEBRATION OF THE MUSEUM'S FIRST ANNIVERSARY ON OCTOBER 29, 1982.

Mary Beth Cross of the Discovery Place Museum is requesting permission to sell beer in the parking lot at Discovery Place.

- o Dispensing will be from 5:00 to 7:00 p.m.
- o Approximately 21 - 25 kegs of beer will be sold.
- o Approximately 1000 people are expected to be served.
- o WTVI staff persons will serve beer and observe ages of purchasers. Signs will be posted stating that no one under 18 will be allowed to buy beer. Supervision of enforcement will be by Marsha Rash of WTVI.
- o All required ABC permits have been obtained.



ITEM NO.

Page - 26 -

Lawsuit Settlement

25. RECOMMEND RATIFICATION OF A SETTLEMENT IN THE AMOUNT OF \$12,500  
IN THE CASE OF COPELAND VS. GARY VON HUGHES.

Additional information is being provided to City Council by the  
City Attorney in advance of the Council meeting date.



SCHEDULE OF MEETINGS  
October 25 through October 29, 1982

Monday, October 25

COUNCIL/MANAGER LUNCHEON  
& EXECUTIVE SESSION  
Training Center

12:00 Noon

CITIZENS HEARING  
COUNCIL DISCUSSION  
COUNCIL MEETING  
Council Chamber  
City Hall

2:00 p.m.

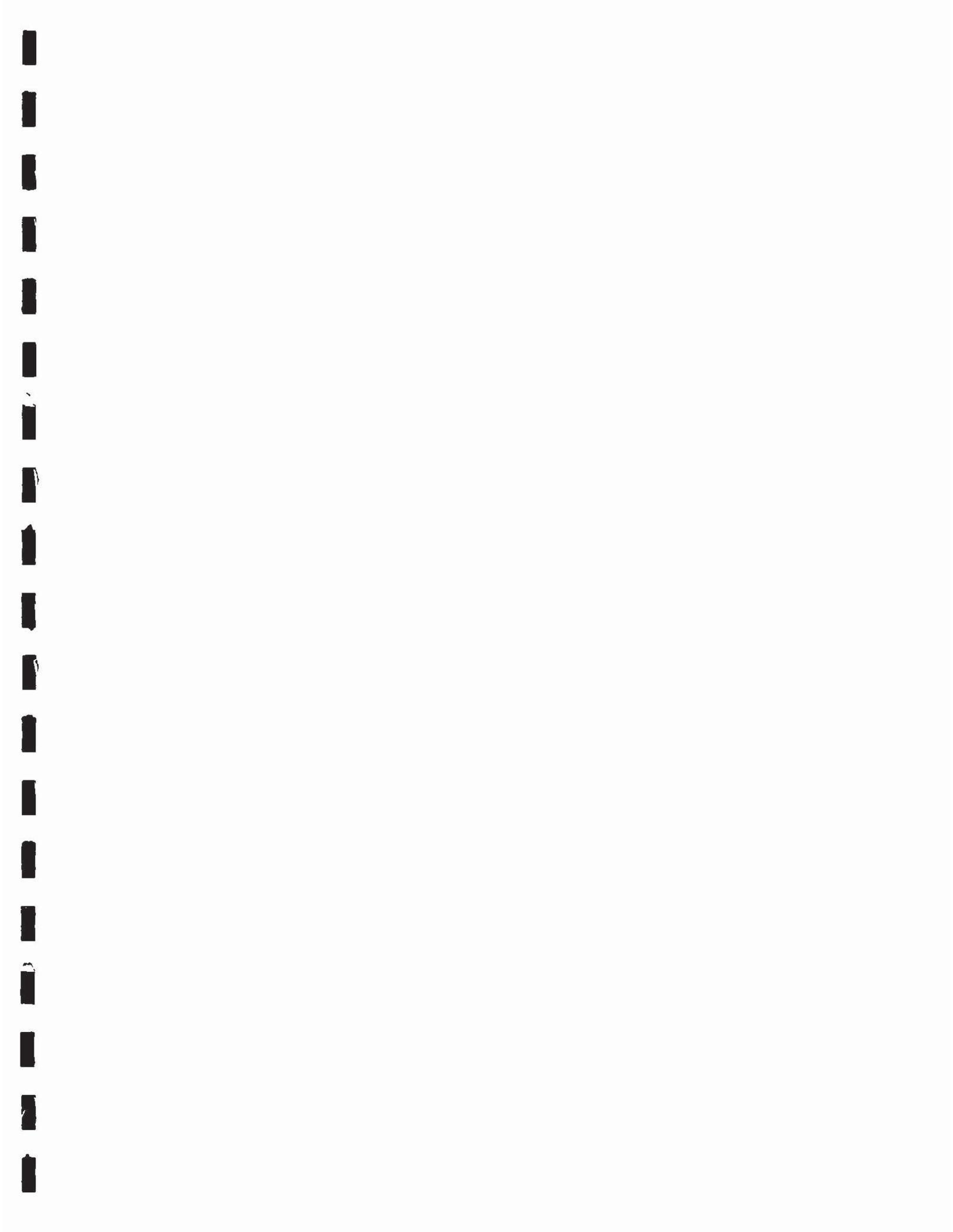
2:30 p.m.

3:00 p.m.



- PENDING MATTERS -

In meeting on Monday, November 8, 1982, City Council will make nominations to fill one position on the Taxicab Review Board. The appointment should be an Operating Permit holder and is for a three-year term.



# **Attachments**

to this 10.5.82

# Request for Council Action

## Charlotte

To the City Council  
From the City Manager

Action Requested That City Council conduct a public hearing considering the right of way abandonment of portions of West Palmer Street and South Church Street.

Responsible Department Engineering Department

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

### Background

On July 12, 1982, the Rowe Corporation filed a petition with the Engineering Department requesting the abandonment of portions of West Palmer Street and South Church Street under the Right of Way Abandonment Procedure. The portions in question are located within the West Morehead Community Development Target Area. The proposed abandonment is in accordance with the area's redevelopment plan as adopted by City Council on April 5, 1976 and amended October 4, 1976, April 10, 1978 and February 8, 1982. The particular portion of West Palmer Street to be abandoned extends between Jefferson Street and Winnifred Street and includes two (2) small portions of South Church Street adjoining West Palmer Street. The remainder of South Church Street from Independence Boulevard to West Bland Street was abandoned on October 13, 1980 and March 23, 1981 by a previous Council. It is the intent of the petitioners to incorporate these rights of way into the adjoining tract of land for future business development.

### Explanation of Request

It is requested that City Council conduct a public hearing for the withdrawal of the right of way of these portions of West Palmer and South Church Street.

### Clearances

In accordance with the North Carolina General Statutes, Chapter 160A, Section 299, a certified letter was sent to the property owner adjacent the streets in question. Right of way abandonment signs giving notice of the public hearing date were installed on October 1, 1982. Public notice was published in the Mecklenburg Times on each Friday for four (4) consecutive weeks.

All City Departments and private utility companies have concurred with this abandonment.

### Bibliography

The Resolution to Close is on file in the Engineering Department and is available upon request.

np



For Office Use Only

Date Submitted October 6, 1982

Agenda Date Requested October 26, 1982

Consequences if Agenda Date is Delayed or Action is Deferred Petitioners will be delayed in accomplishing their proposed development goals.

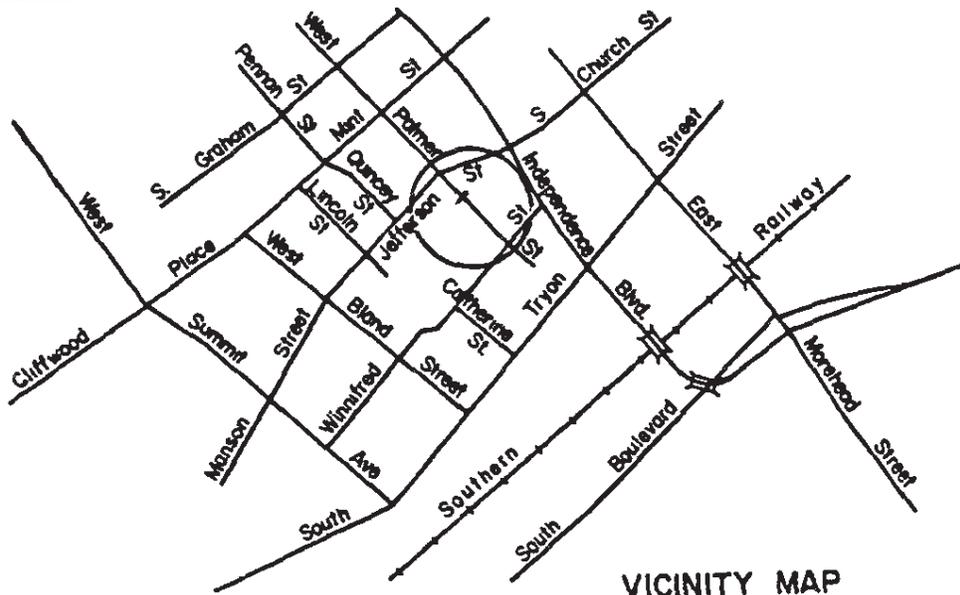
Contact Person for Questions from the City Manager's Office Clark D. Reading, City Engineer

Authorized by \_\_\_\_\_  
Department Head

Approved by   
Assistant City Manager

List Attachments

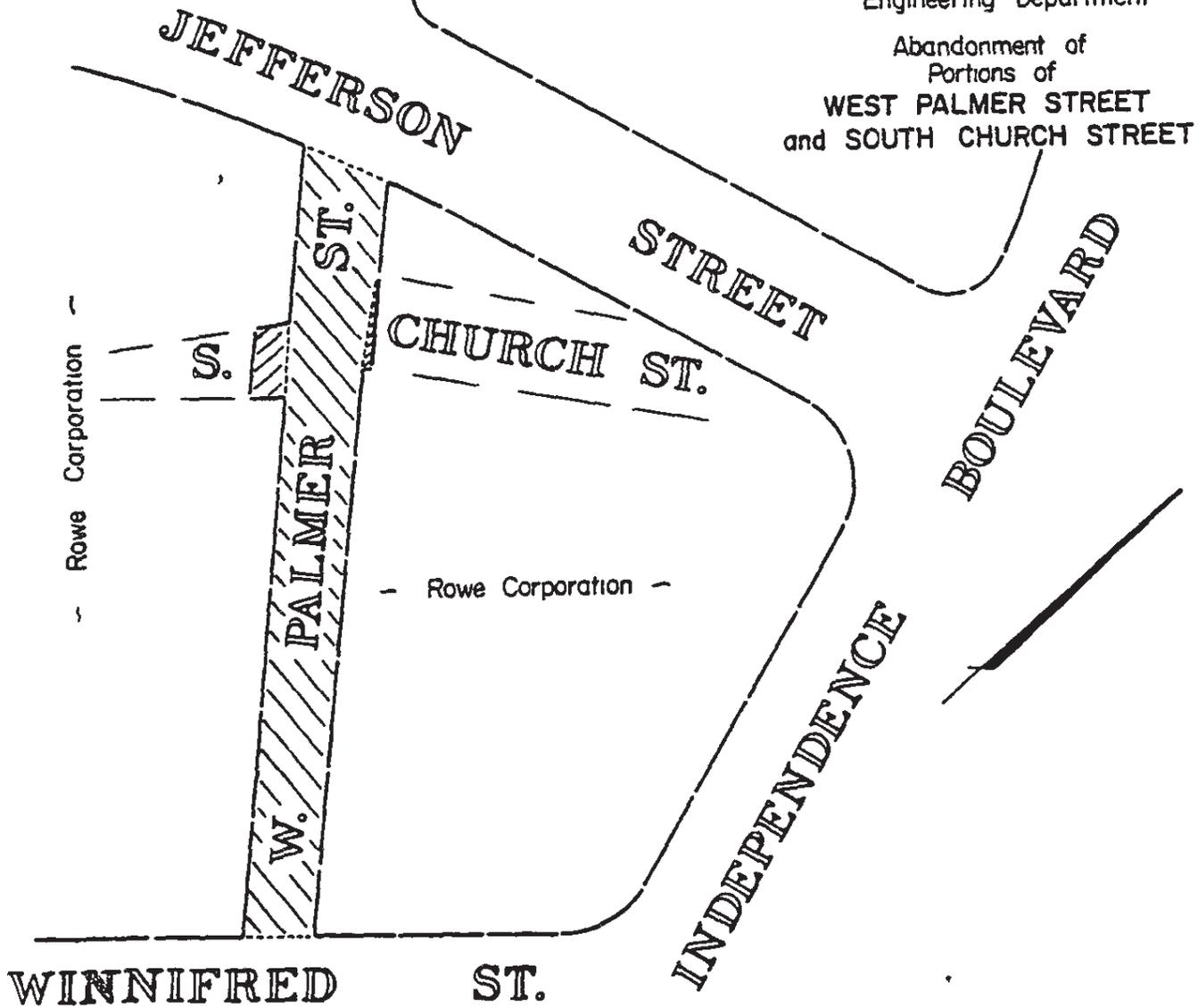
Vicinity Map



VICINITY MAP  
NO SCALE

City of Charlotte  
Engineering Department

Abandonment of  
Portions of  
WEST PALMER STREET  
and SOUTH CHURCH STREET





4- #4 - 11-2-82

# Request for Council Action

## Charlotte

To the City Council

From the City Manager

Action Requested That City Council conduct a public hearing considering the right of way abandonment of a portion of an alleyway off of Chase Street.

Responsible Department Engineering Department

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

### Background

On June 17, 1982, Phoenix Associates filed a petition with the Engineering Department requesting the abandonment of a portion of an alleyway located off of Chase Street between the 2000 block of Randolph Road and Vail Avenue. The portion in question is more specifically located at the terminus of this alleyway, approximately 240 feet from its intersection with Chase Street. The particular area to be abandoned is ten feet wide and sixty feet long.

This alleyway is currently used by several owners of abutting property for access into their rear yards. This abandonment is not expected to affect the right of ingress and egress by the adjacent owners. Phoenix Associates currently owns all the property abutting this portion of the alleyway, and it is their intent to incorporate the land area into the remainder of its property for future sale or business expansion.

The Engineering Department was recently informed that Mercy Hospital intends to purchase the two parcels of land adjacent the portion of alleyway in question. Due to the probability of land transfer prior to public hearing date, Mercy Hospital has submitted written concurrence with the abandonment. It is the intent of Mercy Hospital to utilize the land for either a Child Development Center or additional parking for staff and/or visitors.

### Explanation of Request

It is requested that City Council conduct a public hearing for the withdrawal of this portion of alleyway.

### Clearances

In accordance with the North Carolina General Statutes, Chapter 160A, Section 299, certified letters were sent to all property owners adjacent the alleyway. Right of way abandonment signs giving notice of the public hearing were installed on September 30, 1982. Public notice was published in the Mecklenburg Times for each Friday for four (4) consecutive weeks.

All City Departments, private utility companies and adjoining property owners have concurred with the abandonment of this portion of the alleyway.

### Bibliography

The Resolution to Close is on file in the Engineering Department and is available upon request.

For Office Use Only

Date Submitted October 6, 1982

Agenda Date Requested October 25, 1982

Consequences if Agenda Date is Delayed or Action is Deferred The petitioners will be delayed in accomplishing their development goals.

Contact Person for Questions

from the City Manager's Office Clark D. Reading, City Engineer

Authorized by \_\_\_\_\_

- Department Head

Approved by \_\_\_\_\_

*pmc*  
Assistant City Manager

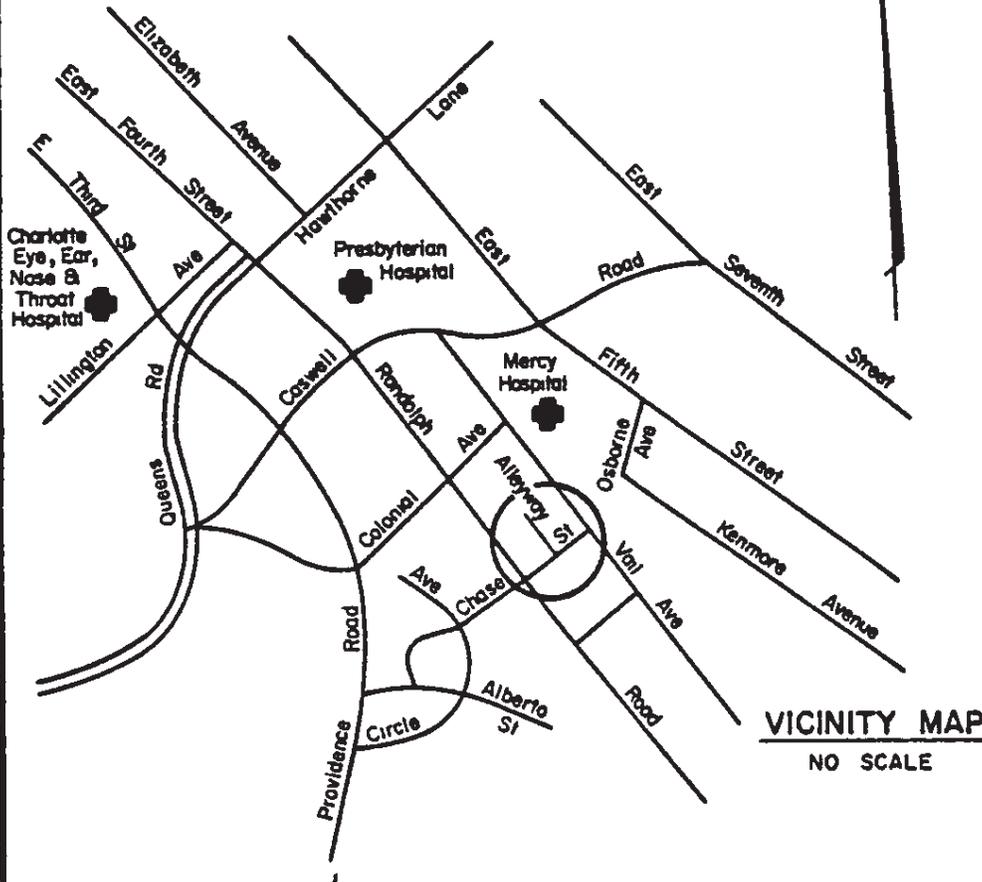
List Attachments

Vicinity Map

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City of Charlotte  
Engineering Department

Abandonment of  
Portion of  
ALLEYWAY



VICINITY MAP  
NO SCALE

VAIL AVENUE						STREET
		2026	2030	2034	2038	
		Phoenix Associates				
RANDOLPH ROAD						CHASE STREET
		2023	2027	2031	2035	
		Phoenix Associates				

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Item # 5  
attached 3

## NORTH CAROLINA LEAGUE OF MUNICIPALITIES

LOCAL GOVERNMENT CENTER / W LANE AND N DAWSON STREETS  
P O BOX 3089 / RALEIGH NORTH CAROLINA 27602 / (919) 834-1311

October 8, 1982

**TO:** Mayors and Managers/Clerks

**FROM:** League President, Mayor Hugh M. Currin of Oxford

**SUBJECT:** Constitutional Amendment Referendum on Tax Increment Financing

In the 1981 and 1982 sessions of the General Assembly, your League was active in supporting and managing the enactment of bills to submit to the voters an amendment to the State Constitution to allow "tax increment financing" of public facilities in downtown areas of all towns and cities, and a new law implementing that amendment should it be approved by the voters.

The constitutional amendment is on our statewide ballot on November 2, 1982, and both deserves and needs the active support of all towns and cities and their elected and appointed officials.

Your League Board of Directors at its meeting on September 22 adopted a resolution strongly supporting this constitutional amendment and encouraging all municipalities and municipal officials to do likewise.

Accordingly, I am happy to enclose for your consideration a sample resolution by which your governing body can give its official endorsement to this important constitutional amendment, and its encouragement to citizens to vote in favor of it on November 2. Also enclosed is a brief explanation of tax increment financing, including information about its advantages to our towns and cities in refurbishing and revitalizing their downtown areas by encouragement of taxable, private development.

We hope that you will see fit to adopt a resolution of this nature at your earliest meeting, including a special meeting if necessary. We also hope that the elected and appointed officials in your municipality would take the lead among your citizens in urging support and favorable action by the voters on November 2.

If you have questions regarding the enclosures, please feel free to call the League office for further information or explanation.

Please remember that favorable action by the voters on this important matter is quite likely in the hands of you and other municipal officials across the state. I hope that we can count on your assistance.

HMC/bpw

OFFICERS

President — Hugh M. Currin Mayor Oxford  
First Vice President — Andrew M. Kistler II Mayor Morganton  
Second Vice President — E. B. Turner Councilman Lumberton  
Third Vice President — Horace B. Whitley Mayor Whiteville  
Past President — Robert A. Gibbons Mayor Lenoir  
Executive Director — S. Leigh Wilson

DIRECTORS

Allen L. Hornthal Councilman Edenton  
Patrick A. Thomas, City Manager Jacksonville  
Melvin Cording, Mayor Wallace  
Judy W. Greene Councilwoman Greenville  
Lois B. Wheeler, Councilwoman Louisburg  
L. P. Zachary Jr. City Manager Raleigh

John K. McNeill, Jr. Mayor Raeford  
Harvey B. Gent, Councilman Charlotte  
Wayne A. Corpening, Mayor Winston-Salem  
Joe V. Knox, Mayor Mooresville  
Kenneth A. Harris Mayor Drexel  
William G. Stamey Town Manager Canton

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## EXPLANATION OF TAX INCREMENT FINANCING

The Tax Increment Financing Act would authorize municipal governing boards to finance public improvements of any sort in a downtown development project by the issuance of tax increment bonds, without voter approval. The payment of tax increment bonds are secured only by revenues derived from increased property valuations in the district created for the project from increased private development, presumably spurred by the public projects for which the bonds were issued.

The law would require that a municipality lay off a tax increment financing district in or near the downtown area, and secure agreements from private developers to undertake specific private construction projects if specified public projects are undertaken by the municipality. Based upon the projected costs of the public facilities to be financed by the bonds, and the increased property tax valuations anticipated by construction of the private projects, the feasibility of the financing can then be determined and, if feasible, approved in the same way other bonds are approved by the Local Government Commission.

Once a tax increment financing district is created, the "base" property valuation in the area is determined, and future property taxes collected from that amount of "base" valuation would continue to be used as in the past. On the other hand, property tax collections derived from the added, or "incremental", valuation created by the new private development would go into a special fund to pay the principal and interest on the tax increment bonds issued for the public facilities. In addition to property taxes collected on the "incremental" valuation in a district, the municipality could pledge any other revenues derived from the project (including the sale of land and fees and revenues derived from operation of the public facilities financed with the bonds) to payment of the bonds. The bonds would not be a charge against the general taxing power.

Although the procedures seem complicated, the concept of tax increment financing is relatively simple. It enables the municipality to "capture" the revenues derived from increased private development which would not have taken place but for the public investment in the public facilities which were financed by the tax increment bonds. Thus, it enables the enhancement of the tax base for all time in a downtown area, and the development of public projects to assist in that enhancement, without such activities being a charge against the general property tax base or levies.

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RESOLUTION

TAX INCREMENT FINANCING

WHEREAS, pursuant to action of the General Assembly, the citizens of North Carolina will have the opportunity to approve a state constitutional amendment to allow the use of tax increment financing by towns and cities to encourage and assist downtown revitalization and development; and

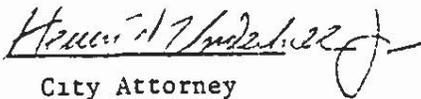
WHEREAS, the towns and cities of the State will have a major new tool to help bolster the economic vitality of downtown areas if the voters approve this constitutional amendment; and

WHEREAS, tax increment financing will permit the financing of needed public facilities without making their construction a charge against the general taxing power; and

WHEREAS, the citizens of North Carolina can make a tangible contribution to the efforts of municipalities and other governmental and private organizations interested in the enhancement of the economic health of downtown areas in North Carolina if they approve the constitutional amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, this 25th day of October, 1982, that the City Council strongly and enthusiastically endorses and supports the constitutional amendment to authorize tax increment financing, encourages all municipal officials to work for its passage, and urges all citizens to vote on November 2 FOR the constitutional amendment which would allow tax increment financing.

Approved as to form:

  
City Attorney

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# Request for Council Action

## Charlotte

To the City Council

From the City Manager

Action Requested Request direction by City Council with regard to the course of action to be taken on the Little Rock AME Zion Church and associated realignment of 7th Street.

Responsible Department Engineering Department and Community Development Dept.

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

### Background

On June 28, 1982, City Council approved a contract with Dalton-Morgan and Partners under which they would develop an adaptive reuse program and conceptual plan for the Afro-American Culture Center (AACC) and provide estimated costs for construction and annual operating expenses.

Dalton-Morgan and Partners has since worked with the Afro-American Culture Center and City staff and come up with various options on action to be taken. Pursuant to Council's request following the luncheon presentation of October 4, the costs for this project were reviewed and adjusted. The attached sheets explain the variances in costs. The revised costs for the various options are as follows:

Option 1. \$64,500 Construction and Fees. Stabilize the building. This includes waterproofing basement, repairs to the roof, gutters, cornices, vents and trim repair as required to slow the deterioration of the structure.

Consequences - The deterioration of the building will be slowed, but it will not be of any functional use.

Option 2. \$363,400 Construction and Fees. Historic restoration to original condition. This would include the work required to restore the original church structure and requirements for Code compliance including new toilets, new electrical and mechanical systems.

Consequences - The building would not be of useful function to the AACC.

Option 3. \$451,185 Construction and Fees + \$43,000 Equipment (\$494,185 Total). Renovation and restoration for basic needs of AACC. This would include minimum modifications to the restored historic structure as required for the occupancy and use by the AACC including the basic programmatic requirements, fire exits, site improvements office partitions and doors.

Consequences - This will allow the AACC to occupy the building and start their programming. This would be a focal point for the AACC in raising necessary money for future renovations.

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For Office Use Only

Date Submitted October 12, 1982

Agenda Date Requested October 25, 1982

Consequences if Agenda Date is Delayed or Action is Deferred Project will be delayed.

Contact Person for Questions Harry L. Jones, Sr. Director  
from the City Manager's Office C. D. Reading, City Engineer *R. H. Bell for CDR*

Authorized by   
Department Head

Approved by \_\_\_\_\_  
Assistant City Manager

List Attachments

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Option 4. \$1,137,100 Construction and Fees + \$124,000 Equipment (\$1,261,100 Total). Ultimate Project Development. This would include Option 3 plus the addition of an auto circle, new entry and interior access, a new theater on the third level, expansion of the second level for program requirements and the construction of the plaza area.

Consequences - This would provide for 100% of the projected needs of the AACC's program requirements, and add a new theater in the round, which could be used by the AACC as well as other interested groups in the City.

In addition to the above options, the architect's idea of the ultimate development of the site includes the realignment of 7th Street and the closing of Myers Street. Council has previously awarded a contract for the widening of 7th Street. Because work is scheduled to begin on 7th Street in November, to undertake this realignment will require Council's immediate action to authorize the realignment and an amendment must be made to the First Ward Urban Renewal plan to close Myers Street. The estimated increase in the cost for the new alignment will be up to \$177,000 depending on design costs, the remobilization costs for the contractor, the additional culvert work, any increase in the amount of materials used and including an allowance of \$52,000 for special paving which could be used for pedestrian crossings in 7th Street.

#### Explanation of Request

It is requested that Council advise as to which option to undertake, which type of funding to utilize and approve negotiations with an architect for a contract for the design of the approved option. Also, advise as to the action to be taken on the 7th Street realignment and closing of Myers Street and approve the required construction to be undertaken in the most desirable manner. Direct staff to prepare an amendment to the First Ward Urban Renewal Plan which deletes a portion of Myers Street in front of the church.

#### Source of Funding

None of the options involving the actual renovations are eligible for the Category Program Settlement Grants. However, the realignment of 7th Street and closing of Myers Street could be funded from the C.P.S.G. and funds are presently available for this work.

The renovation costs in Options 1, 2 and 3 are eligible for Block Grant Funding, including Program Income, Reprogrammable Funds and Future Grant Allocations. Private contributions are an additional potential source of revenue for this project. Conversion costs, meaning work in addition to the actual restoration, which are mentioned as part of Option 4, would be eligible for C.D.B.G. funding if the work meets the HUD criteria for economic development benefit. If Option 4 is selected, every effort will be made to acquire HUD approval, although it cannot be assured.

The C.D.B.G. Program Income Fund balance was \$491,000 as of September 30, 1982 and could be used to fund Option 1, 2 or 3. Option 4 would require a combination of funding from Program Income, private contributions or other C.D.B.G. funds such as reprogrammable or future allocations, if eligible, for the conversion portion of the project.

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### Clearances

An amendment to the C.D.B.G. application must be filed with HUD for the reappropriation of the C.D.B.G. program income/reprogramming C.D.B.G. funds. All amendments require citizen participation and a formal public hearing. HUD has 30 days after receipt of the proposed amendment to notify the City in writing of approval or disapproval.

### Future Council Actions

1. On October 25, Council will formally call for a public hearing on C.D.B.G. reappropriation program income/reprogramming funds.
2. On November 22, public hearings will be held on the C.D.B.G. reappropriation program income/reprogramming funds and action will be taken with regard to the option chosen for funding.
3. In December, Council will approve an architectural contract for the design of the chosen option for the project.
4. Council will take necessary action for the abandonment of Myers Street and hold appropriate public hearings.
5. Council will amend the contract with Material Consultants International for the realignment of 7th Street and the closing of Myers Street in Spring of 1983.
6. Council will approve construction contracts for the AME Zion Church in Spring of 1983.
7. Approval of a contract with the Afro-American Cultural Center for use of the church building.

Page 6 of the architect's summary provides an explanation of modifications made to initial costs



#7057/AME Zion Church  
Renovations and Restoration  
7 October 1982  
Page 3

C. FUTURE PHASES (as presented  
with this report)

Architectural 628,900

Equipment

- Fixed seating at theatre \$ 18,000
- Modifications/Additions to lighting and sound systems within B1. 23,000
- Theatrical rigging 40,000

D1. ULTIMATE DEVELOPMENT COSTS

OPTION 4

Architectural 1,080,100

Equipment 124,000

Parking, Drive and Turnaround  
at entry 57,000

Total for architectural, parking and equipment \$1,261,100

Street realignment 177,000

Additional Parking if necessary  
50,000

dalton  
morgan  
&  
partners

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4. SYSTEMS COST FOR SCHEME C

1. General Requirements

Supervision	
Equipment Rental	
Performance Bond	
Permits & Fees	
Temporary Facilities	
Periodic and Final Clean-Up	48,000

2. Site Work

Excavation	
Brick Pavers at Plaza	
Curbs & Walks	
Landscaping	
Site Signage	
Site Utilities	47,200

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3. Concrete

Footings  
Steps & Walls  
Floors at Grade & Above Grade \$ 20,600

4. Masonry 18,000

5. Metals

Stairs & Rails  
Structural Steel  
Miscellaneous Metals 48,400

6. Carpentry

Rough Carpentry  
Finish Carpentry  
Casework & Millwork 37,600

7. Thermal & Moisture Protection

Roof at Addition  
Waterproofing at Addition/Basement  
Insulation  
Caulking & Sealants 11,200

8. Doors & Glazing

Entrance/Exterior Doors & Hardware  
Interior Doors & Hardware  
Sloped Glazing & Skylite 58,200

9. Finishes

Plaster & Associated Framing  
Drywall & Associated Framing  
Drywall Ceilings  
Quarry Tile at Addition  
Painting 105,900

10. Specialities

Mirrors at Dressing Rooms  
Chalk, Bulletin & Display Boards  
Folding Partition Systems 16,700

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11. Theatre Equipment	Refer to Equipment	
12. Not Used		
13. Not Used		
14. Conveying Systems		
Package Elevator		\$ 47,000
15. Mechanical		
HVAC Additions & Modifications		
Sprinklers		45,000
16. Electrical		
Site Lighting at Entrance and Plaza		
Additional General Lighting for		
Program Requirements		31,000
Sub Total for D1.		534,800
Contingency at 5%		26,740
Contractors Profit at 12%		67,400
TOTAL FOR C1.		\$ 628,900

APPENDIX

OPTION 2

A Scheme A/Modifications to Initial Costs.

1. Insufficient funds allocated to HVAC. Substituted \$6.50/sq. ft. in lieu of \$4.56 ADD.....11,550

EXPLANATION: DM&P's original scheme was to provide only the code of an HVAC system within the initial phase (i.e. minimize duct runs at the expense of desired zone control in order to minimize modification costs within a possible phase based upon Scheme C1.) Even though this approach is still sound, our mechanical consultant now advises that the sum be increased due to the degree of difficulty expected to be encountered in installing the system within the old shell, and the possible ceiling load for an experimental theatre space



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2. Insufficient funds allocated to plumbing: Substituted \$1200/fixtures in lieu of \$500/ 750 values.  
ADD.....5,600

EXPLANATION: In preparing the original values the assumption was made that the original cast iron piping from the City sewer to the specific room locations could be reused. Even though this may, in fact happen, it is now thought that, given the brittle nature of aged cast iron, additional monies should be allocated. Also, the original value was based upon the installation of flush tank fixtures with PVC piping, instead of commercial grade flush valve fixtures with cast iron connections.

3. Increase contingency from 20% to 25%

EXPLANATION The inclusion of a contingency factor within the preparation of the renovation costs was not representative of a contingency value that should be held in reserve at time of bidding, but rather a value to anticipate the uncovering of additional problems during the preparation of construction documents. Therefore, based upon further discussions among DM&P personnel, this office recommends that this value be increased.

OPTION 3

- B. Scheme B1/Modifications to initial costs.

1. No provision for drainage of plaza area.  
ADD.....2,000

EXPLANATION: This was an oversight that grew out of the assumption that only minimal work was to be accomplished within this area during this phase

2. No value for insulation at existing walls.  
ADD.....7,500

EXPLANATION. DM&P's original values did not include insulation for the following reasons. a. accessibility, in order to provide batt insulation with a vapor barrier, the entire interior walls would have to be demolished. Injection of blown rock wool into the cavities can be achieved relatively easy, without however, the benefit of a vapor barrier, b. code interpretation, due to the use of the structure and its historical value, the N. C. Department of Insurance may render a lenient interpretation of Chapter 32 (energy requirements) of the N. C. Building Code, as it has in the past, c. wall insulation vs roof insulation, in terms of heat loss 200% more heat can be potentially lost through a roof.



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2. (continued)

Therefore, the loss of insulation at the walls (coupled with the infiltration at the stained glass windows) was not seen as overly significant. Despite the above sound reasoning, this office now wishes to include a value for insulation in the event that departments of the City of Charlotte will require it.

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14-11-82 # 5 - 11-11-82

# Request for Council Action

## Charlotte

To the City Council

From the City Manager

Action Requested That City Council authorize the implementation of twenty-nine additional Housing Cost Task Force recommendations.

Responsible Department Engineering Department

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

### Background

On August 9 and October 11, 1982, City Council authorized the implementation of selected Housing Cost Task Force recommendations. In addition, Council directed the City Manager to work with the County Manager to further address the remaining Task Force recommendations.

Appropriate City and County staff have concurrently reviewed the remaining Task Force recommendations and can recommend positive action on twenty-nine additional items. Of these, eight were acceptable as written by the Task Force and twenty-one were found to be acceptable after review and rewriting. Attached is a staff report outlining the recommendations being considered in this action and summarizing the disposition of all other Task Force recommendations as initially submitted in May, 1981.

### Explanation of Request

City Council is being asked to authorize the implementation of twenty-nine additional Housing Cost Task Force recommendations enabling City staff to proceed with necessary actions to accomplish stated goals. Should Council approve this request, a total of 68 recommendations of the HCTF will have received positive action. The reasons for rejecting the remaining recommendations are contained in the attached report.

### Clearances

The City Manager's Office, Engineering Department, Fire Department, Building Inspection Department, Utility Department and Planning Commission staff have reviewed and approved the recommendations in question. The appropriate County staff have also concurred with these recommendations.

### Bibliography

The original Housing Cost Task Force Report, May, 1981 along with supporting information is on file in the Engineering Department.

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For Office Use Only

Date Submitted October 11, 1982

Agenda Date Requested October 25, 1982

Consequences if Agenda Date is Delayed or Action is Deferred Continued delay in responding to Housing Cost Task Force recommendation.

Contact Person for Questions  
from the City Manager's Office C. D. Reading, City Engineer

Authorized by \_\_\_\_\_  
Department Head

Approved by   
Assistant City Manager

List Attachments

Staff Report on Disposition of all Housing Cost Task Force recommendation.



HOUSING COST TASK FORCE  
City/County Staff Report on Disposition of All Housing Cost  
Task Force Recommendations

As a direct result of the 1980 Urban Symposium, the Charlotte Board of Realtors, Inc. and the Charlotte Home Builder's Association formed the Housing Cost Task Force. With support of local officials, the Task Force set out to study the affordability of housing in Charlotte and to identify areas in which local government could assist in reducing the costs associated with housing development. The Task Force was responsible for reviewing current codes, standards and processes associated with housing development and identifying areas which through reasonable change, could result in reduced housing cost. In May, 1981, The Housing Cost Task Force Report, was presented to City and County officials for review and consideration.

Following a staff review of the Housing Cost Task Force Report, five review committees were structured to include representatives of the housing industry, concerned citizens and City/County staff. Through a series of meetings, each review committee discussed particular recommendations presented in the Task Force Report. In April, 1982 the Review Committees Response to the HCTF Recommendations was submitted to the City and County Managers for review.

The committee's recommendations were then reviewed in detail by appropriate City and County Department Heads. This resulted in further refinement of the recommendations. In late summer, 1982, City Council and County Board of Commissioners approved the implementation of selected recommendations, culminating almost two years of work. In addition to approving this first group of recommendations, City and County Managers were directed to work together in addressing the remaining Housing Cost Task Force recommendations, which has subsequently been completed.

This report recognizes all Task Force recommendations and the disposition of each.

THE FOLLOWING HOUSING COST TASK FORCE (HCTF) RECOMMENDATIONS ARE BEING PRESENTED TO CITY COUNCIL AND THE COUNTY BOARD OF COMMISSIONERS FOR CONSIDERATION:

1. HCTF Recommendation:  
Require drywall on only one side of a truss instead of on both sides.

City and County Staff Recommended Disposition:  
Accept as stated. (Building)



2. HCTF Recommendation:  
Increase to 20' the distance of travel from a dwelling unit to a single stair in garden apartments.  
  
City and County Staff Recommended Disposition:  
Accept as stated. (Building)
  
3. HCTF Recommendation:  
Reduce the required thickness of a concrete slab in housing units to 3".  
  
City and County Staff Recommended Disposition:  
Accept in restated form: "Prepare recommendations to the North Carolina Building Code Council, in the proper form, for changes in the North Carolina Building Code to change dwelling code (Volume IB) to 3½" slab on grade from 4" slab." (Building)
  
4. HCTF Recommendation:  
Allow the use of standard framing materials in fireplace flues with Underwriters' Laboratory approved flues.  
  
City and County Staff Recommended Disposition:  
Accept in restated form: "Allow the use of standard framing materials in fireplace flue enclosure with Underwriters' Laboratory approved flues; as referenced in Volume I of the North Carolina Building Code." (Building)
  
5. HCTF Recommendation:  
Permit the use of wood supports of steel beams and girders.  
  
City and County Staff Recommended Disposition:  
Accept in restated form: "Prepare recommendations to the North Carolina Building Code Council, in the proper form, to review the use of wood supports for steel beams and girders." (Building)
  
6. HCTF Recommendation:  
Eliminate the requirement for balancing dampers in each supply duct.  
  
City and County Staff Recommended Disposition:  
Accept in restated form: "Prepare recommendations to the North Carolina Building Code Council, in the proper form, to eliminate the requirement for balancing dampers in each supply duct." (Building)
  
7. HCTF Recommendation:  
Centralize control of the review process and location of the reviewing agencies.  
  
City and County Staff Recommended Disposition:  
Accept in restated form: "Consider during the City-County Inspection Department restructuring the centralization of review processes and location of the reviewing agencies." (Building)



8. HCTF Recommendation:

Consolidate the inspection process to allow a single qualified inspector to perform multiple inspections for all departments instead of having multiple inspectors perform 9 separate inspections.

City and County Staff Recommended Disposition:

Accept in restated form: "Consider during the City-County Inspection Department restructuring consolidation of the inspection process to allow a single qualified inspector to perform multiple inspections for all departments instead of having multiple inspectors perform 9 separate inspections." (Building)

9. HCTF Recommendation:

Have all involved agencies put together a package of their standards and requirements, a flow chart and checklist so that developers can verify that standards have been met prior to the submission of plans.

City and County Staff Recommended Disposition:

Accept as stated.

10. HCTF Recommendation:

Allow the Plumbing Inspector to inspect each unit in multi-family or attached housing as soon as it is completed in the rough stage rather than waiting until all units in the building have reached this stage.

City and County Staff Recommended Disposition:

Accept in restated form: "Allow the Plumbing Inspector to inspect each unit in multi-family or attached housing as soon as it is completed in the rough stage, rather than waiting until all units in the building have reached this stage provided the units have been properly prepared for such inspection." (Building)

11. HCTF Recommendation:

Allow the installation of electric meters to be determined by the issuance of a final electrical inspection and not be tied to the process to control occupancy.

City and County Staff Recommended Disposition:

Accept in restated form: "Allow the installation of electric meters to be determined by the issuance of a final electrical inspection pursuant to the following: (Building)

- A. The application be made jointly by:
  - I. The licensed general contractor
  - II. The licensed electrical contractor
  - III. The legal owner of the unit(s) made.
- B. That a final electrical inspection be made.
- C. A written agreement be made that occupancy will not occur under temporary power.
- D. That the meter will be removed or sealed after a maximum of 30 days if no occupancy permit has been issued."

12. HCTF Recommendation:  
Eliminate storm detention requirements in multi-family housing.
- City Staff Recommended Disposition  
Accept in restated form: "Review the effectiveness of current stormwater detention requirements." (Engineering)
13. HCTF Recommendation:  
Reduce excessive erosion control and final inspection punchlist requirements.
- City and County Staff Recommended Disposition:  
Accept in restated form: "Evaluate criteria used for erosion control to ensure requirements are not excessive and to refine the subdivision final inspection process to minimize punchlist items." To accomplish this it requires administrative action which is currently underway. (Engineering)
14. HCTF Recommendation:  
Permit standard valve boxes.
- City and County Staff Recommended Disposition:  
Accept as stated. (CMUD)
15. HCTF Recommendation:  
Eliminate catchbasins where ditches are piped under streets.
- City and County Staff Recommended Disposition:  
Accept in restated form: "Review all pertinent information related to the design of catch basins where ditches are piped under streets."  
(Engineering)
16. HCTF Recommendation:  
Permit aluminum storm pipe.
- City and County Staff Recommended Disposition:  
Accept in restated form: "Permit the use of aluminum storm pipe; to be approved on a case by case basis in trial situations. To accomplish this, administrative action is required." (Engineering)
17. HCTF Recommendation:  
Bring City sediment control regulations in line with the State of North Carolina.
- City and County Staff Recommended Disposition:  
Accept as stated. (Engineering)

18. HCTF Recommendation:  
Review the criteria and assumptions used to size storm drain pipes.
- City and County Staff Recommended Disposition:  
Accept as stated. (Engineering)
19. HCTF Recommendation:  
Allow 12-inch storm pipe where permitted by flow of storm water.
- City and County Staff Recommended Disposition:  
Accept in restated form: "Allow 12-inch storm pipe of proper specification to be used on private property (outside of street rights of way) when permissible based on amount of stormwater runoff and when unrelated to a drainage system within a public street." (Engineering)
20. HCTF Recommendation:  
Permit lot width to be measured at setback shown on record plat even if greater than minimum.
- City and County Staff Recommended Disposition:  
Accept in restated form: "Give consideration to permitting lot widths to be measured at setback shown on record plat even if greater than minimum." (CMPC)
21. HCTF Recommendation:  
Reduce rear yard setback requirements.
- City and County Staff Recommended Disposition:  
Accept in restated form: "Give consideration to reducing rear yard setback requirements during overall residential districts review and revision process." (CMPC)
22. HCTF Recommendation:  
Follow the manufacturers recommendations regarding the number of dwelling units per dumpster.
- City and County Staff Recommended Disposition:  
Accept in restated form: "Consider on a case-by-case basis reduction in size and/or number of dumpsters if information and data are supplied to demonstrate that the volume of refuse material is consistently less than the volume of containers." (MCHD)
23. HCTF Recommendation:  
Permit a small amount of stormwater diversion when the grading of the site changes the drainage ridge lines.
- City and County Staff Recommended Disposition:  
Accept in restated form: "Permit a reasonable amount of on-site stormwater diversion when the involved properties will not be adversely affected." (Engineering)

24. HCTF Recommendation:  
Allow parking within the setback.

City and County Staff Recommended Disposition:  
Accept in restated form: "Give consideration to allowing parking within setback areas during the overall residential districts review and revision process." (CMPC)

25. HCTF Recommendation:  
Permit water lines to be installed in public easements but off of the street right of way for the purpose of creating additional loops in the system as well as creating alternatives for obtaining water supply for a subdivision.

City and County Staff Recommended Disposition:  
Accept in restated form: "Permit water lines to be installed in public easements but off of the street right of way for the purpose of creating additional loops in the system as well as creating alternatives for obtaining water supply for a subdivision on a case-by-case basis." (CMUD)

26. HCTF Recommendation:  
Permit water lines to be installed before the curb and gutter or final road swale grading.

City and County Staff Recommended Disposition:  
Accept in restated form: "Permit water lines to be installed before the curb and gutter or final road swale grading only if the right of way is rough graded, the sewer main is installed and the water line is accurately staked, both in location and elevation, by the Developer's Engineer." (CMUD)

27. HCTF Recommendation:  
Permit a greater choice of material brands and suppliers.

City and County Staff Recommended Disposition:  
Accept as stated. (CMUD)

28. HCTF Recommendation:  
City government would initiate and continue to facilitate all possible potential low-cost financing programs on a City-wide basis. An example of such programs would be those sponsored by the North Carolina Housing Agency. Legislation has recently been enacted allowing for rehabilitation financing through this agency. Since financing is a key to this type of housing, all potential financing methods should be evaluated, encouraged and implemented.

City and County Staff Recommended Disposition:  
Accept as stated.



29. HCTF Recommendation:  
Eliminate City Council approval of contracts for utility line construction and dedication by developers. Allow this to be handled administratively.

City and County Staff Recommended Disposition:

Accept as restated: "Consider the elimination of required City Council approval of contracts for utility line construction and dedication by developers. Allow this to be handled administratively." (CMUD)

THE FOLLOWING HOUSING COST TASK FORCE (HCTF) RECOMMENDATIONS HAVE BEEN PREVIOUSLY AUTHORIZED FOR IMPLEMENTATION BY CITY COUNCIL AND THE COUNTY BOARD OF COMMISSIONERS:

30. HCTF Recommendation:  
Make more land available for higher density single-family development and for multi-family development of various densities. Sufficient land must be so provided that the land cost of property zoned for higher density does not rise, depriving the home buyer of housing cost savings that could otherwise be reflected in decreased housing prices.

City and County Disposition:

Accepted in restated form: "Initiate procedures through Planning Commission to continue to explore provisions for increased density". (CMPC)

31. HCTF Recommendation:  
Permit more flexible forms of residential development that can respond to varying market demands and can lead to lower per unit costs.

City and County Disposition:

Accepted in restated form: "Permit a wider range of housing styles as use by right at no increase in density in existing "single-family" zoning districts". (CMPC)

32. HCTF Recommendation:  
Reduce the attic access opening size to 22" x 22".

City and County Disposition:

Accepted in restated form: "Prepare recommendations to the North Carolina Building Code Council, in the proper form, for changes to the North Carolina Building Code to reduce attic access opening space to 22" x 30". (Building)

33. HCTF Recommendation:  
Reduce to less than 18 inches the distance from the ground to the use of untreated lumber.

City Disposition:

Accepted in restated form: "Prepare recommendations to the North Carolina Building Code Council, in the proper form, for changes in the North



Carolina Building Code to review the minimum distance from the ground to untreated lumber." (Building)

County Disposition:

Accepted in restated form: "Prepare recommendations to the North Carolina Building Code Council, in the proper form, the changes in the North Carolina Building Code to reduce to 14" the distance from the ground to the use of untreated lumber."

34. HCTF Recommendation:

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

City and County Disposition:

Accepted in restated form: "Prepare recommendations to the North Carolina Building Code Council, in the proper form, for changes to the North Carolina Building Code to increase from 30" to 36" the allowable entrance stoop height not requiring railing."(Building)

35. HCTF Recommendation:

Consider the consolidation of the separate City and County development review and inspection processes.

City and County Disposition:

Accepted in restated form: "Initiate procedures for consolidation of the City and County Inspection Departments."(Building)

36. HCTF Recommendation:

Eliminate the redundant water and sewer plan review by State agencies and rely upon the review and approval of the Charlotte-Mecklenburg Utility Department.

City and County Disposition:

Accepted in restated form: "Eliminate the redundant water and sewer plan review by State agencies and rely upon the review and approval of the Charlotte-Mecklenburg Utility Department. (Staff will send a request to the proper State agencies for consideration.)"(CMUD)

37. HCTF Recommendation:

Allow plans with minor corrections noted by the reviewing agency to be approved rather than requiring the resubmission of perfect plans.

City and County Disposition:

Accepted as stated.(Building)

38. HCTF Recommendation:

Have the Fire Department conduct its review in conjunction with that of the Building Regulation Department rather than conducting an independent review.



City and County Disposition:

Accepted in restated form: "Have the Fire Department conduct its review in conjunction with that of the Building Regulation Department rather than conducting an independent review (Fire)."

39. HCTF Recommendation:

Distribute the final decisions on individual building code interpretations or clarifications to the housing industry so that those who are affected might be better informed.

City and County Disposition:

Accepted in restated form: "Distribute final decisions on significant building code interpretations." (Building)

40. HCTF Recommendation:

Organize staff resources in inspection and review departments to back-up the performance of critical tasks in periods of staff vacations and illness.

City and County Disposition:

Accepted in restated form: "Organize back up staff resources to cover critical tasks." (Building)

41. HCTF Recommendation:

Permit streets serving 50 houses or less to be 18 feet wide.

City Disposition:

Accepted in restated form: "Permit permanently dead-end streets serving 50 houses or less to have a pavement width of 18 feet." (Engineering)

County Disposition:

Accepted in restated form: "Permit streets serving 50 houses or less to be 18 feet wide pending approval by the North Carolina Department of Transportation." (Engineering)

42. HCTF Recommendation:

Permit catchbasins in streets to be installed further apart than 500 feet when less than a significant amount of water is entering the catchbasin.

City and County Disposition:

Accepted in restated form: "Permit catchbasins in streets to be installed more than 500 feet apart in appropriate circumstances." (Engineering)

43. HCTF Recommendation:

Permit water to cross minor streets (not the through street) at intersections on the surface of the street.



City and County Disposition:  
Accepted as stated.(Engineering)

44. HCTF Recommendation:  
Require the City to widen arterial roads adjacent to subdivisions when developer uses reverse frontage (County already has this policy).

City and County Disposition:  
Accepted in restated form: "Vary City requirements for widening of arterial streets to allow for appropriate tradeoffs such as dedication of needed rights of way, reverse frontage, construction of necessary intersection improvements for safe traffic conditions and other suitable items in exchange for required widening improvements."(Engineering)

45. HCTF Recommendation:  
Permit the use of what are commonly known as "flag", "panhandle", or "pipestem" lots.

City and County Disposition:  
Accepted in restated form: " Permit the use of "panhandle" lots." (CMPC)

46. HCTF Recommendation:  
Reduce the street right-of-way by a minimum of 10 feet.

City Disposition:  
Accepted in restated form: "Reduce the rights-of-way of minor residential streets by a minimum of 10 feet."(Engineering)

County Disposition:  
Accepted in restated form: "Reduce the street right-of-way by a minimum of 10 feet pending approval by the North Carolina Department of Transportation." (Engineering)

47. HCTF Recommendation:  
Reduce the minimum setback by 10 feet.

City and County Disposition:  
Accepted in restated form: "Reduce the minimum setback for residential uses by 10 feet."(CMPC)

48. HCTF Recommendation:  
Permit fire hydrants to be located 750 linear feet from farthest dwelling unit.

City and County Disposition:  
Accepted in restated form: "Permit fire hydrants in single-family subdivisions to be located 750 linear feet from the farthest dwelling unit." Current City standards require hydrants to be within 500 feet of the farthest building for business and 750 feet for single-family subdivisions. This recommendation represents no change in current standards. (CMUD)



49. HCTF Recommendation:  
Permit Class 150 (C-900) material for water lines and PVC water laterals.
- City and County Disposition:  
Accepted in restated form: "Permit the use of Class 200 (C-900 PVC) material for water lines in residential subdivisions, but not PVC water laterals. (CMUD)
50. HCTF Recommendation:  
Permit the last manhole in system in the street to be installed 25 feet short of the property line of the last lot.
- City and County Disposition:  
Accepted in restated form: "Permit the minimum length of sewer lines to be determined by the laterals serving the last lot in appropriate circumstances." (CMUD)
51. HCTC Recommendation:  
Permit sewer system to be installed anywhere within the street right-of-way.
- City and County Disposition:  
Accepted in restated form: "Relax chord standards when installing sewer systems within street rights-of-way, where appropriate." (CMUD)
52. HCTF Recommendation:  
Public widens arterial roads.
- City and County Disposition:  
Accepted in restated form: "Initiate procedures for City/County assumption of responsibility for widening arterial roads (i.e., implement the Street Classification System)". (CMPC)
53. HCTF Recommendation:  
Permit dwelling units to be built 400 feet from a private or public street.
- City and County Disposition:  
Accepted in restated form: "Permit multi-family units to be built 400 feet from a private or public street." (CMPC)
54. HCTF Recommendation:  
Eliminate the requirement for valley gutter where off-street parking is adjacent to a private street.
- City and County Disposition:  
Accepted as stated. (Engineering)

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55. HCTF Recommendation:  
Change requirement for excessive crowns in private streets.
- City and County Disposition:  
Accepted in restated form: "Vary the requirements for slopes and crowns in private streets." (Engineering)
56. HCTF Recommendation:  
Permit 18 inch standard curb and gutter for private streets.
- City and County Disposition:  
Accepted in restated form: "Permit 18 inch standard curb and gutter for private streets in multi-family developments." (Engineering)
57. HCTF Recommendation:  
Permit catchbasins in private streets to be spaced more than 500 feet apart when reasonable engineering practice permits.
- City and County Disposition:  
Accepted as stated. (Engineering)
58. HCTF Recommendation:  
Permit alternate turnarounds other than the standard cul-de-sac.
- City Disposition:  
Accept as stated.
- County Disposition:  
Accepted in restated form: "Permit alternative turnarounds other than the standard cul-de-sac pending approval by the North Carolina Department of Transportation." (Engineering)
59. HCTF Recommendation:  
Eliminate field cross sections for 20-year plus 2 feet flood studies when 2 foot aerial topo is available.
- City Disposition:  
Accepted in restated form: "Consider on a case by case basis the requirement of field cross-sections for 20-year flood studies and to accept aerial topographic maps when conditions are found acceptable." (Engineering)



County Disposition:

Accepted in restated form: "Consider on a case by case basis the requirement of field cross-sections for 20-year flood studies and to accept aerial topographic maps when conditions are found acceptable provided the development area is not within 1000 feet immediately upstream or downstream of any changes to the water course and its floodplains involving lakes, ponds, culverts, pipes, or bridges within the confines of the drainage system of the development". (Engineering)

60. HCTF Recommendation:

Eliminate concrete splash pads at flared end sections.

City and County Disposition:

Accepted as stated.(Engineering)

61. HCTF Recommendation:

Allow innovative techniques for soil stabilization of street subgrade.

City and County Disposition:

Accepted as stated. (Engineering)

62. HCTF Recommendation:

Housing inspectors to be trained to provide uniform interpretation of the Code on a City-wide basis.

City and County Disposition:

Accepted in restated form: "Provide uniform training with the County (City) Inspection Department."(Building)

63. HCTF Recommendation:

All time delays be reduced to an absolute minimum. This would mean that the Sheriff's Department serve all summary ejection papers within one week of their being filed and the Clerk of Court's Office schedule all hearings within two weeks of notice serving. As regards inspection, all inspections or decisions would be resolved within three working days.

City and County Disposition:

Accepted in restated form: "Perform inspections within one day of calls for inspection." Time delays associated with the Sheriff's Department are currently being addressed by the County as part of a personnel study of the Sheriff's Department. (County)

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64. HCTF Recommendation:

Social Services Department be involved in counseling programs to provide tenants with information on the proper care and maintenance of a housing unit.

City and County Disposition:

Accepted in restated form: "Initiate procedures to establish Tenant-Property Manager Programs for the purpose of instituting an aggressive public information program, aimed at tenants, on the proper care and maintenance of rental property, and instituting an arbitration procedure for tenants and property managers in dispute."

65. HCTF Recommendation:

Institute an arbitration procedure to insure that both tenant's and property manager's rights are not violated and neither is unduly harassed during disagreements.

City and County Disposition:

Accepted in restated form: See Item 64.

66. HCTF Recommendation:

Neighborhood Watch Programs be expanded through the Police Department's educational process to include vandalism as a reportable activity. This program would need to be supported by the City's commitment to provide a level of municipal service (in Police and Fire protection, sanitation and street maintenance) consistent with the City-wide policy in order to protect community property values.

City and County Disposition:

Accepted in restated form: "Initiate procedures to expand existing Neighborhood Watch and Home Security Programs with new emphasis on reporting vandalism."

67. HCTF Recommendation:

Revaluated definitions for "deteriorated" and "dilapidated" housing is needed to recognize the building's future worth rather than its present condition".(Building)

City and County Disposition:

Accepted in restated form: "Modify standards used to identify deteriorated and dilapidated housing."

68. HCTF Recommendation:

Quick evaluation and acceptance of new materials as relates to housing rehabilitation projects. (Building)

City and County Disposition:

Accepted in restated form: "Accept new materials in new construction and rehabilitation."

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THE REMAINING HOUSING COST TASK FORCE (HCTF) RECOMMENDATIONS WERE FOUND NOT ACCEPTABLE:

69. HCTF Recommendation:

Trim the zoning process and rezoning procedures in order to reduce development time and costs, costs which are ultimately absorbed by the consumer, and to reduce the current reliance upon the CD process.

City and County Disposition:

Not acceptable. Changing present rezoning procedures does not appear to be an effective alternative to provide significant housing cost reduction. Rejected by Zoning Review Committee. (CMPC)

70. HCTF Recommendation:

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

City and County Disposition:

Not acceptable. The condition of soil is the critical issue and not the PSI of the footings. Rejected by Direct Construction Cost Review Committee. (Building)

71. HCTF Recommendation:

Reduce the requirement for double and triple studs to construct rough openings for doors and windows as called for in the North Carolina Building Code.

City and County Disposition:

Not acceptable. No change in the code. Code has provisions for new techniques of framing that would eliminate redundant wood members. Local inspectors have the authority to approve methods other than those specified, provided the inspector is convinced the method is at least equal to the specified methods. Rejected by Direct Construction Cost Review Committee. (Building)

72. HCTF Recommendation:

Eliminate the requirement for fire-rated walls around exterior walls except between the chimney and dwelling unit.

City and County Disposition:

Not acceptable. A fireplace is not basic to providing housing. It is a luxury item. But in response to HCTF's recommendation, the review committee offers these comments. Fire safety is extremely important in the construction of a fireplace. The correct priorities of fire protection should be as follows: (1) Fire rating and fire stopping the shaft effect between vertically stacked dwelling units; (2) Provide a construction sequence that would allow the building inspector a method of insuring that the UL rated fireplace assembly had been assembled correctly; and (3) Protect the two opposing side walls of the enclosure in order to prevent a possible fire from spreading laterally. Rejected by Direct Construction Cost Committee. (Building)

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73. HCTF Recommendation:  
Allow the use of treated wood foundations.

City and County Disposition:

Not acceptable. The Review Committee recommended no change in the code based mainly on the fact that the Building Code Council had rejected the use of treated wood foundations after many years of study and deliberation. Rejected by Direct Construction Cost Committee. (Building)

74. HCTF Recommendation:  
Change from 6' to 8' the maximum spacing of outlets.

City and County Disposition:

Not acceptable. National Electrical Code already permits 12 feet spacing of receptacles along walls and partitions, but not more than 6 feet between a receptacle and a door opening (which distance is recommended by HCTF to be increased to 8 feet, presumably). This is believed to be not in the public interest. Rejected by Staff. (Building)

75. HCTF Recommendation:  
Change from 6 to 8 the number of switches allowed per circuit breaker.

City and County Disposition:

Not acceptable. Recommendation considered erroneous, implied limitations do not exist. Rejected by Direct Construction Cost Review Committee. (Building)

76. HCTF Recommendation:  
Decrease the width of the unobstructive area to floor to eliminate the need for unnecessary light fixtures.

City and County Disposition:

Not acceptable. Do not recommend a change in the code. A light fixture is not required. If it is desired, the National Electrical Code now provides for use of ceiling-mounted fluorescent fixture with or without a pull chain having a 6-inch clearance to the storage area. Thus, a recessed fixture is not the only solution. Rejected by the Direct Construction Cost Review Committee. (Building)

77. HCTF Recommendation:  
Eliminate the requirement for lighting outlets in attic and crawl spaces.

City and County Disposition:

Not acceptable. Lighting outlets in attics and crawl spaces are only required when those areas are used for storage or house equipment that will need maintenance and repair. Therefore, the review committee does not recommend a code change. Rejected by Direct Construction Cost Review Committee. (Building)



78. HCTF Recommendation:  
Allow a battery-operated as well as "hot-wired" detectors.

City and County Disposition:

Not acceptable. The committee recommends no code change based on the following reasons: (1) the belief that residents would not maintain in proper working condition a battery-operated detector and (2) questions on the cost advantage over the long run - the initial capital cost of hot-wired detectors versus the maintenance cost of battery replacement. Rejected by Direct Construction Cost Review Committee. (Building)

79. HCTF Recommendation:  
Consider redefinition of "bedroom area" to eliminate duplication of smoke detector coverage.

City and County Disposition:

Not acceptable. The infinite number of possible floor plan configurations make it impractical and perhaps counter-productive to refine the current requirement to locate detectors "outside each sleeping area". Rejected by Staff. (Building)

80. HCTF Recommendation:  
Eliminate the requirement for Ground Fault Circuit Interruptors.

City and County Disposition:

Not acceptable. The safety factor is so important in this situation that cost is not an issue. Committee recommends no change in the code. Rejected by Direct Construction Cost Review Committee. (Building)

81. HCTF Recommendation:  
Allow "free" return air through metal louvered doors into mechanical closets in apartments.

City and County Disposition:

Not acceptable. This is a fire safety item, and we do not feel that we should encourage re-examination of it by the Code Council in light of the public interest being best served by the current requirement. Rejected by Staff. (Building)

82. HCTF Recommendation:  
Eliminate the County Health Department bonding requirements for offsite sewer systems for multi-family housing.

City and County Disposition:

Not acceptable. Considered detrimental to Public Health and Safety. Rejected by Staff. (County Health Department)

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83. HCTF Recommendation:  
Allow offsite water line construction and water meter application processing to occur concurrently instead of sequentially.

City and County Disposition:

Not acceptable. State statutes require that a water main be bacteriologically safe prior to putting it into service. CMUD cannot install services on a water main until the sterilization of the main is completed. Rejected by Staff. (CMUD)

84. HCTF Recommendation:  
Accept without further verification the plans submitted with an engineer's or architect's certification, especially in the areas of erosion control and storm water retention.

City and County Disposition:

Not acceptable. In many circumstances, State and local laws require the submittal and subsequent approval of erosion control and storm drainage site plans by the governing body. It is the intent of these laws, as it is this Department's to protect the general citizenry from the impacts of poor site development. The certification of a plan by a professionally registered engineer, landscape architect or land surveyor does not ensure the use of proper site development. Rejected by Staff. (Engineering)

85. HCTF Recommendation:  
Permit "donut" holes in cul-de-sacs without curb and gutter around the hole and using a 12 foot travel lane.

City and County Disposition:

Not acceptable. Cul-de-sacs designed as specified in this recommendation opens the door for numerous street maintenance related problems and is impractical from a transportation design standpoint. A previously approved recommendation for alternate turnarounds will allow more latitude in cul-de-sac design. Rejected by Staff. (Engineering)

86. HCTF Recommendation:  
Permit 750 gallons/minute flow at fire hydrants in single-family detached subdivisions.

City and County Disposition:

Not acceptable. The recommended fire flow for 1 and 2 story, free standing dwellings, varies according to the distance between buildings, as follows:

<u>Distance between buildings</u>	<u>Fire flow</u>
Over 100'	500 GPM
31 - 100'	750 GPM
11 - 30'	1000 GPM
10' or less	1500 GPM

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Since the structures in residential subdivisions invariably fall in the 11-30' category, a fire flow of 1,000 GPM is required to protect them.

Inasmuch as a single hydrant is usually the principal source of water for a residential fire, the fire flow required must be available from that single hydrant. Rejected by Staff and Subdivision Review Committee. (CMUD)

87. HCTF Recommendation:

Permit 6 inch sewer to be used for sewer lines serving 75 lots or less.

City and County Disposition:

Not acceptable. State standards require a minimum of 8" sewer pipe. These projected cost savings do not outweigh the expected expense associated with upfitting current maintenance equipment. Rejected by Staff and Subdivision Review Committee. (CMUD)

88. HCTF Recommendation:

Permit PVC sewer laterals.

City and County Disposition"

Not acceptable. CMUD is observing the use of PVC sewer mains and laterals in other areas of the State. Any flexible material requiring the use of stabilizing bedding material to prevent excessive distortion is not, in CMUD's opinion, an economical alternative to current sewer pipe materials.

89. HCTF Recommendation:

Permit 3 inch sewer laterals.

City and County Disposition:

Not acceptable. State standards require a minimum of 4" sewer laterals. Rejected by Staff. (CMUD)

90. HCTF Recommendation:

Permit sewer to be installed in a curvilinear direction.

City and County Disposition:

Not acceptable. State standards require straight lines for horizontal and vertical alignment of sewer lines. Anticipated maintenance problems outweigh cost savings. Rejected by Staff and Subdivision Review Committee. (CMUD)

91. HCTF Recommendation

Permit 600 linear feet between manholes.

City and County Disposition:

Not acceptable. State standards require a maximum of 400 feet between manholes. Rejected by Staff. (CMUD)

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92. HCTF Recommendation:  
Permit PVC sewer pipe.

City and County Disposition:

Not acceptable. CMUD is observing the use of PVC sewer mains in other areas of the State. Any flexible material requiring the use of stabilizing bedding material to prevent excessive distortion is not, in CMUD's opinion, an economical alternative to current sewer pipe materials. Rejected by Staff. (CMUD)

93. HCTF Recommendation:  
Allow the use of vertical asphalt curb for minor streets.

City and County Disposition:

Not acceptable. Vertical asphalt curb is not substantial enough to withstand the constant abuse of which street curb is normally subjected. The routine use of this type curb would create long-term maintenance problems. Rejected by Staff. (Engineering)

94. HCTF Recommendation:  
Permit the design of road side swales to be only large enough to carry the required storm permitting 1/3 of the street surface to carry the design storm.

City and County Disposition:

Not acceptable. To purposely design roadside swales such that some portion of a public street is used to transport stormwater runoff creates a multitude of engineering and safety related problems. Streets suited for roadside swales (in lieu of curb and gutter) warrant only swales that are small in size, designed to transport minor amounts of stormwater. The savings gained with this recommendation do not equal the potential hazards it produces. Rejected by Staff. (Engineering)

95. HCTF Recommendation:  
Increase to more than 25% the amount of parking adjoining a private street.

City and County Disposition:

Not acceptable. The objective of this recommendation will be accomplished by increasing the maximum distance of a dwelling unit from a street to 400 feet. That HCTF recommended amendment is now scheduled to be considered by City and County in November. Rejected by Staff and Subdivision Review Committee. (CMPC)

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This report represents the results of over two-years of work by the local housing industry, concerned citizens and City/County staff. With Council approval of the 29 recommendations listed on pages 1 - 7 that will bring to 68 out of the total 95 Housing Cost Task Force recommendations the number having received positive action on the part of local government. It must be understood that many of these items cannot be implemented immediately because of required Code changes and time necessary to adjust programs and policies.

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CERTIFIED DEVELOPMENT COMPANY  
(27 Members)

Membership - Members must be residents of the City of Charlotte, 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, with the original appointments being made on a staggered basis - nine (9) for one year, nine (9) for two years, and nine (9) for three years.

At least two of the following groups must be represented in the membership: local government, business organizations, private lending institutions, community 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	EXPIRATION
<u>Local Government</u>					
(C)James W. Walton B/M	3	2/22/82		2 yrs.	/84
(M)Melba Von Sprecken W/F	7	3/15/82		1 yr.	/83
<u>Private Lending Institutions</u>					
(C)James A. Abbott W/M	6	2/22/82		1 yr.	/83
(C)Robert R. Anders, Jr. W/M	6	2/22/82		1 yr.	/83
(C)Graham Denton W/M	2	2/22/82		1 yr.	/83
(C)Linda Lilien W/F	6	2/22/82		2 yrs.	/84
(C)Thomas W. Shaw, Jr. W/M	6	2/22/82		3 yrs.	/85
(C)W. J. Smith W/M	6	2/22/82		3 yrs.	/85
(M)Robert L. Johnson W/M	7	3/15/82		3 yrs.	/85
(M)John A. Tate, III W/M	6	3/15/82		1 yr.	/83
(M)H. Keith Brunner, Jr. W/M	6	3/15/82		2 yrs.	/84
<u>Business Associations</u>					
(C)David L. Anderson W/M	5	2/22/82		1 yr.	/83
(C)Michael Evans B/M	7	2/22/82		1 yr.	/83
(C)Boyd Falls W/M	6	2/22/82		2 yrs.	/84
(C)Omar Leatherman B/M	5	2/22/82		2 yrs.	/84
(C)Gale Pendergraph W/M	5	2/22/82		3 yrs.	/85
(C)L. J. Stanley W/M	5	2/22/82		3 yrs.	/85
(M)Rowena Warren W/F	7	3/15/82		2 yrs.	/84
(M)Henry A. Harkey W/M	7	3/15/82		3 yrs.	/85
(M)William Cunningham B/M	2	3/15/82		1 yr.	/83
<u>Community Organizations</u>					
(C)Gregg Finnican W/M	7	2/22/82		1 yr.	/83
(C)William H. Grigg W/M	6	2/22/82		1 yr.	/83
(C)William O. Hoey B/M	4	2/22/82		2 yrs.	/84
(C)William Barry Jenkins W/M	7	2/22/82		3 yrs.	/85
(C)Hank Neely W/M	1	2/22/82		3 yrs.	/85
(M)George Free B/M	3	3/15/82		2 yrs.	/84
(M)Varie Brusso AmI/F	7	3/15/82		3 yrs.	/85

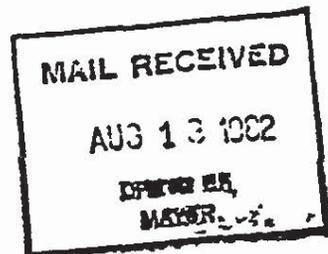


CHARLOTTE-MECKLENBURG

# INFORMATION & REFERRAL SERVICE

301 SOUTH BREVARD STREET · CHARLOTTE, NORTH CAROLINA 28202 · TELEPHONE (704) 373-0982

August 17, 1982



Charlotte City Council  
City Hall  
600 East Trade Street  
Charlotte, North Carolina 28202

Dear Council Members:

This is to request the appointment by the City Council of three persons to the Operating Committee of Information & Referral Service, which, as you know, is funded and controlled jointly by the City, County and United Way. These appointees will also become members of the Community Resources Board of the United Way.

The three vacancies to be filled include one starting with the present through the year 1985 which results from the expiration of my term, another from the present through 1984 which is an unfilled carryover from last year, and the third for the present through 1983 which results from the resignation of Dr. Sam Byuarm.

The three persons recommended by the Operating Committee for appointment to these positions are as follows:

RUDOLPH C. WORSLEY for the term expiring at the end of 1985. Mr. Worsley has retired from the School System, having been a black teacher at Collingswood Elementary School. He resides at 2516 Dalebrook Drive, Charlotte, North Carolina, 28216 (phone: 392-5471). He is a neighbor of and has been recommended by Dr. Sam Byuarm.

J. CARROLL THOMAS for the term expiring at the end of the year 1984. Mr. Thomas is Senior Vice-President and Director of Personnel at Barclays American Corp., Post Office Box 31488, Charlotte, North Carolina, 28231 (home phone: 552-1572; office phone: 332-8817). He is the immediate past president of Family and Children's Service.

Mayor's  
appointment

T. EARL YARBOROUGH for the term expiring at the end of the year 1983. Mr. Yarborough is with Harry & Bryant Funeral Home, Post Office Box 6054, Charlotte, North Carolina, 28207 (home phone: 332-6118; office phone: 332-7133). Mr. Yarborough is a past Chairman of the Operating Committee and has made substantial contributions to Information & Referral Service.

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Charlotte City Council

-2-

August 17, 1982

It is requested that action be taken as soon as possible on these appointments so that the Operating Committee can continue to function on a continuing basis. Should you have any questions, please feel free to call on me.

Respectfully submitted,

  
Dalbert U. Shefte  
Chairman

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- 3 Appointed by Mayor
- 5 Appointed by City Council

TREE ADVISORY COMMISSION

(10 Members)

Membership - Appointments are for three-year terms with service limited to two consecutive terms. A majority of the membership should be residents of the City of Charlotte. Eight members are appointed by elected officials; the remaining two should be representatives of the Landscaping Division, who serve ex-officio, attending meetings when so requested by the secretary of the Commission.

Responsibilities - Make recommendations from time to time to the City Manager or his authorized representative relative to trees and shrubbery in the City.

MEMBER	DIST.	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(C) Edwin E. Harris	1	9/14/81		3 yrs.	12/13/83
(M) Herman Hermelink W/M	7	12/28/77		3 yrs.	12/13/80
(C) Lee McLaren, Chrmn. W/M	5	2/ /76	9/14/81	3 yrs.	12/13/83
(C) Donald McSween W/M	0	12/28/77	9/14/81	3 yrs.	12/13/83
(M) Gayle A. Shields W/F	6	7/19/79		Unexp.	12/13/80
(C) Joe Summer W/M	4	11/20/79	9/14/81	3 yrs.	12/13/83
(C) Elliott Sanderson	5	10/26/81		3 yrs.	12/13/83
(M) Pat Rogers W/F	7	12/13/74	12/28/77	3 yrs.	12/13/80

Landscaping Division (2 representatives)

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FILE RECEIVED

TREE ADVISORY COMMISSION  
CHAIRMAN  
LEE McLAREN  
VICE CHAIRMAN  
MRS. JOHN J. RODGERS

SUITE 500  
CAMERON BROWN BUILDING  
301 S. McDOWELL STREET  
TELE. (704) 374-2176

# City of Charlotte

Charlotte North Carolina 28204

September 8, 1982

Mr. O. Wendall White, City Manager  
City of Charlotte  
600 East Trade Street  
Charlotte, North Carolina 28202

Re: Appointments to the Charlotte Tree Advisory Commission

Dear Mr. White:

The Charlotte Tree Advisory Commission currently has three vacancies which we feel should be filled as soon as possible.

Two people have worked diligently with the Tree Commission over the past several years, and have expressed an interest in serving as members of the Tree Commission. They are Tom Martin and Bill McLellan. Both are well qualified and we feel they would make very valuable additions to the Tree Commission.

Tom Martin is an urban forester with extensive technical knowledge and a genuine interest in the well-being of Charlotte's trees. He has assisted us on the Utilities Subcommittee, the Tree Appreciation Awards Committee, and has helped out in several other instances when his expertise was needed. Tom attends nearly all of the Tree Commission meetings and we feel he would be a valuable asset as a Commission member.

Bill McLellan is a registered Landscape Architect and has attended several of the Tree Commission meetings. Bill's education and experience give him a unique insight into the use of trees. This design perspective is needed on the Tree Commission, to supplement the technical expertise of other members.

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Page Two  
White  
9/8/82

Current members of the Tree Commission are: Ed Harris, Lee McLaren, Elliott Sanderson, Gail Shields, and Joe Summer.

We feel it would be desirable to have representation on the Commission from the north and west sides of town. Please call if there is other action I should take to initiate the appointment of new members.

Very truly yours,  
Charlotte Tree Advisory Commission



Lee R. McLaren, Chairman

cc: Mayor  
City Council

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10/14/82

Talent Bank Nominees for Tree Advisory Commission

<u>Name</u>	<u>Address</u>	<u>Sex</u>	<u>Race</u>	<u>District</u>
Foster, William H. (Bill)	5217 Galway Drive Charlotte, N. C. 28215	MALE	WHITE	4
Marxen, Merle W.	1041 Circlewood Drive Charlotte, N. C. 28211	MALE	WHITE	6
Lee, Fitzhugh W.	2342 Richardson Drive Charlotte, N.C. 28211	MALE	WHITE	6
Smith, Darwin O.	3000 Carmel Road Charlotte, N.C. 28211	MALE	WHITE	7

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