



CHARLOTTE™

**City Council
Follow-Up Report**

October 11, 2013

October 7, 2013 – City Council Workshop and Citizens’ Forum

Citizens’ Forum – Robert Guarino – Housing Code Enforcement Concerns

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At the October 7, 2013 City Council Workshop and Citizens’ Forum, Mr. Robert Guarino spoke of his concerns related to Code Enforcement at his property on Carmine Street in District 1 along the Statesville Avenue corridor.

Neighborhood & Business Services has been engaged with Mr. Guarino since August 2011. In September 2012, Mr. Guarino presented a redevelopment plan for his building 3, unit 16 property. Staff analyzed his proposal and agreed to completely restart the code enforcement process with established timelines for compliance thresholds. A new case was initiated for each building. In December 2012, staff met with Mr. Guarino and his legal representation to review the proposed timelines. Currently on all three cases, Mr. Guarino’s self-imposed deadlines have passed and he is significantly behind in progress thresholds. Staff has denied his most recent extension request and has notified him of accruing civil penalties.

Since restarting the case in September 2012, staff has granted Mr. Guarino five extensions on each building. Building 2345 has had five failed permit inspections and four canceled permit inspections. Building 2341’s permits have expired because of inactivity, and there have been no permits acquired on Building 2335. Staff is currently reviewing the case file to determine if presentation to Council for In Rem approval is appropriate.

Since Monday evening’s Council meeting, Mr. Guarino has requested an on-site meeting. The City’s Code Enforcement Manager, along with appropriate staff, will attend this meeting on October 14, 2013.

Fire Administration Headquarters

Staff Resource: Bruce Miller, Engineering & Property Management, 704-336-4469, bemiller@charlottenc.gov

At the October 7 Council Workshop, Council member Dulin inquired about the status of the construction of the new Fire Administration Headquarters. Construction has slowed in recent weeks due to delays in the fabrication and installation of the exterior windows. These windows were scheduled to be delivered to the site in the first quarter of this calendar year, but fabrication delays caused a delay in delivery of the windows to the site until June. Once the window installation began, the contractor determined some of the windows were too big for the designed opening and window surrounds and structural steel had to be detached and re-welded, causing additional delays. This work has been performed over the last 30 days and it expected to be

complete in November. Until the exterior of the building is sealed and the interior of the building is climate controlled, work on the interior will be limited.

Site work is progressing, but, overall the project is about 65% complete. The contractor has not submitted a revised schedule showing the new completion date. However, it is staff's opinion that the building will be complete in the second quarter of 2014.

The contract does include provisions for liquidated damages. The contractor has been notified of the City's intent to assess liquidated damages.