

Tuesday - March 18, 1997 - 4:00 p.m.

Worksession

Present: Mayor Russell Martin, Presiding; Vice-Mayor Barbara Field; Councilman M. Charles Cloninger; Councilman Edward C. Hay Jr.; Councilman Thomas G. Sellers; Councilman James J. Skalski; and Councilman Charles R. Worley; City Attorney Robert W. Oast Jr.; City Manager James L. Westbrook Jr.; and City Clerk Magdalen Burleson

Absent: None

CONSENT:

Budget Amendment re: Major Vehicle Repairs

Summary: Consideration of an amendment to the Fiscal Year 96-97 Fleet Management operating budget to fund major vehicle repairs.

The budget amendment provides an increase in the appropriation for the Fleet Management budget to provide funds for the repair of two Fire Department vehicles. The specific repairs are a blown engine on Engine 6 which happened on December 25, 1996 (\$16,780) and body repair and repainting of Squad 3 (\$18,521). In large part, the damage to Squad 3 was a result of the "Blizzard of '93"; however, it was not until delivery of the new fire engine in December of 1996 that Squad 3 could be released from service for the period of approximately one month that will be required for the completion of repairs. Sufficient funding is available in the Fire Department budget for both of these repairs; however, an increase in Fleet Management is necessary to allow that internal service fund to "earn" the additional revenue from the general fund.

The Finance Department recommends approval of the budget amendment in the total amount of \$35,301 for the repair of these two Fire Department vehicles.

Advertise Sale of Disposal Parcel 4B near corner of Hilliard and South French Broad Avenues

Summary: The consideration of a bid from Carol Annette Tenant in the amount of \$7,650 for the purchase of Disposal Parcel 4B in the East Riverside Redevelopment Project is not less than the established minimum price of \$7,650.

Disposal Parcel 4B is a residential lot near the corner of Hilliard and South French Broad Avenues comprising of 12,730 square feet. The bid from Carol Annette Tenant for Disposal Parcel 4B includes the proposal to construct a single-family home on the property. The home proposed will consist of 5 rooms comprising of 1,024 square feet plus basement. It will contain 3 bedrooms and 2 baths. The bidder, if successful, will be eligible for the Incentive Housing Program Lot Purchase Subsidy.

Approval of the resolution will initiate the sale of the property through the upset bid process as provided in G.S. sec. 160A-269.

Community Development staff recommends adoption of the resolution.

Advertise Sale of Tract 3 in the Head of Montford Redevelopment Plan

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Summary: Consideration of a bid from J. C. and Shirley Dozier in the amount of

\$3,300.01 for the purchase of Tract 3 in the Head of Montford Redevelopment Project is not less than the established minimum price of \$3,300.00.

Tract 3 is a residential lot on Short Street comprising 5,532 square feet. The bid from J. C. and Shirley Dozier for Tract 3 includes no plans to build on the lot but, Tract 3 is to be assembled with property currently by the Doziers.

Approval of the resolution will initiate the sale of the property through the upset bid process as provided in G.S. sec. 160A-269.

Community Development staff recommends adoption of the resolution.

Mayor Martin asked that the record show that City Council has received this information and instructs the City Manager to place these items on the next formal City Council agenda.

EXCHANGE OF LAND - DISPOSAL PARCEL 30 FOR DISPOSAL PARCEL 10.3

Mr. Ed Vess said that an exchange of property has been negotiated with Mr. Charles Martin who purchased a lot from the City to build a house but has been unable to do so because the lot is the site of a stormwater detention basin.

The portion of PIN No. 9648.07-58-1294 is a residential lot owned by the City on Edge Hill Avenue comprising 16,727 square feet. It is located one block from PIN No. 9648.07-68-0603 at the corner of Curve Street and Alexander Drive, the lot previously purchased by Charles Martin on which he planned to build a house. After the purchase was made it was discovered that the lot is not buildable without the expenditure of a considerable amount of money because of the detention basin on the property. The Public Works Department recommends reacquiring PIN No. 9648.07-68-0603 in order to leave the detention basin in place to assist in the control of the storm drainage system. An exchange of property has been negotiated which will satisfy Mr. Martin's need for a buildable lot and the City's need to control storm drainage system in the area of Curve Street and Alexander Drive.

Approval of the resolution will initiate the exchange of the properties through the process provided in G.S. sec. 160A-271.

Community Development staff recommends adoption of the resolution thereby approving the exchange of property with Mr. Martin.

Mayor Martin asked that the record show that City Council has received this information and instructs the City Manager to place this item on the next formal City Council agenda.

USE OF METROPOLITAN SEWERAGE DISTRICT'S RIGHT-OF-WAY FOR GREENWAY DEVELOPMENT

Councilman Cloninger reported that he has met with MSD staff last week to discuss the possibility of MSD making some of its rights-of-way available to the City of Asheville for use in the development of the -3-

City's greenway system. He noted that cities all over the country are experiencing the positive results of developing greenway systems. Greenways provide additional recreational opportunities to citizens, enhance the beauty of the area, increase the values of surrounding property and make a community more attractive to industries looking to locate in areas where their management

and employees want a high quality of life.

The City is interested in the process of developing a greenway system in order to enjoy these same benefits. As other cities have learned, one of the best avenues for the development of greenways is through the use of existing rights-of-way of various utilities. The City would like to use that same approach and therefore, he has been working out a proposal with MSD whereby the City could use MSD rights-of-way subject to conditions which are satisfactory to the MSD Board. This concept of working with the City has been unanimously approved by the MSD right-of-way committee and will shortly be brought to the full MSD Board for consideration. They would like to schedule working in the Haw Creek area first. He believes that this would be a win/win situation for both the City and MSD. It will not only give the City an opportunity to work with MSD to enhance our greenway system, but it's also a good chance to improve our working relationship with MSD.

Vice-Mayor Field suggested, and Councilman Cloninger agreed, that the PACE Committee and the Walkable Communities staff become involved to help with overall planning.

Councilman Skalski said that financial assistance may be available with Governor's Hunt 2001 Plan since walkways and bikeways are part of the package.

UDO UPDATE

Mr. Gerald Green, Senior Planner, briefed City Council on revisions to the UDO as recommended by the Planning & Zoning Commission. The revisions were a result of the Commission's worksessions in which they reviewed the text.

BOOZER'S RADIATOR SERVICE & AUTO REPAIR PETITION

Mr. Clarence Birmingham presented City Council with a "petition to the Asheville Planning & Zoning Commission" containing 601 signatures which reads as follows: "On behalf of the undersigned concerned citizens Asheville, patrons of Boozer's Radiator and Automotive Services, and residents in the identified residential area of Clingman Ave., I Clarence & Barbara Birmingham respectfully submit this petition to the planning and zoning commission, to any and all affected committees and staff of the UDO process and City Council."

"We the undersigned respectfully petition the City of Asheville Planning and Zoning Commission to grant a change in the zoning classification of the Birmingham family properties located on Clingman Avenue beside the Silver Dollar Cafe from residential to commercial service; by imply extending the boundaries of that classification some 200 yards across the Birmingham's property from the Silver Dollar Cafe. We believe the proposed location is an appropriate location for our planned automobile service activities. We propose no danger to the natural environment, health, business, property values or economic growth, etc. We believe that our presence will be of extremes importance to the many tourist and residents who will frequently visit the river front area when developed. Our presence as any automotive complex will serve as a point of relief for the many stranded motorist -4-

who find themselves on our river front area. It would be a sound zoning change since my property adjoins a commercial zoned property known as the Silver Dollar Cafe.

CLOSED SESSION:

At 4:50 p.m., Councilman Worley moved to go into closed session to establish, or to instruct the City's staff concerning the position to be taken by or on

behalf of the City in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange or lease - as authorized by G.S. 143-318.11 (a) (5). This motion was seconded by Vice-Mayor Field and carried unanimously.

At 5:10 p.m., Councilman Worley moved to come out of closed session. This motion was seconded by Councilman Skalski and carried unanimously.

ADJOURNMENT:

Mayor Martin adjourned the meeting at 5:10 p.m.

SCHOOL BOARD INTERVIEWS

Beginning at 5:00 p.m. in Room 209 of the City Hall Building, City Council held pre-arranged interviews for applicants to the Asheville School Board. The persons interviewed were: Lewis Isaac, Hugh McCollum, Marsha Bate, Mary Downes, Susan Fisher, Joe Ferikes, Pat McClellan, John Legerton and Susan Paterson.

CITY CLERK MAYOR
