AGENDA

Meeting Type·	B
Date	09-25-1989
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda September 25, 1989

FILE COPY

CHARLOTTE

Meetings in September '89

THE WEEK OF SEPTEMBER 3 - SEPTEMBER 9

4	Monday,	LABOR DAY - All City Offices Closed
5	Tuesday, 2 00 p m	SPECIAL USE PERMIT HEARING - CMGC, 8th Floor Conference Room
	Tuesday, 3 00 p m	CULTURAL STUDY COMMITTEE- CMGC, Room 271
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
	Tuesday, 5 00 p m	CITY COUNCIL WORKSHOP - CMGC, Conference Center
6	Wednesday, 12 Noon	PLANNING COMMISSION/Work Session - CMGC, 8th Floor Conference Room

THE WEEK OF SEPTEMBER 10 - SEPTEMBER 16

11	Monday, 6 00 p m	COUNCIL/MANAGER DINNER - CMGC, Meeting Chamber Conference Room
	Monday, 6 30 p m	CITIZENS HEARING - CMGC, Meeting Chamber
	Monday, 7 30 p m	CITY COUNCIL MEETING - CMGC, Meeting Chamber
	Monday, 7 30 p m	HISTORIC PROPERTIES COMMISSION - 1221 S Caldwell Street
12	Tuesday, 8 00 a m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 2 30 p m	HOUSING APPEALS BOARD - CMGC, 5th Floor Conference Room
	Tuesday, 3 30 p m	PLANNING COMMISSION/Planning Committee (N E. District Tour) - CMGC, 8th Floor Conference Room
13	Wednesday, 7 30 a m	CENTRAL AREA DESIGN TASK FORCE - CMGC, 8th Floor Conference Room
	Wednesday, 8 30 a m	CIVIL SERVICE BOARD - CMGC, 7th Floor Conference Room
	Wednesday, 4 00 p m	HISTORIC DISTRICT COMMISSION - CMGC, 8th Floor Conference Room
	Wednesday, 4 30 p m	CITIZENS CABLE OVERSIGHT COMMITTEE - CMGC, Room 119
	Wednesday, 6·30 p m	YOUTH INVOLVEMENT COUNCIL - CMGC, Room 118
14	Thursday, 7 30 a m	ZONING ORDINANCE STAKEHOLDERS COMMITTEE - CMGC, 8th Floor Conference Room
	Thursday, 5 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
15	Friday, 7 30 a m	PLANNING LIAISON COMMITTEE - CMGC, 8th Floor Conference Room

(Continued on Back)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF SEPTEMBER 17 - SEPTEMBER 23

17	Sunday, 10·00 a m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Ad Hoc Committee** - Public Library Main Branch, 310 North Tryon Street
18	Monday, 5·00 p m	**COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room
	Monday, 6·00 p m	**CITY COUNCIL/Zoning Hearings** - CMGC, Meeting Chamber
19	Tuesday, 2·00 p m	**HOUSING AUTHORITY** - 1301 South Boulevard
	Tuesday, 3 00 p m	**CULTURAL STUDY COMMITTEE** - CMGC, Room 271
	Tuesday, 4·00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
20	Wednesday, 7 30 a m	**ZONING ORDINANCE STAKEHOLDERS COMMITTEE** - CMGC, 8th Floor Conference Room
	Wednesday, 7 00 p m	**METROPOLITAN PLANNING ORGANIZATION** - CMGC, Conference Center
21	Thursday, 8 00 a m	**CLEAN CITY COMMITTEE** - CMGC, Conference Center
	Thursday, 7 00 p m	**CHARLOTTE TREE ADVISORY COMMISSION** - 701 Tuckaseegee Road, Park Operations Conference Room

THE WEEK OF SEPTEMBER 24 - SEPTEMBER 30

25	Monday, 1 00 p m	**COUNCIL/MANAGER LUNCHEON** - CMGC, Meeting Chamber Conference Room
	Monday, 2 00 p m	**CITIZENS HEARING** - CMGC, Meeting Chamber
	Monday, 2 30 p m	**CITY COUNCIL MEETING** - CMGC, Meeting Chamber
	Monday, 4 00 p m	**PLANNING COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Monday, 4 30 p m	**PLANNING COMMISSION/Zoning Committee** - CMGC, 8th Floor Conference Room
26	Tuesday, 2 00 p m	**CITY ZONING BOARD OF ADJUSTMENT** - Agricultural Extension Service, Large Conference Room, 700 North Tryon Street
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
27	Wednesday, 7 30 a m	**CENTRAL AREA DESIGN TASK FORCE** - CMGC, 8th Floor Conference Room
	Wednesday, 4 00 p m	**SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE** - CMGC, Room 271
	Wednesday, 6 30 p m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 118
28	Thursday, 7 30 a m	**ZONING ORDINANCE STAKEHOLDERS COMMITTEE** - CMGC, 8th Floor Conference Room
	Thursday, 3 30 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Strategic Planning Workshop** - Days Inn Hotel, 230 North College Street

These organizations will <u>not</u> meet in September

Advisory Board for Citizens with Disabilities
Community Facilities Committee

CMGC - Charlotte-Mecklenburg Government Center

September 25, 1989 City Council Agenda
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CHARLOTTE

Mayor Sue Myrick | Mayor Pro Tem Al Rousso

John A (Gus) Campbell | Roy Matthews
Stanley M Campbell | Cynthia Patterson
Dan Clodfelter | Ella Butler Scarborough
Charles S Dannelly | Richard Vinroot
Gloria Fenning | Velva W Woollen

Council Agenda

Monday, September 25, 1989

1 00 PM	Council-Manager luncheon
2 00 PM	Citizens hearing
2 30 PM	Council meeting

ITEM NO

1 Invocation by Father Edward Sheridan of St Gabriel's Catholic Church

2 Consider approval of minutes of August 28, 1989 regular meeting and September 5, 1989 workshop

PUBLIC HEARINGS

3 A Conduct a public hearing to abandon an alleyway off North Tryon Street

B Recommend adoption of a resolution to close an alleyway off North Tryon Street

Petitioner Mr Edgar W Long
Right-of-Way to be Abandoned An alleyway off North Tryon Street
Location Off the 1200 block of North Tryon Street
Reason To incorporate right-of-way into adjoining parcels thereby forming a contiguous tract of land for commercial development

Clearances City departments and private utility companies no objection, Lockwood neighborhood group no objection

Funding No City funds are involved

Map Attached

Attachment No 1

4 A Conduct a public hearing to abandon portions of Parkwood Avenue and North Caldwell Street

B Recommend adoption of a resolution to close portions of Parkwood Avenue and North Caldwell Street

Petitioner Habitat for Humanity of Charlotte, Inc
Right-of-Way to be Abandoned Portions of Parkwood Avenue and North Caldwell Street
Location Between East Nineteenth Street and East Twentieth Street
Reason To incorporate rights-of-way into adjoining parcels for residential development

Clearances City departments and private utility companies no objection, Belmont Neighborhood (notified by certified mail) no response

Funding No City funds are involved

Map Attached

Attachment No 2

POLICY

5 Recommend approval of the workshop agenda for Monday, October 2

Central Area Plan including update on Central Charlotte Association retail charrette

Consolidation Discussion

BUSINESS

6 Recommend adoption of a resolution authorizing a secured equipment purchase financing of up to $6,098,500 and adoption of a budget ordinance of $48,500 for financing fees

Lease Purchase Financing

Since 1983 the City has utilized lease/purchase financing to fund its capital equipment needs

On August 28, 1989 City Council adopted an ordinance to appropriate funds for the purchase of FY90 capital equipment

RFP's

The City mailed a request for proposal to approximately 20 firms and received proposals from nine firms Banc One Leasing Corporation-First Municipal Division/NCNB National Bank of N C (Banc One/NCNB) has offered the lowest net interest cost to the City

Banc One/ NCNB

Adoption of the resolution will approve a secured equipment purchase financing agreement and related documents with Banc One/NCNB up to $6,098,500 This includes $180,000 to purchase food services equipment for the CMGC restaurant The term of the financing is for 59 months and the net interest cost to the City is 6 70% under a fixed rate financing

Funds

FY90 Secured Equipment Purchase Financing

Clearances

The secured equipment financing has been cleared through Finance and the City's bond counsel

7 Recommend adoption of a budget ordinance of $536,618 00 and award the contract for construction of the Charlotte-Mecklenburg Government Center restaurant facility to Donald C Neal Co for $536,618 00

CMGC Restaurant

In March, 1988, City Council approved the recommendation of the Food Service Advisory Committee to fund the restaurant facility for the Charlotte-Mecklenburg Government Center through lease payments In May, 1989, Council approved the selection of Mr Gary V Jordan as operator of the restaurant Bids have now been received for construction of the restaurant

City staff and the Food Service Advisory Committee, specifically chairman Slub Clairborne, have negotiated extensively with the low bidder and have significantly reduced the cost of this facility

Lease purchase expenses of the equipment will be paid from the restaurant contract over a five year period Capital costs will be a loan, including an interest rate representing the City's cost of money (approximately eight percent), from the General Fund Fund Balance to be paid from the restaurant contract over an estimated ten to 14 year period

Funds — General Fund/Fund Balance Account ($356,618) and Capital Equipment Lease Purchase ($180,000)

Clearances — The Food Service Advisory Committee concurs in the recommendation to award this contract for the negotiated bid Committee members are Chairman Slug Claiborne, Robert Percival, Percivals's, Inc, and George Beck, Glenda Brown and Jackie Wilkes, City/County employees

8 Recommend a Tri-Party Agreement between the Charlotte Housing Authority, the Charlotte-Mecklenburg Housing Partnership and the City of Charlotte to build ~~35~~ single family, owner-occupied homes on an annual basis for the next three years at least 30

This agreement was accepted in principle by the Housing Authority on September 19 and the Housing Partnership board on September 20

Housing Policy Plan — May 22, 1989 - City Council approved revisions to the Housing Policy Plan that defined the roles of the City, Housing Authority and the Housing Partnership with regard to providing affordable housing opportunities for low income persons

May 22, 1989 - City Council also authorized a contract with the Housing Partnership to leverage $2,000,000 in City dollars in the production of additional housing through public/private ventures directed at persons making 60% or less of median income

June 26, 1989 - Contract was approved by City Council

Tri Party Agreement

June 26, 1989 - Council also authorized staff to develop a tri-party agreement between the Housing Partnership, the Charlotte Housing Authority and the City that would specify the roles of each entity to enable the construction of 105 single-family, owner-occupied housing units over a three year period in the Greenville area

The units will be developed in three phases of approximately 35 units each

Each phase will include an evaluation and recommendation to Council whether to proceed with the next phase

Roles

Greenville area redevelopment land has been targeted for the initial development by this partnership Each of the three partners will play specific roles in developing the homeownership opportunities

The Housing Partnership will act as developer and coordinator of the project

The City will sell the land and allocate funds for second mortgage financing

The Housing Authority will provide $1,700,000 from the sale of Turnkey III homes for acquisition of land and construction financing

Specifically, the roles are as follows

Charlotte Housing Authority

1 Provide financial resources derived from the sale of Turnkey III homes for the acquisition of land and construction financing;

2 Assist in the writing of construction specifications and proposals,

3 Supervise construction activities,

4 Screen, for eligibility, and prepare families from transitional programs and public or assisted housing units to participate in the homeownership program, and

5 Administer and maintain the master list for assisted housing

Charlotte-Mecklenburg Housing Partnership

1 Assume the role of developer and coordinator of the partnership,

2 Select families to participate in the program,

3 Provide first mortgage financing through their loan consortium,

4 Expend monies granted by the City of Charlotte to fund second mortgages,

5 Develop and implement programs for

pre-entry and post-occupancy counseling,

pre-home ownership counseling,

home maintenance education, and

delinquency counseling

6 Act as catalyst for neighborhood self development,

7 Request applications, evaluate responses and select the developer(s) as required

8 Become qualified to directly purchase FHA and VA foreclosed homes, provide for their repair and rapid reselling as recommended in the Greenville Special Project Plan, and

9 Provide that these homes remain affordable upon resale and remain available for our target market

City of Charlotte

1 Sell the Greenville land in three stages to the Charlotte-Mecklenburg Housing Partnership at the current appraised value,

2 Allocate funds on an annual basis to the Housing Partnership for second mortgages subject to the annual budget process The City has allocated $2,000,000 to the Housing Partnership annually and estimates that approximately $500,000 of this allocation will be used annually for this program

3 Fund support services such as Family Housing Services' counseling, Community Development technical support, Planning Department assistance in preparing site studies, employment and job training services and others subject to the annual budget process, and

4 Provide the technical assistance and loan funds subject to existing policy for the Greenville mixed-use parcel

5 All proceeds from the sale of real estate owned by the City and managed by the Community Development Department shall be appropriated to the Innovative Housing Fund to purchase land for future development of assisted housing for persons earning 40% or less of median income

Funds: $2,000,000 Pay-As-You-Go Capital Projects Fund set aside for innovative housing projects, $1,700,000 from the sale of Turnkey III housing by the Charlotte Housing Authority

Clearances: Community Development Department, Housing Authority and the Housing Partnership

9 Reconsider leasing arrangements of the first floor of the Fireman's Hall property to the Metrolina Native American Association

Reconsider Lease: At the September 11, 1989 Council meeting, Council requested this item be placed on the agenda for reconsideration

June 26 Council Action: On June 26, 1989, Council approved a five-year lease agreement with the Metrolina Native American Association to lease the first floor of the Fireman's Hall property for $19,000 per year rent with a credit for any approved capital improvements

The Metrolina Native American Association's concern is that the necessary improvements will not be as much as the rent, and the Association, therefore, will be required to pay rent

Parks Advisory Committee

The Parks Advisory Committee was informed of the Native American's request for reconsideration of the lease agreement to $1 per year They received the report but did not take action and made no recommendations

The June 26 agenda item and minutes are attached.

Attachment No 3

10 Recommend adoption of an ordinance for $12,360 for the purchase of nine buses from Winston-Salem Transit Authority, and adoption of a resolution amending an existing federal grant to reflect this transfer

CTS Buses

Two years ago, ten older buses were to be retired when the ten new M A N replacements arrived Instead, because of service expansion, these old buses have remained in service Charlotte Transit (CTS) requires 133 buses during peak hours and has 155 in its fleet Eleven of the 22 spares are more than 20 years old

Nine Buses for $12,360

Winston-Salem is preparing to dispose of nine 1974 GMCs These nine vehicles will improve the reliability of CTS' reserve fleet immediately and will enable CTS to auction nine problem vehicles Urban Mass Transportation Administration (UMTA) will transfer these to Charlotte and the City will only have to pay for Winston-Salem's local share (20%) of the fair market value That amount is $1373 30 each for a total of $12,360

These buses are in good-to-excellent condition and because they are five to seven years younger than the vehicles they will replace, CTS expects fewer road calls and less maintenance costs This same bus model is included in CTS' fleet, so parts are already in the inventory and no increases are anticipated Any rehabilitation of CTS old buses would cost far more than $1373

Council Action Required

Council action is necessary to appropriate the funds to pay Winston-Salem UMTA also requires Council action to demonstrate the City's acceptance of these nine vehicles by amending an existing UMTA grant to include them There is no change in the amount of the grant

Funds

Public Transportation Capital Improvement Fund - 1981 Transit Facility Bonds

Clearances

Legal; Budget and Evaluation.

11 Recommend approval of a 50 year lease with Charlotte Emergency Housing, Inc , for the private development of a shelter for homeless women and children

Charlotte Emergency Housing

The Charlotte Emergency Housing group approached the City in February concerning establishing and constructing a shelter for homeless women and their children on City property.

A 2 8 acre site at 2400 The Plaza presently used as an above-ground water tank storage site was identified

The Utility Department is using approximately 1/2 acre of the site

Proposal is to construct a two-story 9,500 square foot facility with a dining room, living room, conference room, and play area on the first floor and approximately 14 bedrooms on the second floor The plan is attached

Services Provided by CEH

The Charlotte Emergency Housing group provides comprehensive non-duplicative services and temporary shelter to homeless women and their families for up to 60 days Residents of this program do not fit the criteria for admission to the other homeless shelters because these shelters do not accept women and families The Salvation Army does have a shelter for women on a night-by-night basis but not for long-term stay

There is also one shelter in the community that accepts persons during the winter months only for up to 10 days The current program will accept persons for up to 60 days, and each individual and family admitted to the shelter will have a plan designed to transition them back to independent housing within the 60 day period

Proposed Lease

The proposed lease is for 50 years at $1 00 with the Charlotte Emergency Housing constructing the facility with private funding with an estimated cost of $350,000

The land needed for this project is approximately one acre

A preliminary site plan has been reviewed by the Planning Commission through the mandatory referral process, and they have concurred with this project with landscaping and screening The mandatory referral is attached.

CEH, Inc , is proposing to construct and operate the facility at its expense and at the termination of this lease, all improvements on the land premises shall become the property of the City

Zoning

The property fronting on The Plaza is zoned B-1 but can be used for this multi-family use Since the area around this block is predominately residential, the neighborhood associations would like placing the home along The Plaza to eliminate the possibility of future business uses

Project Endorsement

Members of the Board of Directors of CEH, Inc , have met with area neighborhood associations, as well as individual neighbors directly affected by the proposal, and they have endorsed the project as well These include the Plaza Midwood, Country Club Estates, and Villa Heights Neighborhood Associations They have also received support from Temple Israel and the Jeremiah 29 Task Force, which is a coalition of the Myers Park churches

Clearances

Charlotte Mecklenburg Planning Commission, CMUD, City Attorney, and Engineering/Real Estate concur in this request

Attachment No 4

12 Consider adoption of a resolution to make drainage improvements at 1815 Pickens Court, assess 20% of the private property cost to one property owner, and authorize that the improvements extend across eight downstream properties in accordance with City Charter, Section 6 101

Location of Drainage Problem 1815 Pickens Court

Ranking High Priority

Improvements to be Made. A catch basin on the Pickens Court cul-de-sac drains through a pipe on the property at 1815 Pickens Court The pipe originally discharged into a ditch which traveled along several downstream properties, ultimately to a culvert beneath Cosby Place Over several years the ditch has been filled in by sedimentation and/or landscaping of the properties, and it no longer provides a proper outlet for the pipe Stormwater runoff floods the cul-de-sac and the crawlspace and yard at 1815 Pickens Court The necessary repairs and improvements involve re-establishing the ditch and increasing the capacity of the pipe culverts at 1815 Pickens Court and beneath Cosby Place (see attached map)

Total Estimated Cost of Repairs $45,500

City's Cost· City pays for all improvements in street rights-of-way ($10,000) and 80% of improvements on private property ($27,600)

Involved Property Owners' Cost. 20% of the improvements on private property ($6,900)

Hearing Requirements· A hearing to satisfy the Storm Drainage Repair Policy is not required since the property owner at 1815 Pickens Court has signed the petition agreeing to pay the entire property owner's share

Issues A The Storm Drainage Repair Policy requires that one or more involved property owners sign a petition committing to pay the 20% share of private property costs. The petition has been signed by the owner of the property at 1815 Pickens Court and City Council may adopt a resolution to repair the storm drainage system in accordance with the Storm Drainage Repair Policy.

B Repairs/improvements will be necessary on eight downstream properties These property owners would normally sign the petition authorizing the improvements on their property with a zero share of the costs However, these property owners have been reluctant to sign a petition apparently because they do not experience a drainage problem themselves Section 6 101 of the City Charter states that City Council has the power to require that all property owners provide adequate drainage facilities and in the case of the property owner's failure to do so, enter and make the repairs and charge the costs to the property owner In this case, a drainage petition has been submitted to cover the costs involved, the petitioner requests that Council consider authorizing the improvements to extend across the eight downstream properties in accordance with the City Charter The eight property owners have been notified of this request

City Policy

It has been the City's policy to utilize this authority only when public safety is involved, i e , flooding of a street creating a hazard for the motoring public In this case, the street flooding is minor and is on a residential cul-de-sac where there is no through traffic There are many instances across the City where property owners (and streets) have inadequate drainage because of blockage downstream It is unknown in how many of those cases the affected property owner would be willing to bear the entire cost of necessary improvements

Funding Storm Drainage Repair Capital Account

Attachment No 5

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The City Attorney advises that agenda items no 13 through 26 may be considered in one motion However, any member of Council may request that an item be divided and voted on separately

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ACCEPT GRANT/BUDGET ORDINANCE

13 Recommend adoption of a resolution accepting a Federal Aviation Administration grant of $4,967,550 and adoption of an ordinance appropriating these grant monies to provide funding for reconstruction of Runway 23, reimbursement for land acquisition, and other high priority airfield improvements

FAA Grant Airfield Improvements

The Federal Aviation Administration grant of $4,967,550 will provide Federal funding for 75 percent of the project costs for

the reconstruction of 1,500 feet of the northeast end of Runway 23,

site preparation for a new cargo ramp,

installation of security fencing for approach lights to Runway 36L,

installation of supplemental wind cones for Runway 18R/36L

Runway 23 Reconstruction

The reconstruction of the northeast end of Runway 23 is a high priority because of the rapid deterioration of the asphalt pavement The runway was last overlayed with approximately seven inches of asphalt in 1979. Since then, the heavy use of this runway on landings for south arrivals has caused significant deterioration of the landing areas This project will rebuild the landing area with concrete which will add significantly to its useful life

Runway to Close 60 Days

During the reconstruction period, approximately 60 days, the runway will be closed to all jet traffic Since this runway is used primarily for nighttime noise abatement, residents in the communities surrounding the Airport have been notified of this temporary change in aircraft operations We will be working with Air Traffic Control to initiate noise abatement procedures to minimize the impact of this change

In the following Bid section, Council is requested to award a construction contract for this work to the low bidder

The remainder of this Federal grant reimburses the City for 75 percent of costs incurred in previously acquired FAA eligible land.

Funds The ordinance appropriates Federal funds of $4,967,550 Council has previously appropriated 1987 Airport Revenue Bonds to cover the City's share of project costs ($1,355,850) The City's share is debt-serviced by the airlines through landing fees under the terms of their lease agreements

Clearances The Federal Aviation Administration and the airlines concur in this project

GRANT APPLICATION/BUDGET ORDINANCE

14 A Recommend adoption of resolution authorizing grant applications to the Urban Mass Transportation Administration and the North Carolina Department of Transportation for 1990 transit operating assistance, and capital purchases, and adoption of a budget ordinance estimating grant funds

Background Annually, the City applies for grants from the Urban Mass Transportation Administration (UMTA) and the North Carolina Department of Transportation (NCDOT) to assist in the funding of the transit program

FY90 Grant Capital projects include purchase of replacement tow truck for CTS, 20 shelters, 10 benches, 10 information racks, two replacement supervisory cars, and six paratransit vehicles for STS

Funds	Capital	Operating Assistance	Total Grant
UMTA	303,200 (80%)	1,302,640	1,623,840
NCDOT	37,900 (10%)	-	37,900
City	37,900 (10%)	-	37,900
Total	379,000	1,302,640	1,699,640

Clearances The City Attorney has approved the resolution as to form, and the Grants Review Committee has approved this application.

B Recommend approval of National Endowment of Arts (NEA) grant application for the Performing Arts Center art project and adoption of a budget ordinance for $50,000

NEA Grant — The Art Commission is seeking approval to pursue an NEA grant for $50,000 to enhance the existing $150,000 art allocation for the Performing Art Center

Background — On March 27, 1989, the City Council unanimously approved the Art Commission's recommendation of Mary Shaffer for the artist on the Performing Arts Center art project

Currently, the Art Commission, in conjunction with the North Carolina Performing Arts Foundation, is negotiating a contract for $140,000 If we are successful in receiving this grant, the artist contract will be renegotiated

BID LIST

15. Recommend adoption of the bid list as shown. The following contract awards are all low bid and within budget estimate unless otherwise noted. Each project or purchase was authorized in the annual budget

A AIP-12 Airfield Improvements — Aviation

Recommendation. The Aviation Director recommends that the low bid from Blythe Industries, Inc. in the amount of $4,298,771.50 be accepted for award of a contract on a unit price basis

Project Description. Supplied in item #13

Source of Funding. Airport Terminal Capital Projects Fund - (1990 Airfield Improvements - FAA Grant and 1987 Airport Revenue Bonds).

B Quality Control Testing for AIP-12 Airfield Improvements — Aviation

Recommendation. The Aviation Director recommends that a contract in the amount of $60,000 be awarded to Eastern Engineering to perform the quality control testing for AIP-12 Airfield Improvements

Project Description This contract will provide the quality control testing necessary for Federal funding of the AIP-12 project

Source of Funding. Airport Terminal Capital Projects Fund - (1990 Airfield Improvements - FAA Grant and 1987 Airport Revenue Bonds)

C General Construction Contract for Parking Deck Toll Plaza — Aviation

Recommendation The Aviation Director recommends that the low bid from Bob Poppino, Inc in the amount of $270,700 be accepted for award of contract on a lump sum basis

Project Description. The parking deck toll plaza will accommodate the increased vehicular traffic from the new parking deck and future parking demand when the parking deck is fully utilized It will also reduce the time parking patrons wait to exit Presently all traffic must exit through the existing toll plaza located in the daily parking lot

Source of Funding Airport Terminal Capital Project Fund - Short Term Parking Deck - 1987 Revenue Bonds)

D 1 - Street Sweeper (Vacuum Type) — Operations Special Services

Recommendation. By the Purchasing Director and Operations Director that 1 - Street Sweeper be purchased from the present City Contract #79-103 with North Carolina Equipment Company, Charlotte, N C , in the amount of $91,873.00. Contract #79-103 was awarded to North Carolina Equipment By City Council on January 23, 1989

Project Description. This replacement sweeper will be used to remove litter and debris from City streets The current sweeper (scheduled to be replaced) is in poor condition and has incurred repair costs of over $30,000 00 during the last twelve months Maintenance costs are expected to remain high

Source of Funding. Capital Equipment Fund - (Operations - Special Services)

E. Sanitary Sewer Construction Camfield Project Elm Lane West — Charlotte-Mecklenburg Utility Department

Recommendation. Director, Charlotte-Mecklenburg Utility Department recommends that the low, responsive bid by Sanders Brothers, Incorporated of Charlotte, North Carolina in the amount of $98,396.76 be accepted for award of contract on a unit price basis

Project Description: Construction of this project would extend sewer to the newly developed Camfield project on Elm Lane West.

Source of Funding. Water and Sewer Construction Fund - (Leonard L Coppala)

F Gorham Drive Bridge Replacement — Engineering

Recommendation. By the City Engineer that the low bid of $150,109.00, as submitted by Crowder Construction Co., be accepted for award on a unit price basis

Project Description. Gorham Drive bridge was identified as a substandard bridge in need of replacement by the State biennial inspection program

State funding for bridge replacement has become limited for non-federally funded system roadways, so the bridge will be replaced with Powell Bill funds so we may maintain a safe bridge system.

Source of Funding. General Capital Improvement Fund - (Bridge Replacement Program - Powell Bill Funds)

G Law Enforcement Center — Police Dept
Replacement of the Boiler System

Recommendation By the General Services Director that the project be awarded to Action Mechanical Contractors, Inc. of Charlotte, the low bidder in the amount of $54,075.00.

Project Description. The existing boiler is 22 years old, inefficient and costly to operate

Source of Funding: General Capital Improvement Fund - (Building Improvement Capital Account - Pay-As-You-Go Funding)

INTERLOCAL AGREEMENT

16 Recommend approval of an Interlocal Agreement between the City and Mecklenburg County for the City to continue providing the curbside recycling service to Davidson, Huntersville and Cornelius through December 31, 1989 and adoption of a resolution pertaining to the provisions of curbside recycling services

Agreement In November 1987, Council adopted Mecklenburg County's Solid Waste Management Plan, which commits the City to a multi-phased recycling program with the ultimate goal of recycling 30% of the waste stream. We are now in Phase I until December 31, 1989, at which time the City-wide recycling program will begin During Phase I, under an Interlocal Agreement with the County, the City provides recycling pickup to three North County towns The County has requested we continue the service to these towns until December 31, 1989 This agreement would provide this service for 14 cents per pick-up, which includes the use of County vehicles and curb-side containers This will cover our cost since we are using County vehicles and containers

County approval Mecklenburg County Board of Commissioners approved this agreement on September 5, 1989

Clearances Operations Department

AGREEMENT AMENDMENT

17 Recommend approval of an amendment to the agreement for construction management services for the Charlotte-Mecklenburg Government Center project with Metric Constructors, Inc. for $56,618 23

Amendment This amendment for $56,618 23 with Metric Constructors, Inc is for overseeing the close out of contracts with construction contractors on the CMGC This is the final amendment to the agreement for construction management services and will conclude the City's contract with Metric Constructors, Inc

Funds Charlotte-Mecklenburg Government Capital Account.

CITY CODE AMENDMENT

18 Recommend adoption of an ordinance amending Chapter 6, Article V, "Cable Communications Regulations" of the Code of the City of Charlotte to allow senior citizen discounts

Senior Citizen Discount ATC-Cablevision of Charlotte instituted a senior citizen's discount with their February 1989 adjustment in cable television rates The City Attorney's Office determined that this discount is in violation of Section 1, Chapter 6, Article V, "Cable Communications Regulations" of the Code of the City of Charlotte which pertains to non-discrimination. When advised of this determination, ATC-Cablevision of Charlotte requested an amendment to the ordinance be placed before City Council

Code This amendment will give authority to ATC-Cablevision and other cable systems to offer discounts

Clearances Ordinance has been reviewed and approved by. City Attorney's Office, General Services Department, Cable Television Division

19 Recommend adoption of a revised policy for the procurement of architectural and engineering services

Amendment This action will amend the current policy for architectural and engineering services selection by

adding surveying services (required by a recent N C General Statute change), and

strengthening the provisions for suspending or removing firms for unacceptable services (This has been reviewed and endorsed by the Charlotte Chapter, American Institute of Architects and the Consulting Engineers Council of North Carolina.

Clearances The City Attorney's Office, Charlotte-Mecklenburg Utility Department, Aviation Department and Engineering Department.

HOUSING CODE

20 Funds for the following housing code violations are available, liens will be placed against the properties for the costs incurred Detailed information is attached.

A Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 1300 Beatties Ford Road (Oaklawn)

B Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 837 Rodey Avenue (Double Oaks)

C Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 2635 Celia Avenue (Biddleville)

Attachment No 6

MUNICIPAL AGREEMENT

21 Recommend adoption of a resolution authorizing a Municipal Agreement between the City and the North Carolina Department of Transportation (NCDOT) for the improvement of four railroad grade crossings in Charlotte

Four Grade Crossings

Each year, the NCDOT examines all public railroad grade crossings in the State and ranks them according to their need for improvement. Based on existing train volume, vehicular volume, train speed, past accidents, and existing protection, four locations in Charlotte have qualified for improvement.

1 Donald Ross Road and the Southern Railway - Upgrade of automatic warning devices.

2 36th Street and the Southern Railway - Upgrade of automatic warning devices.

3 West Summit Avenue and the Southern Railway - Upgrade of automatic warning devices.

4 New Bern Street and the Southern Railway - Installation of automatic warning devices.

Costs

Approval of the municipal agreement is necessary for the NCDOT to proceed with plan preparation, installation, and inspection of work associated with the improvements to each crossing. The costs of improvements are estimated at $65,000.00 each or a total of $260,000 The City's share is 10%, or a total of $26,000 00 for the four locations Federal Highway Administration (FHWA) funds will pay the remaining 90% of the improvement costs

Funds

Safer Roads Demonstration Capital Account

Clearances

The Charlotte Department of Transportation (CDOT) has reviewed and approved the NCDOT's plans for improving the four railroad grade crossings The agreement has been approved as to form by the City Attorney's office.

UTILITY AGREEMENT

22 Recommend adoption of a resolution authorizing a utility agreement between the City of Charlotte and the North Carolina Department of Transportation (NCDOT) for the Charlotte Outer Loop/Interstate 77 Interchange Project

Utility Agreement

City Council has already approved execution of a municipal agreement with the NCDOT to construct the Charlotte Outer Loop/I-77 interchange The construction work requires the adjustment and relocation of certain City sewer lines A utility agreement between the City and NCDOT is required before utility work can proceed.

The utility agreement provides

the NCDOT's contractor will perform the sewer line adjustment and relocation work

the City of Charlotte is responsible for reimbursing the NCDOT for costs associated with the adjustment/relocation of City sewer lines within State controlled rights-of-way

Funds

Sewer Line Relocation for Street Improvements Capital Account

Clearances

Plans for the adjustment and relocation of sewer lines affected by the interchange construction project have been reviewed and approved by the Charlotte Department of Transportation (CDOT), City Engineering, and the Charlotte-Mecklenburg Utility Department The agreement has been approved as to form by the City Attorney's Office

STORM DRAINAGE

23 Recommend adoption of a resolution to repair the storm drainage system in the 1700 block of Parson Street and assess a portion of the cost to the involved property owners in accordance with the Storm Drainage Repair Policy

Location of Drainage Problem· 1733 Parson Street

Ranking High Priority

Improvements to be Made. Replacing approximately 200 feet of damaged 24" pipe and replacing two catch basins with double catch basins

Total Estimated Cost of Repairs $22,000

City's Cost. City pays for all improvements in the street right-of-way ($7,000) and 80% on private property ($12,000)

Involved Property Owner Cost. 20% of improvements on private property ($3,000).

Hearing Requirements No public hearing is required since all involved property owners signed the petition

Funding Storm Drainage Repair Capital Account.

SETTLEMENT

24 Recommend approval of settlement of a condemnation action (City vs Fairleigh, 88-CVS-465) located at 4401 West Boulevard, for an additional $44,000.00

History of Project	Condemnation was filed against this property on January 19, 1988 to acquire the property for Airport purposes The City deposited $244,000.00 with the filing of the lawsuit as its estimate of just compensation
$288,000 Settlement Recommended	The defendants have offered to settle the condemnation for a total of $288,000 00 The City Attorney recommends settlement
Funds	Revenue Bonds and Federal Grant
Clearances	Airport, City Attorney's Office.

SET PUBLIC HEARING

25 Recommend adoption of a resolution of intent to abandon Chamberlain Street, Heywood Avenue, and an alleyway and set a public hearing for October 23, 1989

PROPERTY TRANSACTIONS

26 Recommend approval of the following property transactions and adoption of the condemnation resolutions

1 Project. Park/Johnston Road Widening-Phase I
Owner(s). Richard J Walker and Mabel B Walker
Property Address. 7724 Park Road
Property to be acquired. 13,915 sq ft (3194 ac) plus 9,826 sq ft (2256 ac) of temporary construction easement
Improvements 8 to 10 mature hardwood trees and chain link fencing
Price. $12,400 00
Remarks. The property is zoned R-12 and used as residential Property owner is donating 4,243 sq ft (0974 ac) of land for a permanent drainage easement

2 Project: Park/Johnston Road Widening-Phase I
Owner(s): Carl Frederic Clanton, Rex R Huntley and Samuel L. Williams
Property Address. 7921 Park Road
Property to be acquired: 3,196 sq ft (0 0734 ac) plus 3,760 sq ft (0863 ac) of temporary construction easement
Improvements: 1 large hemlock, 1 large crepe myrtle and other evergreen and ornamental trees.
Price: $16,500 00
Remarks: The property is zoned R-12 and used as residential Also included in purchase price is compensation for substantial damages to landscaping which buffered the property from the road and other residences

3 Project Back Creek Outfall Pump Station
Owner(s): Concrete Supply Company
Property Address. 12014 University City Boulevard
Property to be acquired: pump station site 22,500 sq ft (0.516 ac) to be acquired in fee simple plus 29,901 sq ft (0 686 ac) for road and sanitary sewer easement
Price: $25,000.00
Remarks: Property is zoned I-1

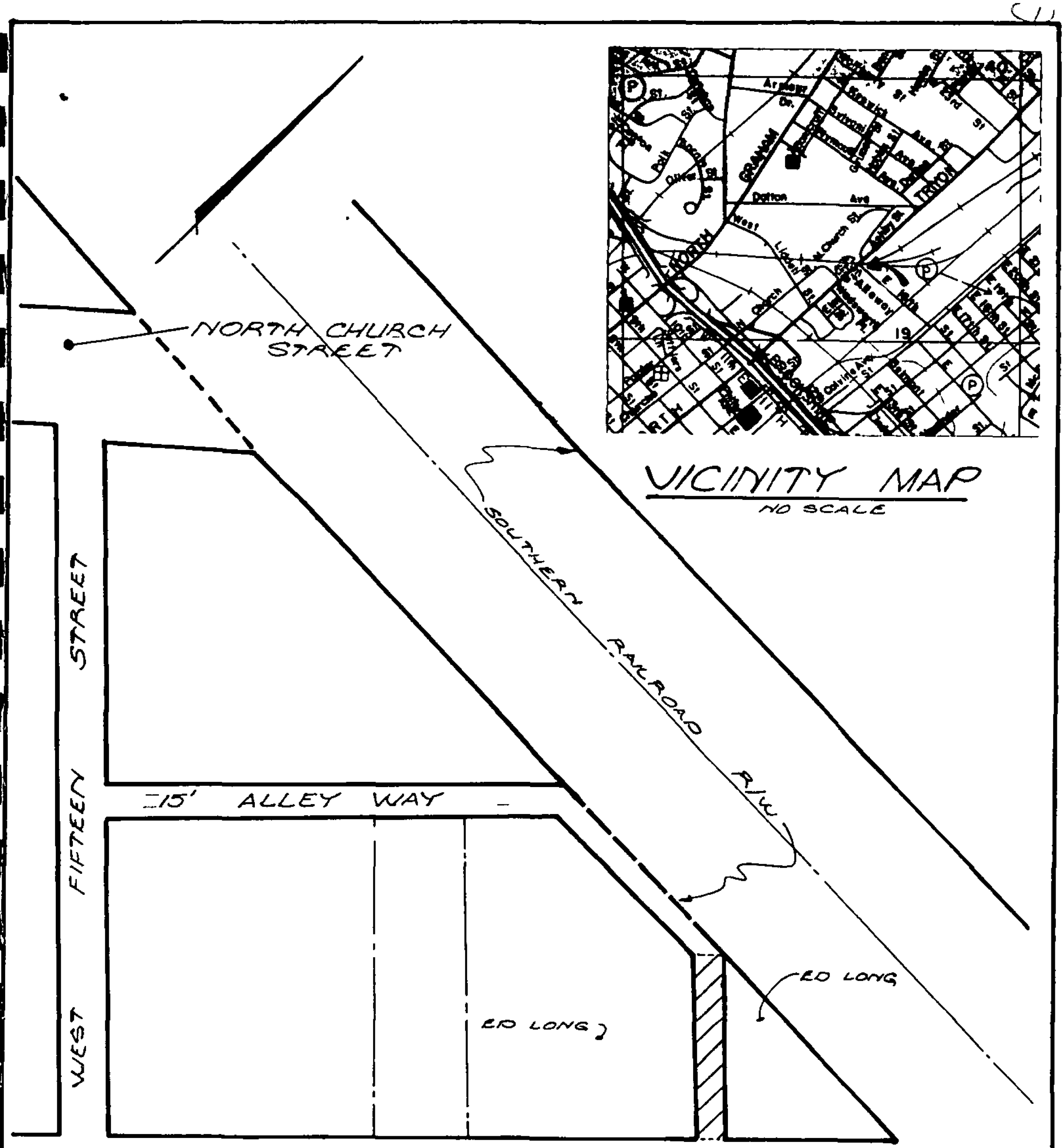
CONDEMNATIONS

4 Project. Stony Creek Outfall-Phase I
Owner(s): Robert McLaughlin Heirs and any other parties of interest
Property Address. Highway 29 Access Road to I-85
Property to be condemned 14,082 25 sq ft (0 32 ac) plus temporary construction easement
Improvements. trees
Price. $1,550 00
Reason for condemnation. There are 40 known heirs, also some unknown heirs City Attorney recommends condemnation for City to get clear title to sanitary sewer easement

5 Project. Stony Creek Outfall-Phase I
Owner(s): Robert McLaughlin Heirs and any other parties of interest
Property Address. US Highway 29 Access Road to I-85
Property to be condemned. 35,800 sq ft (0 82 ac) plus temporary construction easement
Improvements. trees
Price. $3,580.00
Reason for condemnation. There are 40 known heirs, also some unknown heirs City Attorney recommends condemnation for City to get clear title to sanitary sewer easement

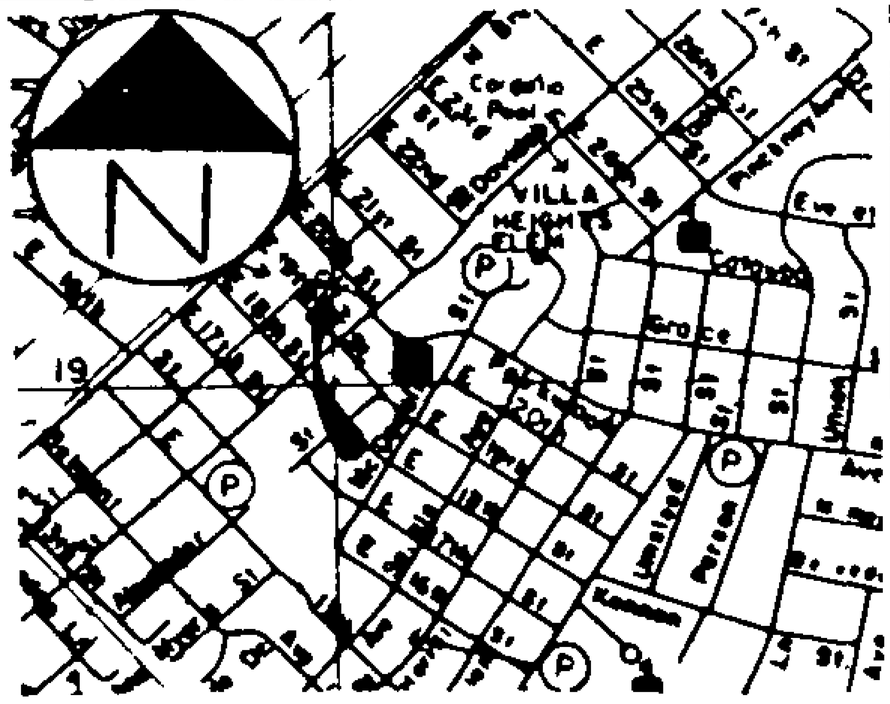
SCHEDULE OF MEETINGS
September 25 - October 10, 1989

Monday, October 2, 1989	Council Workshop	5:00 P.M.
Monday, October 9, 1989	Special Council Workshop Housing Assistance Program	4:00 P.M.

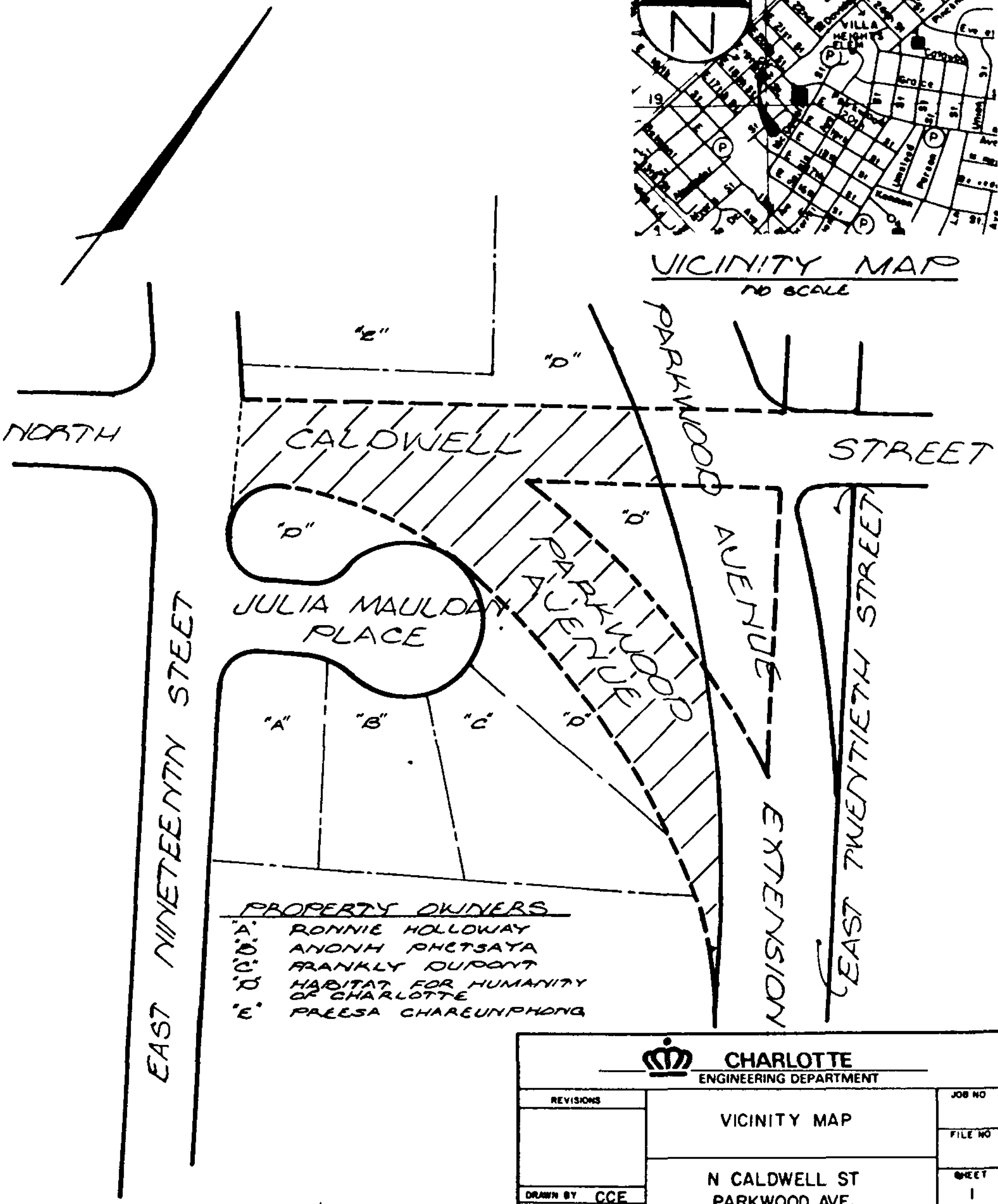


CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	ABANDONMENT OF	JOB NO.
		FILE NO
DRAWN BY CCE	ALLEYWAY	SHEET 1
CHECKED BY SBC		OF 1
CITY ENGINEER	DATE 8/1/89 SCALE NONE	



VICINITY MAP
NO SCALE



CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	VICINITY MAP	JOB NO
		FILE NO
DRAWN BY CCE	N CALDWELL ST PARKWOOD AVE.	SHEET 1
CHECKED BY SBC		OF 1
CITY ENGINEER	DATE 9/6/89 SCALE NONE	

(4) There is presently a berm on or near the easterly boundary of the subject property. The City will agree to restore the berm if it is disturbed or install other suitable screening if it is deemed more practical.

Funds: Annexation Fire Station Capital Account.

Clearances: Fire Department and Engineering Department concur in this request. Mandatory Referral was also approved by the Planning Committee on May 30, 1989.

The mandatory referral and a map are attached.

Attachment No. 17

June 26, 1989

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20. A. Recommend leasing the basement, tower and surrounding grounds of the Fireman's Hall property to Charlotte Outdoor Adventure Center for $3.00 per square foot.

B. Recommend leasing the first floor of the Fireman's Hall property to the Metrolina Native American Association for $5.00 per square foot.

History of Fireman's Hall

- The Fireman's Hall on East Seventh Street was built in 1939 and used as the Fire Department's training facility.
- The property was turned over to the Parks and Recreation Department in 1976 and has been used for public meetings, voting precinct #17, and by the Charlotte Outdoor Adventure Center.
- The Parks and Recreation Department has temporarily declared it surplus but has future plans to develop the property as a neighborhood center as outlined in the Elizabeth Small Area plan.

Requested Leases: Charlotte Outdoor Adventure Center and Metrolina Native American Association are requesting new leases of five-year terms each. They will also make the necessary repairs. Both have made presentations on their respective programs to the Parks Advisory Board which has endorsed both programs. The Advisory Board has also requested that the main auditorium remain available for the voting precinct and/or a neighborhood meeting

area. Reservations to use this space will be through the Parks and Recreation Department.

Charlotte Outdoor Adventure Center

Charlotte Outdoor Adventure Center has been leasing the basement of the main building, training tower, and surrounding grounds for its self-confidence and team building training program. Their present program will continue in the basement, tower and surrounding grounds. Their lease is for 3,522 square feet at $3.00 per square foot for an annual rental of $10,566 payable at $880.50 on the 1st of each month. This lease has been signed by their organization.

Metrolina Native American Association

The Metrolina Native American Association proposes to lease the first floor for office and display area and will function as an Urban Indian Center. The Center will be dedicated to increase knowledge and preservation of the Native American Culture. Their desire is to lease the 4,500 square feet at $1.00 per year. It is the Parks Advisory Board and staff's recommendation that the fair economic rent be applied which is $5.00 per square foot for an annual rental of $22,500 payable at $1,875 on the first of each month. The first floor has seen very little use during the last several years and will need some repairs to the heating, plumbing, and electrical systems. Repairs and renovations would be approved in advance by the Director of the Parks and Recreation Department, and all approved improvements would be credited toward the lease payments. Their lease hasn't been executed by them at this time.

Funds There will be no cost to the City.

Clearances Parks and Recreation Department, Parks Advisory Board, Engineering Department.

21. Recommend adoption of a budget ordinance for $312,102 for retroactive separation allowance benefits for retired police officers.

Separation Allowance Benefits On April 24, 1989, Council considered a request to grant separation allowance benefits to police officers who retired prior to the State legislature mandating a separation allowance for

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CONTRACTS BETWEEN THE CITY OF CHARLOTTE AND THE FOLLOWING VARIOUS ORGANIZATIONS TO IMPLEMENT THE FY90 JOY TRAINING PLAN.

a) Contract between the city of Charlotte and the Charlotte-Mecklenburg Board of Education for $242,166 in Job Training Partnership Act to operate the Strategies for Employability Success Job Placement program to serve 200 low income high school seniors

b) Contract between the City of Charlotte and the Charlotte-Mecklenburg Urban League for $70,000 to serve 33 low income individuals in word processing classroom training program

c) Contractual agreement between the City of Charlotte and Goodwill Industries for $70,000 in in Title II-A Job Training Partnership Act funds to provide employment services to 122 low income handicapped individuals

d) Contract between the City of Charlotte and Central Piedmont Community College for $190,300 in Job Training Partnership Act Title II-A funds to serve 290 low income persons.

e) Contract between the City of Charlotte and Child Care Resources, Inc for $200,000 in Job Training Partnership Act Title II-A to provide 70 day-care slots for employment and training participants

f) Contract between the City of Charlotte and the N C Employment Security Commission for $66,518 in Job Training Partnership Act Title III funds to provide basic readjustment and retraining services to 32 dislocated workers.

[Motion was made by Councilmember Dannelly, seconded by Councilmember]
[Patterson, and carried unanimously, to approve the subject contracts]

* * * * * * *

COUNTY-OWNED LAND FOR FIRE STATION #27 ON N C HIGHWAY 29 NORTH NEAR W T HARRIS BOULEVARD, APPROVED.

[Motion was made by Councilmember Dannelly, seconded by Councilmember]
[Patterson, to accept the county-owned land as recommended]

Councilmember Matthews stated he thought this was tied into a direct no cost swap Now that the County has chosen the site to give the City, they also knew there were problems with it, and he does not quite understand that

City Manager Wendell White stated by doing this they will have accomplished what they set out to do He realizes these are real dollars, but in his opinion these are incidentals to their main purpose and the County could not have known of the problems when they stated the discussions He further stated that the City initiated it the County did not

The vote was taken on the motion and carried unanimously.

* * * * * * *

LEASE THE BASEMENT, TOWER AND SURROUNDING GROUNDS OF FIREMEN'S HALL PROPERTY TO CHARLOTTE OUTDOOR ADVENTURE CENTER FOR $3.00 PER SQUARE FOOT, LEASE THE FIRST FLOOR OF THE FIREMAN'S HALL PROPERTY TO THE METROLINA NATIVE AMERICAN ASSOCIATION FOR $1.00 PER YEAR.

Lee Epps, 6300 Ashcraft Drive, stated he appreciates the opportunity of coming before Council on behalf of the Native Americans of Charlotte He can appreciate Council's position on various subjects, particular housing because he does that for Indians across the State of North Carolina

Mr Epps stated the Metrolina Native American Association was formed in 1976 Being one of the co-founders of the organization he felt there was a

need for native American representation in the Charlotte area. They have some 18 tribes and urban organization people which are represented within the Charlotte-Metrolina area It is a nonprofit organization and the formation of the association grew out of the concerns for improving the employment and education status of the Indian people, as well as providing a continual focal point for community, social and cultural needs Today their organization is the most important source of assistance in getting the needs of the Indian people in this area represented The Metrolina Native American population consist of approximately 4500 Indians within the Metrolina area. This community is mainly composed of relatively young people who have migrated here from reservations in rural areas in the Country seeking better opportunities

The Indian family economic status is determined by a survey conducted by Metrolina shows that the average Indian family income is about $5,000 less than the local average Twenty-seven percent of the Indian population is economically disadvantaged as calculated by the Federal low income guidelines, however a percentage of the people are receiving no public assistance due inadequate knowledge of the system or inability to obtain services or reluctant to accept welfare of charity

He stated this is a critical time in the history of all people and help and action are needed now What is needed is the establishment of an institution where the Native American culture will be preserve authentically This institution can share and interpret this historical culture for the benefit of all people, but of the greatest importance this institution can serve as a reservoir of the Native American culture where future generations of Native Americans when maturing into the stage in life where they recognize the value of their own heritage and wish to know it They can visit and learn with confidence about a rich heritage that has otherwise almost disappeared

He stated the Firemen's Hall, which they have requested some years ago to perhaps a couple of the Councilmembers present today, that they give them consideration to use the Firemen's Hall as a focal point for Native Americans and also that the Council and their friends, rather than having to drive to Cherokee, North Carolina to see what is happening with Indian people, that they can see it right down on Seventh Street at the Firemen's Hall He understands that the Parks and Recreation Department has made this as a recommendation and he would like to recommend that they overlook the $5 00 per square foot and consider letting them lease it for $1 00 per year

Councilmember Matthews asked Mr Epps how his organization provide its funding?

Mr Epps stated they were funded through the American Native Association grants out of Washington which is Federal Government.

Councilmember Scarborough asked how much funding do they receive, to which Mr Epps stated it was $100,000 per year

<u>Earlene Stacks, 1818 Progress Lane,</u> stated they first started trying to come before Council about 5 years ago They are funded from the Administration of Native Americans and are expecting a quarter million next year for economic development programs to come into this area They also have a JPTA job training program where they try to get their people off the welfare rolls and onto the tax rolls. They are not the stereo typical Indian who probably thinks too much, fights a lot and wears feathers. They are productive citizens of this City, contributing to the civic, social and economical development of the City One of their local members was the minority business man of the year last year and one of their members has been named the Small Business Man of the Year statewide Their board is composed of professional and business people who serve locally and statewide.

Ms Stacks stated they need a building where they can bring their own facets of their program together Their programs consist of the JPTA job training, economic development program, dance team, youth counsel, Indian Women Caucus, Princess pageant, Pow Wow Association and they would like to

add to this a tutoring and study center, museum and exhibition area, a workshop and public presentation area where they can bring the children in to see presentation on Indians

Ms. Stacks, stated they were asking for a $1 00 per year lease and they understand the City has ordinance that says they will rent surplus property at the market rate, but they believe the Council can make an exception to that rule. They are there to ask for an exception as some other cultural groups in the City, such as the Afro-American Cultural Center which has a $1.00 per year lease, Discovery Place, and the Mint Museum As they look across the State Greensboro gives the Guilford Native Americans a building for $1 00 per year, Fayetteville gives the Cumberland County Group $1 00 per year lease as well as others They are asking to take a building that has not been used for several years and could not be rented in its present condition, and fix it up and at the end of five years give it back to the City as a building that could be rented, for the consideration of $1 00 per year

Ms Stacks stated their Indian cultural is in danger of extinction and they need this building, not only to preserve their cultural for their children but for other children as well She urged Council to give sincere consideration to their proposal

Patrick Clark, 1818 Progress Lane, stated she was Vice Chairman of Metrolina Native American Association, also serves the North Carolina Commission of Indian Affairs. She pointed out that this is a cultural enrichment program. They are hoping to bring in a remedial education program to this center on the first floor, have tourism, spouses day out, and having all people, not just Indian people coming to this center The center will have school activities as they are currently involved with the educational program, but no where near the extent they need to be Their children in the school system is earmarked Indian Children only Their children ratio drop out is highest among any cultural group in this City and they want to change that because they care about tomorrow If they had an Indian edicatopm program or a cultural center remedial education area, all children could go to that one location and learn about people like herself and other children There will be financial enrichment of this program process for the City as well as the Indian people There will be Indian people operating the center and items made in Japan will not be there. It will be all Indian items, handmade by their people The programs will be carried on by their people and they hope to bring in other outdoor-indoor programs and plays to the City

She stated they wanted that center for $1.00 - the program to redo the building and fix it up will run approximately $90,000 They are putting in that service themselves, doing the labor themselves, getting the materials themselves because they do not want the albatross of $22,500 hung around their neck for an entire year, after year after year They would bring this building up to building standards and codes. They are a strong program and they have years of services year. They want front row seat, Firemen's Hall, Monroe Road, Seventh Street - Please

Councilmember Fenning asked Ms Clark if they would be willing to give this back to the City after they have spent so much money to bring it up to code?

Ms Clark stated they had been trying to get this one center because the Indian people had picked that location because of the bus route and the extra amenities to help them get themselves together. The truth is they would like to have their own property, their own building and own location and the City will be their stepping stone. They are asking for 5 years as a start and they hope after the five years the City will beg them to stay

Councilmember Matthews asked if they had other facilities which they would be vacating to come to this site, to which Ms. Clark stated they were located on Idlewild Road, which is a nice office park. It is difficult to bring in tourist there and difficult to set up a remedial education center there It is nothing but office there and it does not meet their needs at the present They are going to take their rental dollars and invest them into fixing this building. Mr. Matthews asked how much they were paying in

rent, to which she replied $18,000 per year, and they are willing to give that to the Firemen's Hall

Councilmember J Campbell asked if there was some reason why this organization would not qualify for the $1 00 per year rent, particularly since somebody has to do a lot of fixing up over there?

City Manager Wendell White stated the staff's responsibility is to bring to Council the fair market rental and it is Council's discretion if they want to follow what has been some past practices

Mr. J Campbell asked if they were renting at fair market value to any other cultural organization, to which Mr White stated not that he knows of

Councilmember Clodfelter stated by studying the lease agreement he had a lot of his questions answered Unlike some of the other buildings they have leased out in the past, this building is currently being used and his concern is that they are not kicking some folks out to put some other folks in That is not what they have done with Spirit Square and the Afro-American Center Those buildings were not being used at the time somebody went in. He stated he has read the lease and is satisfied that they will not be depriving people currently using that park of the use of it in the future A big concern was that is the polling place for Precinct 17 and the lease specifically provides that access to the building for the polling place has to be preserved He is satisfied on that point

He stated that is an area which has also been used by Charlotte Outdoor Adventure Center but also as a passive park There are a lot of folks from Grier Heights and Chantilly use those grounds and he would not want to put any use there that would be inconsistent with the right to use those grounds like the people do now - that is a public park As he understands the lease the association could not make any use of the grounds that would be inconsistent with their availability for general public access. If that is the case, he is comfortable and that takes care of that concern Another concern is that the Chantilly Group and the Grier Heights Group have used that building for their neighborhood community meetings and he does not want to evict them As he understands it they have the right to continue that use on a scheduling basis through Parks and Recreation, so there is no inconsistent use there He understands they will be coordinating the use of the outdoor portion of the site with the Outdoor Adventure Center which is already there His only remaining question is they have a public plan for this park and it does not include this center - It includes making this a neighborhood center for the use of Chantilly and Grier Heights which do not have access to them If they are on a 5 year basis that is fine because he does not believe they will get around to developing this for the next five years, but as he understands it, there is no automatic renewal so if they get ready to go ahead with the park plan, he does not want to over rule the park plan and asked if they would be doing that in this lease

Assistant City Manager, Don Steger stated it is for five years and they do not start the park, they will be right back to where they are now.

Mr Clodfelter stated, then they still have the option, when they are ready, to implement that plan for that park

Mr. Clodfelter stated as he understands the lease, any money the Indian people put into the center, whether it is dollars or sweat equity, gets credited against the lease payments. So the effective cost of that lease may be nothing over the five year period, based on the improvements they are planning to do

Mr Steger stated they did not figure that just because of what Mr White said, but he believes that is pretty close He was not clear on the amount the Native Americans were going to put into the building so he had not computed that amount He cannot tell them whether that is precise or not

Mr Clodfelter stated it is not quite there, but it is close if they are planning on investing $90,000 in improvements and upgrading The lease they have in front of them satisfied the concerns he has heard from the

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surrounding two neighborhoods, Chantilly and Grier Heights, it satisfies the concerns about conflicting uses and also seems to him to take care of the association's concern that they not be penalized by paying rent and making improvements He believes they are ready to go on this, however, he would be concerned if they were going to do this on a flat $1 00 per year because they have somebody else they are charging money for another portion of the building If they are going to give them $1 00 per and not a credit for the improvements, then he would want to talk about why they are charging somebody else $3 00 per square foot to use another portion of the building

Councilmember Scarborough stated she was glad for the point about the bus route for this, and the other thing is that the Native Americans are a vital part in the cultural of Charlotte and she hopes they will vote to grant them $1.00 per year lease on Firemen's Hall and they would look into a place where they can have a long-range cultural center for Native Americans She feels very strongly that they all need to know more about the cultural and to keep the cultural going They cannot do that if they just provide this for 5 years, so they need to start planning now for where the Native American Center will go

[Motion was made by Councilmember Scarborough seconded by Councilmember]
[Fenning to lease the Fireman's Hall to Native American Association for]
[$1 00 per year]

Councilmember Woollen stated she had talked with someone who said the goal is to have a museum She asked how much was their current operating budget?

Ms Clark stated the operating budget was $250,000 annually They are federally funded and are operating with a base of approximately $250,000 annually

Ms Woollen asked if they perceive that they would ever come back for operating dollars? Ms. Woollen stated she kinda had the notion that they would be umbrellaed under the City because they would be leasing for $1 00 per year and it would not be that the City was not supporting them, but all of a sudden the City might be someone they could come to for operating She personally has made a pack with herself on new things because they have wrestled in the budget over things they had said they would fund for one time and they are in their 6th year

Ms Clark stated she has never refused a dollar, and she would appreciate it if the City would give them a few, but at the present time they are self supporting When they run out of dollars their people step in and assist them

Ms Woollen stated that is why she asked the question because if the goal is to have a museum, then she senses that would be a different program and a different intent, than just the $1 00 per year

Ms. Clark stated they wanted the first floor of Firemen's Hall for all of their purposes for $1 00 per year

Councilmember Dannelly stated he agrees with the motion and does not have any problem with giving these folks a lease for $1 00 per year and charging someone else $3 00 per square foot because this is a nonprofit against a profit organization. He feels this is something that has been missing in our schools because they do not have a place for youngsters to go to find out more about native Americans and see the many treasurers they have to offer young people. He is glad to see an organization that is going provide their own facilities hopefully in five years and leave the City with a rentable building

Mr Matthews asked Mr Steger if he knows what forms the upfitting or repair will take and how it will prepare the building for an alternative use in case they decide after five years they want to move?

Mr Steger stated he could not give them all the details, but there is some work with the HVAC System that has been done or still needs to be done, perhaps some work on the roof. The structure itself needs some repairs.

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He stated he had not gotten a report on the condition of the building in the past couple years and there may be some additional things

Mr Matthews stated then he does not know what the value of the upfitting will be, to which Mr Steger stated he could not give them that figure

Ms Clark stated they have engineers and architects to give them estimates for putting this building up to par She stated their lease on Idlewild will expire in November and in order to get into Firemen's Hall at this late date, they went before the Park and Advisory Council in October and things have come up that prevented them from getting to City Council until now They definitely feel they can get the building up to where they can at least get their offices in and move out of the current rental area Upon moving the offices in they will go right into getting the building ready for the public to come in. It is estimated it will take $94,000 to get the building up to the standard that they have set for it

Mr Matthews asked if that included any internal configurations, to which Ms Clark stated it includes carpet, redoing the floors - if they noticed the pictures she passed around they can see the building is in very poor condition. All of it has to be redone and she would consider the best thing in there is the men's commode

Mr Clodfelter stated when Ms Woollen asked Ms Clark what kind of program they would do, she replied everything, but that did not tell him anything He asked how far toward the museum concept would they go in this building?

Ms Clark stated after their offices are in place - when it comes to the museum concept they will have Indian artifacts in cases displayed out on the floor They will have museum pieces against the wall There are going to stock the place wall to wall in the next five years a near as they can with Indian artifacts Until they get the burglar alarm in they will be minimal, but this is one of the things they will have to do Upon doing all of this, Precinct No 17 is very strong point for them That is a learning tool for her people - to vote They under no circumstances want to do anything about that, but will accommodate them in any way possible because that will be a stepping stone for her people

She stated they will also have the remedial education area - they will have the first Indian library - Native American Indian Library in the Carolinas They already have material in shelves, boxes and closets at Idlewild which are are eager to bring to the new location. Their first goal is to hit the children in the Indian education program, remedial education with adults also They have many people calling throughout the state of North Carolina and locally, especially UNCC.

Mr Clodfelter stated one of the plans he saw several months ago had the first floor divided up in such a way that it would be hard for the polling place to be there and would have interfered with the use of the auditorium He asked if they were not using that plan anymore?

Ms. Clark stated they have satisfied that issue with the Advisory Council.

Mr Clodfelter asked if the auditorium would stay in tack for public use, to which Ms Clark stated they did not agree for the auditorium, they agreed to use the floor as always as the voting area If the stage is needed, it will be there for that also

Mr Clodfelter stated the lease says if someone else wants to come in and hold a meeting in the auditorium they can do that, so the auditorium is not going to be reorganized or rebuilt

Ms Clark stated it would be redone - meaning beautified, but not cut up because they want the stage for their own programs

Mr. Vinroot stated Mr. Clodfelter raised a good question and he believes he heard Ms Clark say they are willing to commit to making a $90,000 investment in the facility, which is consistent with a number of other organizations they also make their land available to He has no problem

mpl

with the $1 00 per year as long as they get the $90,000 commitment they are about to make. He asked if the lease places upon the Native American Association that commitment, and if does not, perhaps they should make it read that way and then put $1 00 in per year

Mr Clodfelter stated if you just put $1 00 per year in the lease there is no commitment to do the improvements the way the lease is written now There is an incentive for them to do the improvements because every dollar of improvements is a dollar off the lease rent, so we know the improvements get done and they know the improvements get done and they zero out the rent. If they do it for $1 00 per year they should say something about commitment to do the improvements.

Mr. Vinroot suggested they tell staff to do it either way that is acceptable to them and the tenant, either a $94,000 commitment plus $1 00 per year rent or a $19,000 per year rent with a credit for the $94,000 capital improvements

[A substitute motion was made by Councilmember Patterson, seconded by]
[Councilmember Woollen, to enter into a lease agreement with a $94,000]
[commitment plus $1 00 per year rent, or a $19,000 per year rent with a]
[credit for the $94,000 capital improvements]

Ms Clark stated what she was worried about was their in kind service

Mr. Clodfelter stated they were allowed to credit the cost of volunteer labor or donated goods on the lease payments

Ms Clark stated to Mr Clodfelter that what he was saying is their Indian people which are the electricians and dry wall people will be given credit, to which Mr Clodfelter stated that is the way he reads it and believes that is the intent

The vote was taken on the substitute motion and carried unanimously

[Motion was made by Councilmember Matthews, seconded by Councilmember]
[Woollen, to lease the basement, tower and surrounding grounds of the]
[Firemen's Hall property to Charlotte Outdoor Adventure Center]

Mr Clodfelter stated in light of what they just did, he realizes this group is for profit, but asked if they will be doing any upgrades to this building?

City Manager Wendell White stated under normal business transaction that would be acceptable and they would be happy if they did.

Woody Woodard, Charlotte Outdoor Adventure Center, stated their plans are to do grounds and building upgrading One is to bring it up to Park Standards with a gate, marking and striping and what ever needs to be done as far as electrical, plumbing, etc to bring it up to code

Mr Vinroot stated he believes the question is, are they giving under their lease the same kind of commitments in terms of $3 00 per square foot and therefore getting the same kind of relief if they do make that kind of commitment

Mr Woodward stated they lease was written the same way, they get a credit for what they do.

The vote was taken on the motion and carried unanimously

* * * * * * *

DISCUSSION REGARDING RETROACTIVE SEPARATION ALLOWANCE BENEFITS FOR RETIRED POLICE OFFICERS.

[Motion was made by Councilmember Dannelly, seconded by Councilmember]
[Clodfelter, to adopt the proposed budget ordinance]

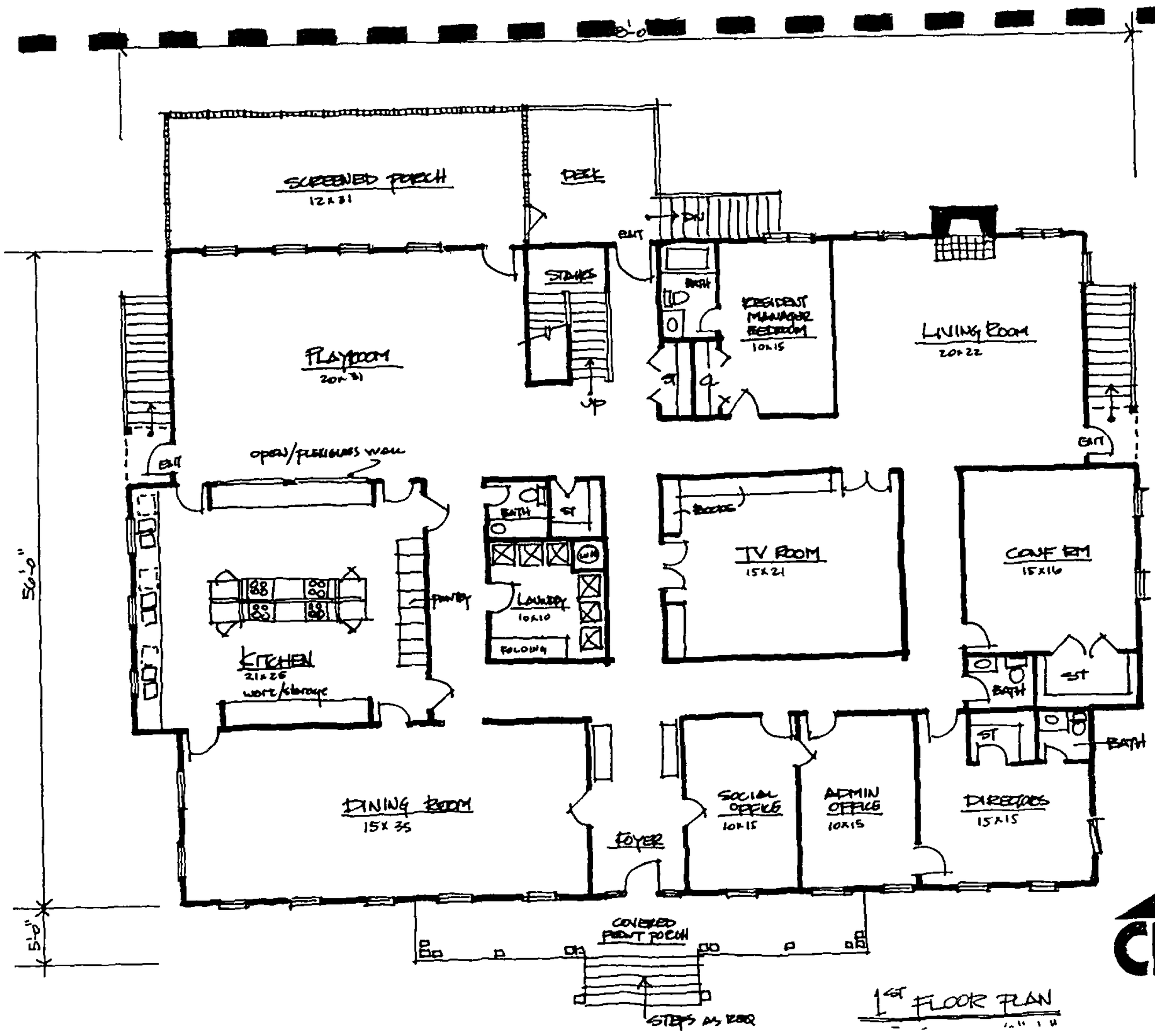
mpl

4A

CHARLOTTE EMERGENCY HOUSING

1/8"=1'-0" 10/25/00

WoodKerth design

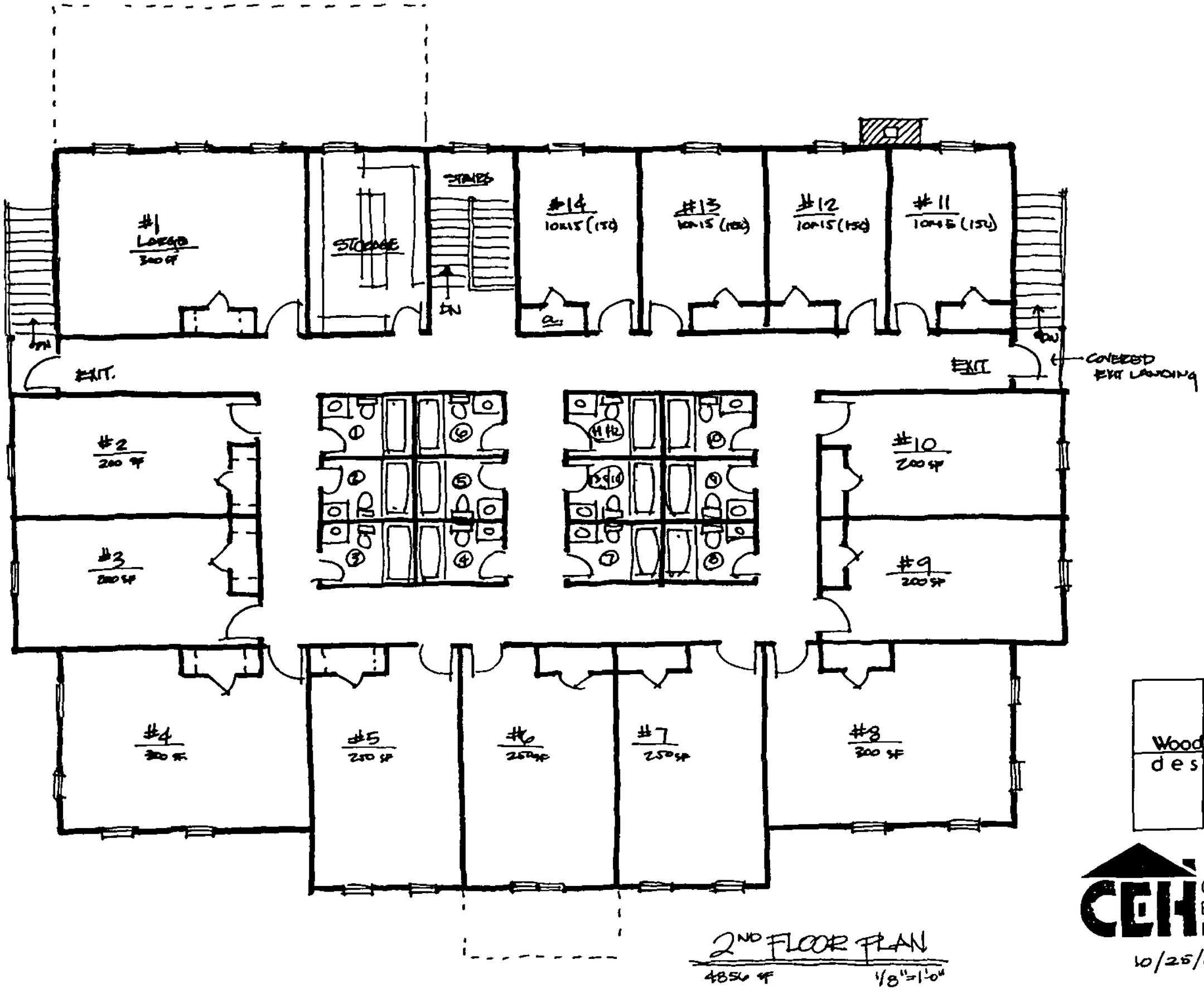


WoodKeith design

CEH CHARLOTTE EMERGENCY HOUSING inc

1st FLOOR PLAN

10/25/38



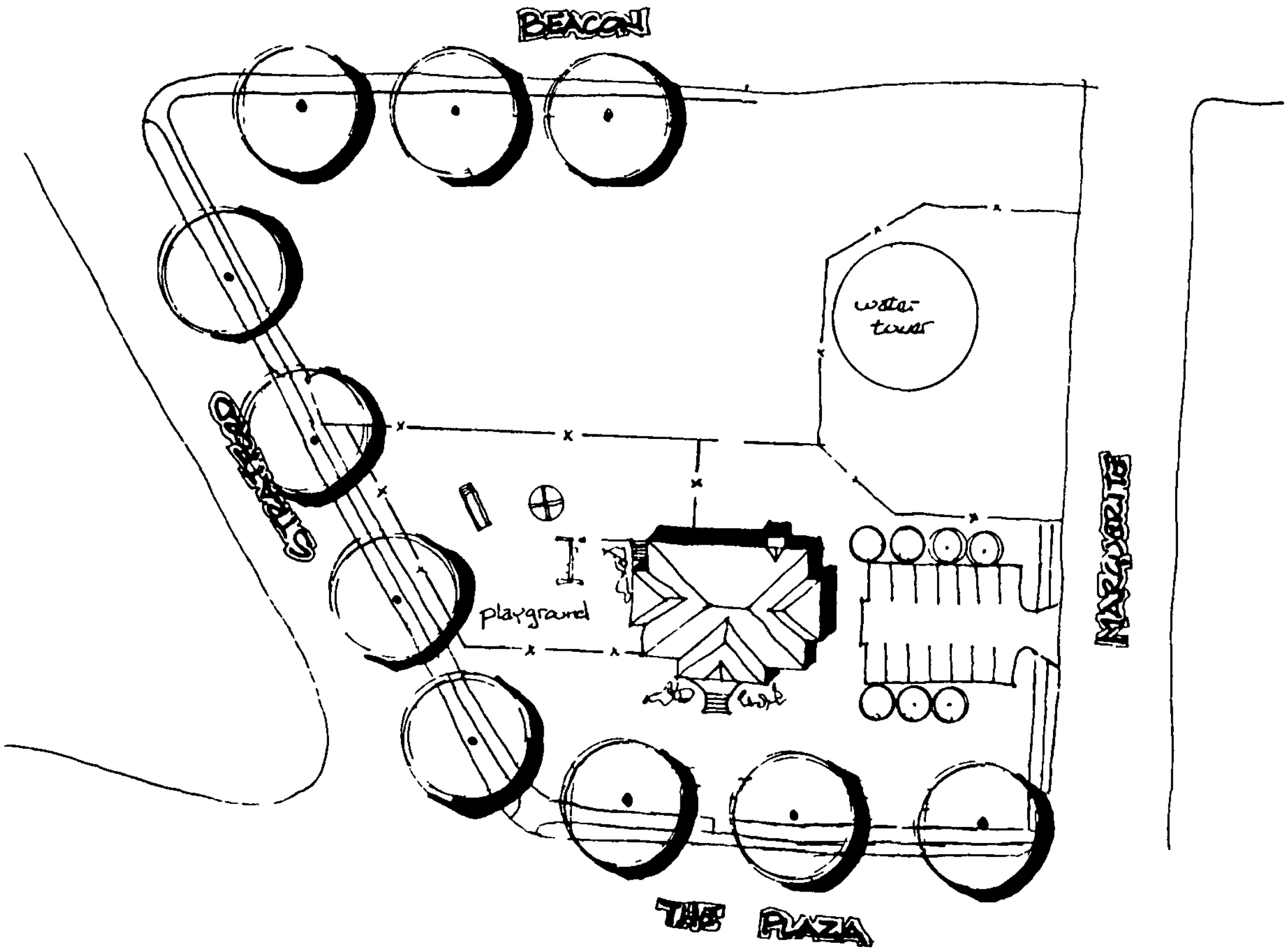
2ND FLOOR PLAN

4856 SF 1/8"=1'-0"

WoodKeith design

CEH CHARLOTTE EMERGENCY HOUSING inc

10/25/88


BEACON
water tower
playground
STARKEY
MARYDALE
THE PLAZA

4 B

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: September 13, 1989

TO: Mr. Kent Winslow,
Real Estate Department

FROM: Martin R. Cramton, Jr.,
Planning Director

SUBJECT: - Mandatory Referral Report No. 89-18 -

Attached is an original and one copy of Mandatory Referral Report No. 89-18 for the Emergency Shelter at 2400 The Plaza.

This report was unanimously approved at a Planning Committee meeting on September 5, 1989.

mmc

Charlotte Emergency Housing

Mandatory Referral for Shelter

MANDATORY REFERRAL REPORT NO. 89-18
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
USE OF PORTION OF CITY-OWNED PROPERTY FOR
EMERGENCY SHELTER
SEPTEMBER 1989

PROJECT PROPOSAL AND LOCATION

This proposal consists of the use of a portion of a 2.8 acre site located at 2400 The Plaza. The Charlotte Emergency Housing Inc. wants to lease an unused portion of this site to build a two story facility to provide temporary housing for women and families in crisis. The facility would contain approximately 9,500 square feet with a dining room, conference room, living room, and play area on the first floor and fourteen bedrooms on the second floor. The proposed site is ideally located for such a use in that it is accessible to public transportation, shopping and other services.

PROJECT JUSTIFICATION

The proposed project will provide transitional housing for displaced and/or homeless women and families and comprehensive services to enable them to find employment, affordable housing and support systems to sustain them. Clients are permitted to stay up to sixty days while a plan of action is developed to help them transition from the shelter and into permanent housing.

Currently, the organization is renting space at the YWCA to house approximately 8 single women. Additional space is needed to help accommodate the 25 to 30 eligible women and families that are on the organizations waiting list each month.

PROJECT IMPACT

Presently, the Utility Department is using 1/2 acre of the site for an above ground water storage tank and office building. The proposed shelter facility would be located on an unused portion of the site that is zoned B-1 (Neighborhood Commercial) and fronting on The Plaza. The backside of the site facing Beacon Street is zoned R-6 (Single Family).

The Utility Department has reviewed the project and found that it does not conflict with any plans they have for future use of the site. There would be space remaining on the site for future expansion and use by the Utility Department or other similar opportunities if needed.

Also, staff has been working with the organization to develop an appropriate site plan for the facility. The proposed design calls for the site to be screened and landscaped to blend in with the surrounding residential development near the site.

PROJECT RELATIONSHIP TO OTHER PUBLIC/PRIVATE PROJECTS

In 1987, Charlotte City Council approved a "Housing Policy Plan" which outlines the City's goals and commitment of resources toward its mission of "reducing the number of homeless and those living in substandard, overcrowded housing conditions." This project is consistent with the City's housing policy plan and efforts to address the homeless problem.

PROJECT COST

Charlotte Emergency Housing Inc. has not requested any funds from the City for this project. The facility will be built from private donations. The group is requesting to lease from the City the land needed to build the facility. The terms of the lease agreement will be determined by City Council.

STAFF RECOMMENDATIONS

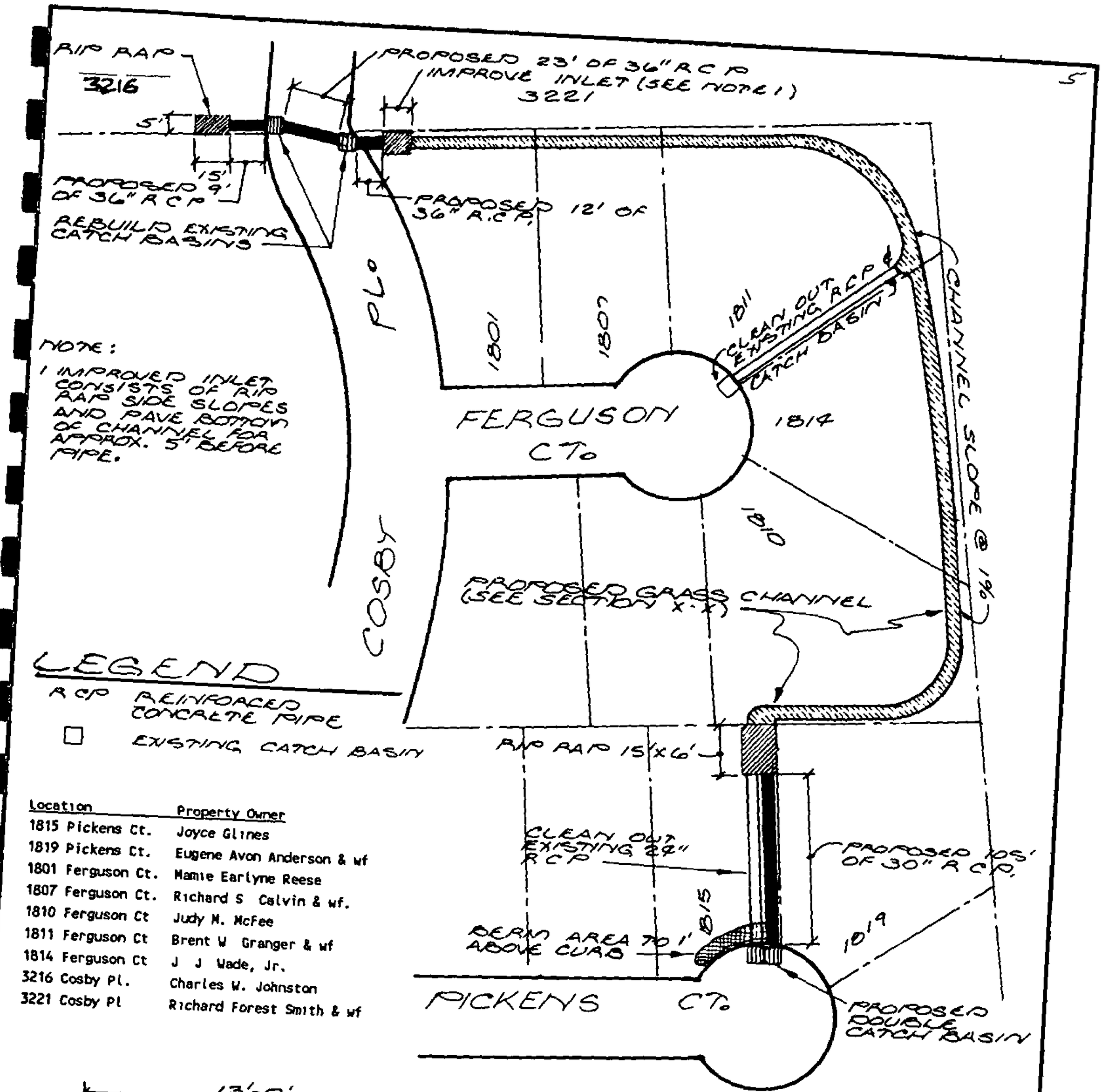
Staff recommends that a portion of City-owned property located at 2400 The Plaza be leased to the Charlotte Emergency Housing Inc. to build a shelter facility. The project is consistent with and supported by local plans and policies.

Staff has been working with the group on an appropriate design for the facility. Staff's proposed plan should be followed as much as possible to ensure that the facility is appropriately screened and landscaped and will result in an attractive development that will enhance and compliment the neighborhood.

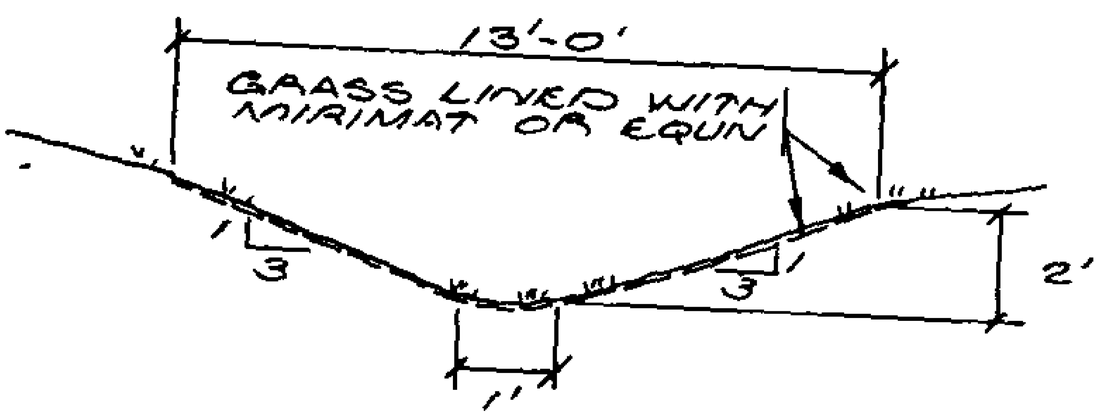
PLANNING COMMITTEE RECOMMENDATIONS

Planning Committee supports staffs' recommendation to lease land to the Charlotte Emergency Housing Inc. to build an emergency shelter facility. The committee also recommended that the facility be appropriately landscaped particularly along Beacon Street.

Recognizing that the group is providing a much needed community service and that the organization is operating on a limited budget, the Committee voted to use area plan funds to help purchase trees to plant along Beacon Street. The additional trees will help buffer the facility from single family properties located along the southside of Beacon Street as well as enhance the overall appearance of the site.



Location	Property Owner
1815 Pickens Ct.	Joyce Glines
1819 Pickens Ct.	Eugene Avon Anderson & wf
1801 Ferguson Ct.	Mamie Earlyne Reese
1807 Ferguson Ct.	Richard S Calvin & wf.
1810 Ferguson Ct	Judy M. McFee
1811 Ferguson Ct	Brent W Granger & wf
1814 Ferguson Ct	J J Wade, Jr.
3216 Cosby Pl.	Charles W. Johnston
3221 Cosby Pl	Richard Forest Smith & wf



TYPICAL CHANNEL SECTION X - X

CHARLOTTE
ENGINEERING DEPARTMENT

REVISIONS	STORM DRAINAGE REPAIR POLICY	JOB NO
		FILE NO
DRAWN BY CCE CHECKED BY L.H.	1815 PICKENS COURT	SHEET 1
CITY ENGINEER	DATE 9/26/88 SCALE NONE	OF 1

HOUSING CODE

A Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 1300 Beatties Ford Road (Oaklawn)

Date of Inspection 10/15/87
Reason for Inspection Complaint
Owner(s) notified of Hearing 10/21/87 (mail returned), 11/10/87
Hearing Held 12/3/87
Owner(s) ordered to demolish dwelling by 2/24/88 (mail returned)

Title search ordered and it revealed parties of interest to the property The Complaint & Notice of Hearing and the Findings of Fact & Order were advertised in the Mecklenburg Times because the owner(s) could not be served by certified mail

Owner(s) notified of hearing 2/7/89
Hearing held 2/22/89
Owner(s) ordered to demolish 4/6/89
Estimated Value of Dwelling $13,530
Estimated Repair (Which Exceeds 65% of Estimated Value) $18,940

The repairs include repairing walls and ceilings throughout, properly connecting plumbing, repairing sagging floors and all holes, installing missing doors, installing properly sized heating system and water heater, replacing loose mortar in piers, replacing decayed floor sills and joists, installing foundation vents per code requirements, replacing all decayed exterior siding, scraping exterior paint that is peeling and painting exterior walls, weatherstripping exterior doors, replacing decayed window sills, replacing all broken window glass, replacing missing screens, replacing defective roofing and sheathing, repairing or replacing all loose bricks, removing all junk and debris from yard and house area

The owner was notifed of a Civil Penalty on April 7, 1989
The total penalty as of September 25, 1989 amounts to $1,820 00
The owner has also been notified of this September 25, 1989 Council action

B Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 837 Rodey Avenue (Double Oaks)

Date of Inspection 10/11/88
Reason for Inspection Petition
Owner(s) notified of Hearing 12/16/88
Hearing Held 12/30/88
Owner(s) ordered to demolish dwelling by 1/29/89
Estimated Value of Dwelling $5,100
Estimated Repair (Which Exceeds 65% of Estimated Value) $47,200

Title search was received in August 1989, and it revealed no parties of interest

The repairs include totally rebuilding structure, replacing exterior and interior walls, installing new plumbing, electrical, insulation, heating equipment, new sheetrock, painting interior and exterior, installing all doors and windows and door screens, installing new roofing sheathing and shingles

The owner was notifed of a Civil Penalty on February 16, 1989
The total penalty as of September 25, 1989 amounts to $2,480
The owner has also been notified of this September 25, 1989 Council action

C Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 2635 Celia Avenue (Biddleville)

Date of Inspection 10/28/87
Reason for Inspection Rehabilitation Assistance
Rehabilitation Assistance was cancelled on 5/16/88
Owner(s) Notified of Hearing 5/24/88, 6/16/88 (mail returned), 7/15/88
Hearing Held 8/1/88
Owner(s) ordered to Demolish Dwelling by 9/28/88

Title search was ordered and it revealed parties in interest to the property The Complaint & Notice of Hearing and the Findings of Fact & Order were advertised in the Mecklenburg Times because the owner(s) could not be served by certified mail

Date of Reinspection 1/11/89
Owner(s) Notified of Hearing 1/18/89 and 2/18/89 (mail returned), 2/27/89
Hearing Held 3/17/89
Owner(s) Ordered to Demolish Dwelling By 5/7/89
Estimated Value of Dwelling $1,940
Estimated Repair Cost (which exceeds 65% of estimated value) $20,245

The repairs include Replacing rotted and falling ceilings throughout, preparing and painting entire interior; replacing damaged and missing plumbing pipes and fixtures, replacing defective flooring throughout the house, replacing all electrical wiring including service box, replacing all interior doors, installing central heating system, replacing kitchen sink cabinet; replacing water heater, filling cracks in foundation walls, installing access door to crawl space under house, replacing all foundation vents, replacing rotted sills and joists, replacing rotted exterior siding, painting exterior, replacing exterior doors and hardware, repairing or replacing windows throughout house, replacing defective materials at front and rear porches, filling cracks in front steps, installing railing at front porch and steps, installing screens on all doors and windows, replacing defective ceiling joists and rafters, installing insulation in attic, replacing all roofing and sheathing and moulding; sealing fireplace opening and thimble, removing all junk, debris and overgrowth from yards

The owner was notifed of a Civil Penalty on September 29, 1988 The total penalty as of September 25, 1989 amounts to $3,710 The owner has also been notified of this September 25, 1989 Council action