AGENDA

Meeting Type:	B
Date:	10-22-1984

City of Charlotte, City Clerk's Office

ADDENDUM TO THE CITY COUNCIL AGENDA FOR
October 22, 1984

ITEM NO.

1. CONSIDER DIRECTING THE CITY MANAGER TO CONTINUE WORKING WITH THE ARROWOOD ASSOCIATION ON AN AGREEMENT TO PROVIDE BUS SERVICE TO THE ARROWOOD AREA IN EXCHANGE FOR JOB VACANCY INFORMATION FOR DISADVANTAGED PERSONS IN THE ARROWOOD INDUSTRIAL PARK.

Attachment

2. RECOMMEND ADOPTION OF AN ORDINANCE TO RENOVATE THE HOUSE LOCATED AT 3101 TUCKASEEGEE ROAD WHICH HAS BEEN DECLARED UNFIT FOR HUMAN HABITATION, USING THE IN REM REMEDY, AND AUTHORIZE THE CITY MANAGER TO APPROVE THE CONTRACT FOR SUCH WORK.

This house was inspected on May 10, 1982 and found to be unfit for human habitation. The owner was notified on August 26, 1982 that a hearing would be held on September 15, 1982 whereby the owner was ordered to repair the house by November 15, 1982. The house is occupied, and the owner has not corrected the unfit conditions The estimated value of the house is $22,000 and the lowest responsible bid received to repair the house is $14,300 which is less than 65% of the current value.

Repairs will include installing heating system, replacing roof, replacing roof rafters, replacing ceiling joists, replacing decayed siding, painting exterior, replacing broken window glass, installing rear screen door, installing weatherstripping at front and rear door, installing foundation vents, replacing decayed floor joists in bathroom, replacing decayed bath flooring, painting interior walls, painting interior ceilings and removing storage building

Funds for this action are available in the Community Development Department, a lien will be placed against the property for costs incurred.

Charlotte

Public Service & Information Department
City Hall 600 E Trade Street
Charlotte North Carolina 28202
704/336-2395

Meetings in October '84

OCTOBER 1 - OCTOBER 6

2	Tuesday, 4 30 p.m.	PARKS ADVISORY COMMITTEE - Leave from Park Center at 4:30. Meeting to be held at Reedy Creek Park, Rocky River Road
	Tuesday, 7 30 p.m.	PLANNING COMMISSION - Cameron-Brown Bldg , 1st Floor Conference Room
3	Wednesday, 4 30 p.m.	COMMUNITY RELATIONS COMMITTEE - Community Relations Office, 623 E. Trade Street, Suite 410
4	Thursday, 7.30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Small Conference Room
	Thursday, 8·00 a m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 9 00 a m.	CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber
6	Saturday, 10 00 a m.	M/WBE QUARTERLY CONFERENCE - Chamber of Commerce, 129 W. Trade St.

THE WEEK OF OCTOBER 7 - OCTOBER 13

8	Monday, 12 Noon	PLANNING COMMISSION/Work Session - Cameron-Brown Bldg., 1st Floor Conference Room
	Monday, 2:00 p m.	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p.m.	CITY COUNCIL MEETING - City Hall, Council Chamber
9	Tuesday, 7 30 a.m.	ECONOMIC DEVELOPMENT STUDY COMMISSION - City Hall Annex, Training Center
	Tuesday, 7 30 a.m	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Conference Room
	Tuesday, 8 00 a.m.	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 9 00 a.m.	HISTORIC DISTRICT COMMISSION - Edwin Towers, 1st Floor Conference Room
10	Wednesday, 8 00 a.m.	PRIVATE INDUSTRY COUNCIL - Chamber of Commerce, , 129 W. Trade St., Action Room A
	Wednesday, 7·30 p.m.	HISTORIC PROPERTIES COMMISSION - City Hall, 2nd Floor Conference Room
11	Thursday, 3 00 p.m.	SPECIAL USE PERMIT HEARING/Minor - Cameron-Brown Bldg., 1st Floor Conference Room

(Continued on Back)

THE WEEK OF OCTOBER 14 - OCTOBER 20

15	Monday, 5 00 p.m.	CITY COUNCIL/COUNTY COMMISSION/PLANNING COMMISSION/SCHOOL BOARD(2005 Plan Update) - Education Center, Rooms 237 and 239
	Monday, 6 00 p.m.	CITY COUNCIL MEETING/Zoning Hearings - Education Center, Board Room
16	Tuesday, 11 00 a.m.	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Convention Center Conference Room, 101 S. College St
	Tuesday, 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY - County Office Bldg., 4th Floor Conference Room
	Tuesday, 2 00 p m.	HOUSING AUTHORITY - Administrative Office, 1301 South Boulevard
	Tuesday, 3 00 p.m.	SPECIAL USE PERMIT HEARING/Minor - Cameron-Brown Bldg , 1st Floor Conference Room
17	Wednesday, 8·30 a.m.	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
18	Thursday, 7·30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 8 00 a.m.	CLEAN CITY COMMITTEE - Cameron-Brown Bldg., 5th Floor Conference Room
	Thursday, 3 00 p.m.	ADVISORY ENERGY COMMISSION - County Office Bldg., 4th Floor, Commissioner's Conference Room
	Thursday, 4 00 p.m.	PLANNING COMMISSION/Deferred Rezonning - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 7 30 p.m.	CHARLOTTE TREE COMMISSION - Park Operations Conference Room, 701 Tuckaseegee Road

THE WEEK OF OCTOBER 21 - OCTOBER 27

22	Monday, 2 00 p.m.	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p.m	CITY COUNCIL CHAMBER - City Hall, Council Chamber
23	Tuesday, 3 00 p.m.	COMMUNITY FACILITIES COMMITTEE - Utility Dept. Conference Room, 5100 Brookshire Blvd.
	Tuesday, 4 30 p.m.	MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Bldg., 3rd Floor Conference Room

OCTOBER 28-31

28-30	Sunday - Tuesday	NORTH CAROLINA LEAGUE OF MUNICIPALITIES - Winston-Salem
29	Monday, 4 00 p.m.	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg., 1st Floor Conference Room

Charlotte

CITY COUNCIL AGENDA
Monday, October 22, 1984

2:00 PM	-	Citizens Hearing and Council Discussion Annual Report of the Parks Advisory Committee
3:00 PM	-	City Council Meeting Council Chamber City Hall

ITEM NO.

1. INVOCATION BY THE REVEREND H. H. MIRLY OF RESURRECTION LUTHERAN CHURCH.

2. CONSIDER APPROVAL OF MINUTES OF THE JOINT MEETING WITH THE COUNTY COMMISSION ON SEPTEMBER 17, 1984 AND THE REGULAR MEETING OF SEPTEMBER 24, 1984.

PUBLIC HEARINGS

3. A. CONDUCT A PUBLIC HEARING TO ABANDON A PORTION OF SUNNYBROOK DRIVE OFF THE 2900 BLOCK OF EASTBURN AVENUE IN SOUTH CHARLOTTE.

   B. RECOMMEND ADOPTION OF A RESOLUTION ABANDONING A PORTION OF SUNNYBROOK DRIVE OFF THE 2900 BLOCK OF EASTBURN AVENUE IN SOUTH CHARLOTTE.

   PETITIONER: MR. & MRS. RICHARD J. KIRK AND MR. & MRS. LEE S. DUKES

This portion of Sunnybrook Drive is an unopened, non-maintained right of way off the 2900 block of Eastburn Avenue in south Charlotte. The petitioners own all the adjoining property and intend to incorporate the right of way into their properties to provide for proper maintenance and to enhance their lot size.

council agenda

Mayor Harvey B Gantt Mayor Pro Tem Minette Conrad Trosch

Charlie S Dannelly
Laura Page Frech
Ann Hammond
Paul Francis Juneau
Ron Leeper
Sue Myrick
Pamella G Patterson
Herbert Spaugh, Jr
Richard Vinroot
Velva W Woollen

No City departments or private utility companies have objected to the abandonment. The Planning Commission staff strongly supports this petition because it will discourage the possibility of nearby commercial development along St. Albans Street and Fairview Road from using the Sunnybrook Drive residential neighborhood for future access.

A map showing the street location is attached.

Attachment No. 1

4. A. CONDUCT A PUBLIC HEARING TO ABANDON A PORTION OF HARRISON ROAD OFF THE 7500 BLOCK OF ALEXANDER ROAD.

B. RECOMMEND ADOPTION OF A RESOLUTION ABANDONING A PORTION OF HARRISON ROAD OFF THE 7500 BLOCK OF ALEXANDER ROAD.

PETITIONER: FIRST COLONY CORPORATION

This portion of Alexander Road is a partially paved, maintained roadway approximately 370 feet long and varying in width, located 2534-feet from the 7500 block of Alexander Road. The petitioner intends to incorporate this portion into the adjoining tracts for proposed residential development.

No City departments or private utility companies have objected to the abandonment.

A map showing the street location is attached.

Attachment No. 2

POLICY AGENDA

5. NOMINATIONS FOR APPOINTMENT TO CERTIFIED DEVELOPMENT CORPORATION.

One position for an unexpired term. L. J. Stanley, whose term expires April 30, 1985, has resigned. Appointee must represent a business organization.

Attachment No. 3

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THE CITY ATTORNEY ADVISES THAT AGENDA ITEMS NO. 6 THROUGH 22 MAY BE CONSIDERED IN ONE MOTION. HOWEVER, ANY MEMBER OF COUNCIL MAY REQUEST AN ITEM BE DIVIDED AND VOTED ON SEPARATELY.

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Budget Ordinances

6. A. RECOMMEND ADOPTION OF A BUDGET ORDINANCE ADVANCING FUNDS IN THE AMOUNT OF $1,100,000 TO PROVIDE A SUPPLEMENTAL APPROPRIATION FOR UPGRADING MCALPINE CREEK WASTEWATER TREATMENT PLANT.

The sum of $1,100,000 is being drawn from 1979 Sewer Bonds to provide an advance appropriation for upgrading the treatment capacity of McAlpine Creek Wastewater Treatment Plant to 40 million gallons per day. This is a temporary advance to provide for a project bid until such time as the 1983 Sewer Bonds are sold and the funds can be replaced.

B. RECOMMEND ADOPTION OF A BUDGET ORDINANCE APPROPRIATING A GRANT OF $15,000 FROM THE STATE OF NORTH CAROLINA TO THE CHARLOTTE-MECKLENBURG OFFICE OF EMERGENCY MANAGEMENT FOR USE IN PLANNING AND IMPLEMENTING EMERGENCY RESPONSE ACTIVITIES FOR NUCLEAR POWER PLANTS.

The Charlotte-Mecklenburg Office of Emergency Management is responsible for developing emergency response plans for the nuclear power plants that may affect this community. Emergency Management has received a first-time grant of $15,000 from the State of North Carolina for planning, training, and resource procurement to enable the community to respond better to an accident/incident at a nuclear power plant. These grant funds are provided by the local utility companies under the North Carolina Emergency Management Act to the North Carolina Department of Crime Control and Public Safety for disbursement to local jurisdictions affected by nuclear plants. The Charlotte-Mecklenburg Office will use the grant to improve their response to emergencies in cooperation with other support agencies involved in emergency activities.

C. RECOMMEND ADOPTION OF AN ORDINANCE TRANSFERRING THE TOTAL SUM OF $68,073.93 FROM THE LAKEVIEW DISTRICT PARK PROJECT TO PROVIDE FOR IMPROVEMENTS TO EXISTING PARKS AND FOR THE DEMOLITION OF HOSKINS SCHOOL BUILDING.

This is a bookkeeping ordinance that closes out the Old Lakeview District Park Project by transferring $28,073.93 to general recreation facilities account for improvements to existing parks, and $40,000 to the Hoskins School Demolition account to cover contract costs associated with Item D on the Bid List.

Bid List

7. RECOMMEND APPROVAL OF THE BID LIST AS SHOWN. THE FOLLOWING CONTRACT AWARDS ARE ALL LOW BID AND WITHIN BUDGET ESTIMATES UNLESS OTHERWISE NOTED. EACH PROJECT OR PURCHASE WAS AUTHORIZED IN THE ANNUAL BUDGET.

A. Dewatering Centrifuge McAlpine Creek Wastewater Treatment Plant — Charlotte-Mecklenburg Utility Department

Recommendation Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Pennwalt Corporation of Warminster, Pennsylvania in the amount of $828,700.00 for the subject project be accepted for award of contract on a lump sum basis.

Product Description: A dewatering centrifuge is a mechanical devise used to remove water from sludge at wastewater treatment facilities. This equipment will process a minimum of 435 gallons per minute. The purchase also includes specified spare parts and factory start-up services.

Source of Funding: Water and Sewer Capital Improvement Fund - McAlpine Creek Wastewater Treatment Plant.

B. Sanitary Sewer Construction Sewer To Serve Westbourne Subdivision — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Lockwood Construction Company of Pineville, North Carolina in the amount of $149,982.50 for Section I of the project be accepted for award of contract on a unit price basis.

Project Description: This section consists of approximately 4,130± linear feet of 8-inch Vitrified Clay Pipe, 40+ linear feet of 8-inch Ductile Iron Pipe, 18 four-foot manholes, and various other accessory features within the existing road right-of-way and additional construction easements located in the Brookshire Boulevard (N.C. Highway #16) and Westbourne Subdivision Areas.

Source of Funding: Water and Sewer Capital Improvement Fund (Westbourne Subdivision Sewer Extension).

C. Sanitary Sewer Construction Sewer to Serve Westbourne Subdivision — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bids by Dellinger Incorporated of Monroe, North Carolina in the amounts of $190,576.00 for Section II and $203,692.50 for Section III of the project be accepted for award of contract on a unit price basis.

Project Description: SECTION II: This section consists of approximately 2,905± linear feet of 8-inch Vitrified Clay Pipe, 945+ linear feet of 8-inch Ductile Iron Pipe, 17 four-foot manholes, and various other accessory features within the existing road right-of-way and additional construction easements located in the Brookshire Boulevard (N.C. Highway #16) and Westbourne Subdivision Areas.

SECTION III: This section consists of approximately 3,070± linear feet of 8-inch Vitrified Clay Pipe, 710± linear feet of 8-inch Ductile Iron Pipe, 18 four-foot manholes, and various other accessory features within the existing road right-of-way and additional construction easements located in the Brookshire Boulevard (N.C. Highway #16) and Westbourne Subdivision Areas.

Source of Funding: Water and Sewer Capital Improvement Fund (Westbourne Subdivision Sewer Extension).

D. Hoskins School Building Demolition — Parks & Recreation Department

Recommendation: By the City Engineer that the low bid of by D. H. Griffin Wrecking Co., Inc., of Greensboro, N.C., in the amount of $17,848.00 be accepted for award on a lump sum basis.

Project Description: Demolition of the old Hoskins School Building was a necessary part of an improvement program for the Hoskins School Park approved by City Council. The school was an unsafe structure with no reuse value.

On June 6, 1984 the City Manager's Office awarded a contract in the amount of $18,225.00 for asbestos removal and demolition of the Hoskins School building. After work was in progress, a significant amount of additional asbestos

was discovered, thus changing the scope of the original contract. In addition, more stringent asbestos disposal specifications were presented to the City by the Mecklenburg County Department of Environmental Health. These new specifications resulted in extra costs to the contractor, D. H. Griffin Wrecking Company, which had not been included in the original contract.

After consultation with the City Attorney and the City Manager's Office, it was decided to terminate the contract and readvertise for bids. The contractor was paid $15,950.00 for work which had already been performed.

D. H. Griffin Wrecking Company was the low bidder on this second contract for the completion of the Hoskins School building demolition, and is recommended for award of the contract by City Council.

Source of Funding: General Capital Improvement Fund - Hoskins School Building Demolition.

Use of Sub-Census Tracts to Qualify Areas for Community Development Rehabilitation Assistance

8. RECOMMEND ADOPTION OF A RESOLUTION CONCURRING IN THE USE OF SUB-CENSUS TRACTS AS QUALIFYING AREAS OF ASSISTANCE FOR THE COMMUNITY DEVELOPMENT STANDARD REHABILITATION PROGRAM.

The City Council at its meeting of April 9, 1984 amended the Rehabilitation Loan Policy and established a new amended program entitled "Community Development Standard Rehabilitation Program, Charlotte, North Carolina, Conditions Under Which Rehabilitation Deferred Payment Loans, Loans and Grants May be Made to Owners of Residential Properties." This amended policy authorized several modifications to the previous policy including the designation of specific census tracts as the eligible areas of assistance. In considering this policy amendment, the City Council Community Development and Housing Committee requested that the Community Development Department also consider refining the qualifying areas to a sub-census tract level so that the program might serve greater numbers of low and moderate income persons. The Community Development Department has studied this approach and agree that the use of sub-census tracts is a practical alternative.

Therefore, it is requested that City Council consider a change from entire census tracts to the use of sub-census tracts. Specifically, the current policy recognizes 36 census tracts containing 125 sub-tracts. Under this change, 29 of these sub-tracts representing "pockets of affluence" within otherwise

poor tracts would lose their eligibility. By the same token, 6 poor sub-tracts within otherwise affluent tracts would be added. This will result in a new total of 102 sub-tracts in the rehabilitation loan/grant program versus the original 125.

The Fiscal 1985 Community Development Department budget included $1.3 million for rehabilitation loans and grants. To date, 43 loans and/or grants have been made totalling $529,000.

A map showing the present and revised areas of eligibility is attached for reference.

Attachment No. 4

Code Amendment - Speed Limits

9. RECOMMEND ADOPTION OF AN ORDINANCE LOWERING THE SPEED LIMIT ON THE SEVENTEEN NEIGHBORHOOD STREETS SHOWN BELOW FROM 35 MILES PER HOUR TO 25 MILES PER HOUR.

1. Boyce Road off Sardis Road
2. Browns Avenue off Freedom Drive
3. Candlewyck Lane and
4. Lawton Bluff Road in Candlewyck
5. Dilworth Road East
6. Euclid Avenue
7. Lennox Avenue
8. Lyndhurst Avenue
9. Park Road (between East Boulevard and Tremont Avenue)
10. Springdale Avenue
11. Tremont Avenue
12. Winthrop Avenue
13. East Worthington Avenue, in Dilworth
14. Glendora Drive off Monroe Road
15. Piney Grove Road in Idlewild South
16. Sherwood Avenue in Myers Park
17. Thermal Road in Stonehaven.

On May 14, 1984 City Council approved a policy to permit a lowered speed limit on residential streets if the residents submitted a petition signed by 75 percent of the residents or property owners on the street, and if an engineering evaluation conducted by the Department of Transportation determined that lowered speed limit would be appropriate.

These seventeen streets in eight neighborhoods have had petitions validated and are determined by the engineering study to be appropriate for a 25 mile per hour speed limit.

Minor Code Amendment

10. RECOMMEND ADOPTION OF AN ORDINANCE AMENDING CHAPTER 2,"ADMINISTRATION," ARTICLE II OF THE CITY CODE, TO SPECIFY THAT POLICE OFFICERS HAVE THE AUTHORITY TO ENFORCE ALL CITY CODE PROVISIONS.

This code amendment states specifically that while personnel such as Animal Control Officers or Community Improvement Inspectors are assigned certain Code enforcement responsibilities, their assignment in no way curtails the powers and authority of Police Officers to enforce violations of any and all City Code provisions. This amendment is in response to recent litigation that has questioned the right of Police Officers to cite Code violations, unless it is expressly stated.

In Rem Remedy

11. A. RECOMMEND ADOPTION OF AN ORDINANCE TO RENOVATE THE HOUSE LOCATED AT 3719 MARVIN ROAD WHICH HAS BEEN DECLARED UNFIT FOR HUMAN HABITATION, USING THE IN REM REMEDY, AND AUTHORIZE THE CITY MANAGER TO APPROVE CONTRACT FOR SUCH WORK.

This house was inspected on April 27, 1984 and found to be unfit for human habitation. The owner was notified on May 2, 1984 that a hearing would be held on May 18, 1984 whereby the owner was ordered to repair the house by July 18, 1984. The house is occupied, and the owner has not corrected the unfit conditions. The estimated value of the house is $18,500 and the lowest responsible bid received to repair the house is $9,100 which is less than 65% of the current value.

Repairs will include: installing heating system, painting exterior, painting interior walls and ceilings, repairing holes in walls, replacing rotted flooring in rear porch, replacing rotted ceiling joist in rear porch, replacing all broken window glass, installing foundation vents to crawlspace, installing roof at rear portion of dwelling, replacing missing weatherboarding, replacing rotted floor joist in kitchen, and installing weatherstripping on front and rear door.

Funds for this action are available in the Community Development Department; a lien will be placed against the property for all costs incurred.

B. RECOMMEND ADOPTION OF AN ORDINANCE TO DEMOLISH AND REMOVE THE HOUSE DECLARED UNFIT FOR HUMAN HABITATION LOCATED AT 4201-03 PLATO CIRCLE, USING THE IN REM REMEDY AND AUTHORIZE THE CITY MANAGER TO APPROVE CONTRACT FOR SUCH WORK.

This house was inspected on May 8, 1984 and found to be unsafe and unfit for human habitation. The owner was notified on May 23, 1984 by certified mail that a hearing would be held on June 8, 1984. The owner was ordered to demolish the house by August 23, 1984. The owner is unwilling to demolish the house; the estimated value of the house is $5,350 and the estimated cost to repair the house is $10,000 which is more than 65% of its value. Repairs include: installing water heaters, installing interior doors, replacing defective light switches, replacing defective receptacles, replacing front porch flooring, replacing front porch rotted sills and floor joists, installing screens, installing screen doors, installing access door, installing heating equipment, painting all interior walls and ceilings, painting all exterior siding, repairing defective water pipes, and replacing rear porch flooring. The structure is open and unoccupied posing unsafe and dangerous conditions to the public.

Funds for this action are available in the Community Development Department; a lien will be placed against the property for all costs incurred.

Encroachment Agreements

12. A. RECOMMEND APPROVAL OF A RIGHT OF WAY ENCROACHMENT AGREEMENT BETWEEN THE CITY AND PRESBYTERIAN HOSPITAL FOR THE CONSTRUCTION OF UNDERGROUND ELECTRICAL CONDUITS ON EAST FOURTH STREET AT CASWELL ROAD.

In conjunction with the construction of their new Ambulatory Surgery Center on East Fourth Street, Presbyterian Hospital plans to install three 3" conduits for computer and telephone operations and one 2" conduit for the fire alarm system. They wish to enter into a Right of Way Encroachment Agreement with the City because the conduits will be in public right of way of East Fourth Street. The conduits will be encased in concrete and will be approximately 24" deep. Through this agreement, Presbyterian Hospital accepts full responsibility for the installation and maintenance of these conduits.

The City Attorney, Insurance and Risk Management, and the Engineering Department have reviewed this agreement and found it to be acceptable.

No City funds are involved with this request.

B. RECOMMEND APPROVAL OF A RIGHT OF WAY ENCROACHMENT AGREEMENT BETWEEN THE CITY AND GUEST QUARTERS DEVELOPMENT CORPORATION AND AUTHORIZE THE MAYOR TO EXECUTE THE AGREEMENT ON THE CITY'S BEHALF FOR THE CONSTRUCTION OF A SECTION OF ASPHALT TOPPED SIDEWALK ON MORRISON BOULEVARD.

In conjunction with the construction of their new hotel on Morrison Boulevard, Guest Quarters Development Corporation has requested permission to construct the normal concrete sidewalk topped with a one and one half (1½) inch asphalt overlay.

The developer believes that by using asphalt sidewalks throughout the project rather than conventional concrete, they can achieve a very distinctive feature to the site improvements. Through this agreement, Guest Quarters Development Corporation accepts full responsibility for the installation and maintenance for the sidewalk along Morrison Boulevard adjacent to their Hotel.

The City Attorney, Insurance and Risk Management, and the Engineering Department have reviewed this agreement and found it to be acceptable.

No City funds are involved with this request.

Street Maintenance

13. RECOMMEND ACCEPTANCE OF 1.42 MILES OF STREET FOR CONTINUOUS MAINTENANCE BY THE CITY OF CHARLOTTE, NORTH CAROLINA.

These streets were constructed in accordance with the Charlotte Subdivision Ordinance and have been approved for acceptance by the Engineering Department. Following the addition of these streets, the City Street System will stand at 1300.67 miles.

A complete listing of the street locations can be obtained through the City Clerk's Office.

Housing Loans

14. RECOMMEND APPROVAL OF FOLLOWING LOANS FOR PERMANENT FINANCING TO PURCHASE PROPERTY IN THE THIRD WARD AREA UNDER THE THIRD WARD LOAN PROGRAM.

Borrower	Property Address	Loan Amount	Appraised Value
Randy C. & Gayle L. Dixon	Unit 5, Clarkson Green	$83,500	$87,900
Joseph H. Chambers	811 Cates Street	43,700	46,000
Richard B. Moore	300-7 South Cedar Street	38,250	40,300

The Third Ward Loan Agreement between the City and North Carolina National Bank in the amount of $15,000,000 was approved on December 14, 1981, and amended December 19, 1983. The interest rate on loans under the program is 9-3/4%.

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

Utility Agreements

15. RECOMMEND APPROVAL OF CONTRACTS BETWEEN THE CITY OF CHARLOTTE AND THE APPLICANTS LISTED BELOW.

These are extension contracts for new subdivision development in accordance with the Water/Sewer Extension Policy.

The applicants are to construct the entire systems at their own proper cost and expense. The City is to retain all revenue. There is no cost to the City and no funds are needed.

1. Derita Properties, Inc., to construct 6,830 linear feet of 8-inch sanitary sewer main to serve Poplar Springs Subdivision, located south of Gibbon Road, east of Perkins Road and west of Nevin Road, outside the Charlotte City Limits. Sanitary Sewer Job No. 621-84-127. Estimated Cost - 170,750.00.

2. Wachovia Bank And Trust Company, N.A. As Trustee For Its Diversified Funds For Retirement Trusts, to construct 11,231 linear feet of 12-inch water main to serve South Point Business Park, located south of York Road and west of Carowinds Boulevard, outside the Charlotte City Limits. Water Contract No. 84-034. Estimated Cost - $270,000.00.

3. Wachovia Bank And Trust Company, N.A. As Trustee For Its Diversified Funds For Retirement Trusts, to construct 8,694 linear feet of 8-inch sanitary sewer main to serve South Point Business Park, Phase I, located south of N.C. Highway 49, east of Moss Road and west of Carowinds Boulevard, outside the Charlotte City Limits. Sanitary Sewer Job No. 621-84-125. Estimated Cost - $217,350.00.

4. Wachovia Bank And Trust Company, N.A. As Trustee For Its Diversified Funds For Retirement Trusts, to construct 5,745 linear feet of 8-inch sanitary sewer main to serve South Point Business Park, Phase II, located south of N.C. Highway 49, east of Moss Road and west of Carowinds Boulevard, outside the Charlotte City Limits. Sanitary Sewer Job No. 621-84-126. Estimated Cost - $143,625.00.

ITEM NO.

5. Matthews-Heathers Land Corp., to construct 1,819 linear feet of 8-inch sanitary sewer main to serve Brighton On Matthews, Phase I, located east of Pleasant Plains Road and south of Four Mile Creek, outside the Charlotte City Limits. Sanitary Sewer Job No. 621-84-131. Estimated Cost - 45,475.00.

6. Province Development, Ltd., to construct 1,045 linear feet of 8-inch water main, 695 linear feet of 6-inch water main and 705 linear feet of 2-inch water main to serve Provincetowne II Subdivision, located south of Providence Road West and west of Highway 16, outside the Charlotte City Limits. Water Contract No. 84-041. Estimated Cost - $32,000.00..

Utility and Planning Directors recommend approval.

Resolutions

16. A. RECOMMEND ADOPTION OF A RESOLUTION OF INTENT TO ABANDON A PORTION OF WESTPARK DRIVE AND SET MONDAY, DECEMBER 10, 1984 AT 3:00 PM IN THE COUNCIL CHAMBER AS THE DATE FOR A PUBLIC HEARING.

B. RECOMMEND ADOPTION OF A RESOLUTION AUTHORIZING THE REFUND OF CERTAIN TAXES IN THE TOTAL AMOUNT OF $3,775.22 WHICH WERE ASSESSED THROUGH CLERICAL ERROR OR ILLEGAL LEVY AGAINST 15 TAX ACCOUNTS.

Property Transactions

17. RECOMMEND APPROVAL OF THE RIGHT OF WAY ACQUISITIONS:

A. Acquisition of 110 square feet to allow placement of traffic signal equipment, at 5821 Park Road, from Guilder 81 Property Company, for $1.00, for Right of Way at Park Road and Selwyn Avenue. (Right of Way Agreement)

B. Acquisition of 255 square feet plus a temporary construction easement, at 1033 Jenkins Drive, from James P. Rhodes and wife, Margaret Rhodes, for $2,000.00, for Jenkins Drive Realignment. (Right of Way Agreement)

C. Acquisition of 12.83 linear feet plus severance: shrubs and construction easement, at 3401 Windsor Drive, from James H. Wilson and Lillian Harriet Mobley Wilson, for $63.00, for Sanitary Sewer to Serve Sunnybrook Subdivision. (Easement)

D. Acquisition of 101.59 linear feet, at 5816 Westpark Drive, from William B. Little, for $1.00, for Transfer of Sanitary Sewer Right of Way on Tyvola Executive Park Trunk. (Assignment of Easement)

E. Acquisition of 342.42 linear feet, at 5816 Westpark Drive, from William B. Little, for $1.00, for Transfer of Sanitary Sewer Right of Way on Tyvola Executive Park Trunk. (Assignment of Easement)

F. Acquisition of 3,770.29 linear feet, at vacant land off Craigwood Drive and Gaynelle Drive, from Sparta Brook Homes, Inc., for $1.00, for Campbell Creek Outfall - Phase III. (Easement)

G. Acquisition of 228.74 linear feet plus severance: hardwood trees, manholes and temporary construction easement, at 5427 Sharonview Road, from William L. Stagg and wife, Mary K. Stagg, for $3,135.00, for Sanitary Sewer to Serve Pellyn Grove Subdivision. (Easement)

H. Acquisition of 972 square feet plus a temporary construction easement with an irrigation system, signs and landscaping, at 1035 North Wendover Road, from McDonalds Corporation, for $8,400.00, for Wendover Road Intersection Improvements. (Right of Way Agreement)

I. Acquisition of a sewer right of way for the relocation of an existing sanitary sewer line being moved as a part of the Old Monroe Road improvement, at the 9000 Block of Old Monroe Road, from Mecklenburg County, for $1.00, for Sanitary Sewer Relocation on Old Monroe Road. (Easement)

Purchase of Thurston Phillips Area for Airport Maintenance Facility

18. RECOMMEND ADOPTION OF A BUDGET ORDINANCE APPROPRIATING $300,000 FROM THE UNAPPROPRIATED BALANCE OF THE AIRPORT OPERATING FUND FOR THE PURCHASE OF LEASEHOLD IMPROVEMENTS FROM THURSTON AVIATION, INC. FOR REUSE AS AN AIRPORT MAINTENANCE FACILITY.

In 1969 Thurston leased a 5.12 acre tract of land from the City on the north end of the airfield adjacent to the present passenger terminal so that they could construct and operate a fixed base operation at the Airport. Now that their new fixed base operation in the City's General Aviation Development is operational, Thurston no longer requires the use of this facility. Therefore, the lease will be terminated and the area automatically reverts back to the City under the terms of the original lease.

Thurston, however, has the right to remove all leasehold improvements upon termination. These leasehold improvements consist of a steel frame and metal structure with 19,408 square feet of office and warehouse space, four acres of asphalt-paved parking, and underground fuel storage facilities.

The Airport has proposed the reuse of this area for airport maintenance as a part of its capital improvement program, because the present maintenance facility located on West Boulevard violates the runway building restriction line and must be relocated to accommodate instrumentation of Runway 36R.

The Airport Manager, in cooperation with the City's Finance Director, has negotiated a purchase price of $300,000 for the leasehold improvements. This price is less than half of current appraisals of the depreciated replacement cost, so it represents substantial savings for the City while also saving Thurston the high cost of having to remove and relocate the improvements to another site.

Change Orders

19. RECOMMEND APPROVAL OF CHANGE ORDERS IN THE GENERAL, ELECTRICAL, AND PLUMBING CONTRACTS TO CONSTRUCT AIRPORT TERMINAL EXPANSION FOR PIEDMONT AIRLINES INCREASING TOTAL AMOUNTS BY $49,303.30.

City Council is requested to approve the following change orders to existing contracts in order to implement the Airport Terminal Expansion pursuant to the agreement with Piedmont Airlines that the expanded facility be operational in December 1984. All change orders have been negotiated and authorized at the request of the Airlines.

(1) Contract - General Construction

John P. Pike & Son, Inc./Robert H. Pinnix Division
Award Date: June 25, 1984

Contract Amount to Date:	$3,649,000
Change Order No. 1:	42,860
New Contract Amount	$3,691,860

This change order to the general construction contract provides additional or revised work in two areas: the removal of an existing concrete ramp in lower level mechanical areas and installation of new concrete flooring, and the installation of a three-ply roof system in lieu of a single-ply roof system.

(2) Contract - Electrical Construction
Port City Electric Company, Inc.
Award Date: June 25, 1984

Contract to Date:	$322,000
Change Order No. 1:	4,575
New Contract Amount:	$326,575

This change order rezones and revises the paging system at Piedmont's request to meet unanticipated operating needs.

(3) Contract - Plumbing Construction

Beta Construction, Inc.
Award Date: June 25, 1984

Contract to Date.	$206,000
Change Order No. 1.	1,868.30
New Contract Amount:	$207,868.30

This change order provides additional fire protection features for a storage room for aircraft lavatory chemicals.

Funds are available in project contingency to cover all additional work. These change orders are included in project costs which will be repaid by Piedmont through rental fees to the City.

City/Air National Guard Grant Agreement

20. RECOMMEND APPROVAL OF A GRANT AGREEMENT IN THE AMOUNT OF $1,500,000 BETWEEN THE CITY AND NORTH CAROLINA AIR NATIONAL GUARD FOR EXTENSION OF TAXIWAY "D" AT THE AIRPORT AND ADOPTION OF AN ORDINANCE APPROPRIATING $1,650,000 TO FUND THE PROJECT.

Taxiway "D" extension will replace an outdated taxiway between the Air National Guard Ramp and the City's General Aviation Development, in addition to providing direct access for military and general aviation operations on Runway 36R. The total project, estimated to cost $1,650,000, has a high priority in the City's Capital Improvement Program. The Air National Guard share of this project, which will fund actual construction costs, is provided from Department of Defense funding and does not affect the Airport's apportionment through the Airport Improvement Program administered by the Federal Aviation Administration. The City's share, 9.1% of project costs, will fund all owner's costs including engineering, project supervision and testing.

This ordinance appropriates federal grant funds in the amount of $1,500,000 and the City's share in the amount of $150,000 from the unappropriated balance of the Airport Operating Fund. The debt service on all City funds invested is repaid by the users through landing fees and guaranteed by long term leases with the airlines.

ITEM NO.

Personnel Reclassifications

21. A. RECOMMEND ADOPTION OF A RESOLUTION AMENDING THE PAY PLAN TO CHANGE THE PAY RANGE OF POLICE DATA PROCESSING SUPERVISOR FROM PAY RANGE 23 ($24,747 - $31,585) TO PAY RANGE 24 ($25,985 - $33,165 ANNUALLY).

The Personnel Department has completed a review of the Police Data Processing Supervisor, Pay Range 23, and recommends a change in the pay range from Pay Range 23 to Pay Range 24.

With the conversion from Burroughs to IBM computer equipment, the Police Data Processing Supervisor has assumed increased responsibility for the full scope of developing and implementing programming applications and activities, and more advanced technical duties in the design, maintenance and modification of systems-level control programs, resulting in the need for higher compensation.

The additional Fiscal 1985 cost for this change is approximately $1300, and can be accommodated within the current departmental appropriation.

B. RECOMMEND ADOPTION OF A RESOLUTION AMENDING THE PAY PLAN TO CHANGE THE PAY RANGE OF CENTRAL SERVICES SUPERINTENDENT POSITION FROM PAY RANGE 26 ($28,649 - $36,564) TO PAY RANGE 27 ($30,081 - $38,392 ANNUALLY).

The Personnel Department has completed a review of the Central Services Superintendent position, Pay Range 26, and recommends a change in the pay range from Pay Range 26 to Pay Range 27.

The Central Services Superintendent is responsible for planning and directing the centralized management of City-owned facilities including the supervision of 49 skilled maintenance and trade employees involved in City-wide maintenance and renovation programs, security, and mail delivery services. The position currently manages the maintenance and related services of City-owned facilities and provides major maintenance for many other affiliated facilities such as the Coliseum, Ovens Auditorium, Civic Center, Transit Operations facilities, Children's Theater and Discovery Place.

During the past several years, the incumbent's overall scope of duties and responsibilities have increased considerably to include other broad assignments relating to the new City/County Office Building and other renovation and construction projects, resulting in the need for higher compensation.

The additional Fiscal 1985 cost for this change is approximately $1500, and can be accommodated within the current departmental appropriation.

Utility Transfer Agreements with the Town of Cornelius

22. RECOMMEND APPROVAL OF AGREEMENTS WITH THE TOWN OF CORNELIUS FOR TRANSFER OF THEIR WATER SYSTEM TO CHARLOTTE FOR OPERATION AND MAINTENANCE.

City Council has previously approved utility transfer agreements with Matthews, Davidson, and Pineville for water and sewer systems and with Huntersville and Cornelius for sewer system only. The Cornelius water system agreement could not be negotiated until after the water agreement with Davidson, approved by City Council on September 10, 1984, had been finalized. This agreement is virtually identical to the previously approved transfer agreement and provides that the system will be donated at no cost to Charlotte. The town of Cornelius approved the agreement at its October 15, 1984 meeting.

The requested action involves two separate agreements; the main negotiated agreement and a second which provides for the disposition of the utility systems in the event that the main agreement is declared void for any reason.

The Utility Director recommends approval of these agreements.

SCHEDULE OF MEETINGS
October 22 - November 2, 1984

Monday, October 22	CITIZENS HEARING and COUNCIL DISCUSSION COUNCIL MEETING Council Chamber City Hall	2 00 p m 3 00 p m
Sunday, October 28 - Tuesday, October 30	N C LEAGUE OF MUNICIPALITIES ANNUAL CONVENTION Benton Convention Center Winston-Salem	12 00 p m.