AGENDA

Meeting Type:	B
Date	06/29/1981

City of Charlotte, City Clerk's Office

Charlotte

IN MEETING ON MONDAY, JUNE 29, 1981

12 00 Noon - Council/Manager Luncheon
Training Center

2 00 P M - Citizens Hearing
2 30 P M - Council Discussions
3·00 P M - COUNCIL MEETING
Council Chamber

ITEM NO	
1	Invocation
2	Consideration of approval of minutes of the Council Meeting Monday, June 15, 1981

PUBLIC HEARING

3 Hearing on petition of Synco, Inc to close the northerly section of that certain ten foot public alley extending from West Trade Street to West Fourth Street in the area bounded by West Fourth Street, South Church Street, West Trade Street and South Tryon Street

The request has been investigated by all city departments concerned with street rights of way, and there is no objection to the closing

Recommend adoption of a resolution closing the northerly portion of that certain ten-foot public alley from West Fourth Street to West Trade Street

Attachment No 1

Staff Resource City Engineer

council agenda

Mayor Eddie Knox Mayor Pro Tem Betty Chafin

L David Berryhill, Jr
Don Carroll
Tom Cox, Jr
Charlie Dannelly
Laura Frech
Ron Leeper
Pat Locke
George K Selden, Jr
Herbert Spaugh, Jr
Minette Conrad Trosch

POLICY AGENDA

Community & Economic Development

4 Decision on Petition No. SUP 81-1 by Ray and Delsie Maples for a special use permit for a rest home in an R-9 district, on 4.4 acres located north of Shamrock Drive, about 1200 feet west of Eastway Drive

The Planning Commission recommends the Special Use Permit be approved Council may use the Findings of fact as set out by the Planning Commission in making its decision

Attachment No 2

Staff Resource Assistant Planning Director for Agenda Items No 4 and No 5

5 Decision on Petition No. 81-30 by Alonzo Mackins, Jr , for a change in zoning from UR-10 to UR-30(CD) of a 21 acre parcel fronting the north side of North Poplar Street about 100 feet east of West Eighth Street.

The Planning Commission recommends the petition be denied

Attachment No 2

6 Recommend adoption of an ordinance amending the 1980-81 budget ordinance to provide a supplemental appropriation for construction improvements at the Police Department Crime Laboratory, in the amount of $20,529.

Attachment No 3.

Staff Resource City Engineer.

7 Recommend adoption of the Plaza-Central Avenue Development Plan for use as a policy guide with regards to development in and improvements to the Plaza-Central business/neighborhood area

Attachment No. 4.

Staff Resource Planning Director

8 Consideration of a resolution verifying that the preliminary site reports for one hundred housing units under the Public Housing Program are consistent with the Charlotte Housing Assistance Plan

Attachment No 5

Staff Resource Housing Development Director

9 Consideration of a request for approval of three sites for the construction of Section 235(i) single family housing units

The three sites are Yorkwood (Census Tract 38 03), Wildwood (Census Tract 19 05) and Holly Hills (Census Tract 19 06)

Attachment No 6

Staff Resource Housing Development Director

Environmental Health & Protection

10 Recommend approval of priority ranking for the selection of a new landfill site as proposed by the Council's Environmental Health & Protection Committee

Attachment No 7

Resource Chairman, Environmental Health & Protection Committee

Policy Formulation & Administration

11 Recommend adoption of a resolution amending the pay plan to establish twenty-two classifications necessary to implement the Engineering Aide Study recommendation

Attachment No 8

Staff Resource· Personnel Director

12. Consideration of the claim of Ronaldo Realty Company, in the amount of $30,000, alleging lack of due process of law in the demolition of two structures on Kinney Street

Attachment No 9

Staff Resource· City Attorney

BUSINESS AGENDA

13 Consideration of the following bid items

(a) Recommend award of contracts to the low bidders on a lump sum basis for renovations to the Crime Lab of the Law Enforcement Center

1) General Contract, T.K Browne, Construction Co , Inc in the amount of $41,784
2) Mechanical Contract, Air Masters, Inc , in the amount of $5,855
3) Plumbing Contract, J V Andrews, Co., in the amount of $8,990

(b) Recommend award of contract on the low base bid of T K Browne Construction Company, totaling $159,303, on a unit price basis for Parks & Recreation Playground equipment installation, 1981 - Phase II

(c) Recommend award of contract to Moretti Construction, Inc , in the total amount of $36,956 58, on a lump sum basis for West Charlotte District Park construction

Attachment No 10

Staff Resource City Engineer

14 Consideration of a contract proposal and lease agreement for the operation of Discovery Place

Staff Resource City Manager

15 Recommend approval of a contract with the Charlotte Uptown Development Corporation to provide services to further development purposes within the Municipal Services District during fiscal year 1982, in the amount of $120,750

Attachment No 11

Staff Resource Central Area Development Coordinator

16 Recommend approval of a contract with Yellow Cab Company to provide Special Transportation Services to handicapped persons residing within the City of Charlotte

The service is projected to begin July 27, 1981, and extend for one year with cost of services not to exceed $68,904 One-half of the deficit for the paratransit project is eligible for funding by the Urban Mass Transportation Administration

Attachment No 12

Staff Resource Transportation Director

17 Consideration of contracts for the Airport project

(a) Recommend award of contract to Eisenhour Construction Company for electrical portion of the Cargo Terminal and Service Road Project, in the amount of $91,945

(b) Recommend award of contract to the second low bidder, Compton Contracting Company, for site preparation work for the Rental Car Service Area and Fuel Farm area at the new terminal facility, in the amount of $275,626.

Attachment No 13

Staff Resource Airport Manager

18 Recommend approval of lease-agreements with Dobbs Houses, Inc , Hertz Corporation, Avis Rent-A-Car System, Inc , National Car Rental System, Dollar Rent A Car Systems, Inc , and Budget Rent A Car of Charlotte for the operation of various concessions in the new terminal at Douglas Municipal Airport

Attachment No 14

Staff Resource Airport Manager

19 Recommend approval of a purchase agreement with Dictaphone Corporation for a word processing system, at a contract price of $15,075

The equipment will be used by the Charlotte-Mecklenburg Community Relations Committee in the administration of the Fair Housing Ordinance Funds are available from a HUD grant in the sum of $25,000 appropriated by City Council on March 30, 1981

Attachment No 15

Staff Resources Directors of MIS and Community Relations

20 Recommend adoption of Resolutions of condemnation

(a) Resolution authorizing condemnation proceedings for the acquisition of property belonging to Tommy W McAlister and wife, Ruby H McAlister, located at 7900 Byrum Drive, in the City of Charlotte, for the Coffey Creek Interceptor

(b) Resolution authorizing condemnation proceedings for the acquisition of property belonging to Earl R Crocker and wife, Wylie Crocker, located at Byrum Drive, in the City of Charlotte, for the Coffey Creek Interceptor

Attachment No 16

Staff Resource Utility Director

21. Recommend approval of requests to serve beer in parks·

(a) Request of Dow Chemical USA, to serve beer at company picnic, Park Road Park, Shelter 2, September 19, 1981, 11 a m to 8 p m
(b) Request of Charlotte Armed Forces Examining & Entrance Station to serve beer at their annual picnic, Cordelia Park, July 11, 1981, 11 a m to 6 p.m.
(c) Request of Barclays American/Commercial, Inc , to serve beer at company picnic and softball game, Veterans Park, July 10, 1981, 4 p.m to 10 p m

Attachment No 17

Staff Resource Parks & Recreation Director

* * * * * *

The City Attorney advises that Agenda Items No 22 through No 34 may be considered in one motion However, any member of Council may request an item be divided and voted on separately.

* * * * * *

22 Recommend adoption of a resolution authorizing the City Manager to file a grant application to the State and U S Department of Energy for a 50% grant for technical assistance in identifying and evaluating energy conservation measures for city-owned buildings, and to accept receipt of technical assistance grant in the amount of $5,000

The major goal of the grant program is to reduce the consumption and associated costs of conventional energy resources used by eligible public and non-profit institutions Cost sharing funds appropriated by Congress for implementing the program are administered in North Carolina by the Energy Division, North Carolina Department of Commerce Matching funds from the city are available through in-kind contributions from the general fund

23 Recommend approval of actions to provide for a study of energy consumption in Mecklenburg County in association with Massachusetts Institute of Technology and the U S Department of Energy

(continued)

23 (continued)

(a) Adoption of a resolution accepting a $12,000 grant,
(b) Adoption of an ordinance amending the 1980-81 budget ordinance to receive a grant from Massachusetts Institute of Technology for an energy project

The majority of the funds would be used to hire an interviewer/researcher to collect energy data from the local industrial sector. Once collected, local data would be combined with a wide range of national energy data to simulate alternative energy scenarios for the County

The Charlotte-Mecklenburg Advisory Energy Commission has agreed to function as an energy task force for the project, and concurs the information derived would be useful in helping it gain a better understanding of energy consumption patterns within the county.

24. Recommend adoption of a resolution accepting a North Carolina Department of Transportation grant, in the amount of $271,488, as a contribution towards the new terminal complex site preparation at Douglas Municipal Airport, and an ordinance transferring funds from the unappropriated balance of the 1978 Airport Bond Fund, and estimating state grant revenues to provide a supplemental appropriation for the passenger terminal complex

25 Recommend approval of a contract with The Ervin Company for the construction of 2,765 feet of 6-inch and 2-inch water mains to serve Walden on Carmel, Section 4, outside the city, at an estimated cost of $31,500, at no cost to the city

Located south of Highway 51, west of McAlpine Creek

26 Recommend that city owned property at 4817 Yardley Place be declared surplus and sold by the sealed bid process

The property was purchased from the Ervin Company by deed reference 2192-353, the Ervin Company operated a sewer lift station to serve its East Sharon Park Subdivision on the property, which was replaced by the City with a standard gravity system

No interest in retaining this property has been indicated by a poll of department heads, and an affirmative mandatory referral has been received from the Planning Commission

27 Recommend approval of the sale of city property located on the Third and Fourth Street connector to the only bidder, J J. Clark, Jr., Vice President of Realty Investment Buyers, Inc., in the amount of $2,100

On April 27, 1981, Council approved the advertising for sale by sealed bid, the property was appraised for $2,100 and advertised for sale at noon on June 12, 1981, for a minimum bid of $2,100

28 Recommend approval of a lease extension agreement with Meadearis & Webb Company, for 2,235 square feet of office space, located at 1427 South Boulevard, for a Community Development Department site office. This will extend the lease for one year from July 1, 1981 to June 30, 1982

The total rent will be $13,380, divided into twelve monthly installments of $1,115, or $5 99 per square foot

29 Recommend approval of open non-exclusive contracts for real estate broker's services

(a) Contract with Merrill Lynch Realty-Townsend Co , in all present and future urban renewal areas and community development neighborhood strategy areas situated in the City of Charlotte

(b) Contract with John H. Thrower in all present and future urban renewal areas and community development neighborhood strategy areas situated in the City of Charlotte

The total contract prices cannot be furnished since each contract provides that compensation to the broker be six percent of the total purchase price of the property if a developer procured by the broker, and registered with the Community Development Department prior to the bid opening, is the successful bidder in the sale of urban renewal and community development neighborhood strategy area land

30 Recommend adoption of an ordinance rescinding the order to vacate and close dwelling at 1105-07 State Street

On April 7, 1975 the dwelling was declared unfit for human habitation and ordered vacated and closed In August, 1980 the owner decided to make the necessary repairs to meet the Code requirements The dwelling was repaired to meet the Housing Code on November 6, 1980. The dwelling has been sold and the new owners requested the removal of the vacate and close ordinance to clear the record

31 Recommend approval of a loan for permanent financing to purchase property at 412 North Poplar Street, Fourth Ward Redevelopment Project Area, in the amount of $97,500, to Frederic L Taylor.

The Community Development Department has reviewed the loan application prepared by the NCNB Mortgage Corporation, and the application contains sufficient information to form the basis for approval of the loan

32 Recommend approval of property transactions

(a) Acquisition of 122.07 linear feet of sanitary sewer right of way, plus temporary construction easement, from John M Spratt, Jr., on acreage to rear of 2000 block Arrowood Road, at $225, for Coffey Creek Interceptor

(b) Acquisition of 1,597.63 linear feet of sanitary sewer right of way, plus temporary construction easement, from The General Tire & Rubber Company, 1100 Continental Boulevard, at $1,600, for Coffey Creek Interceptor

(c) Acquisition of 473.43 linear feet of sanitary sewer right of way, plus temporary construction easement, from Emolyn S Crow, 1929 Arrowood Road, at $475, for Coffey Creek Interceptor

(d) Acquisition of 185.50 linear feet of sanitary sewer right of way, plus temporary construction easement, from Stephen H Badgett and North Carolina National Bank, Trustee, 2701 Shopton Road, at $1,000, for Coffey Creek Interceptor

(e) Acquisition of 1,694 92 linear feet of sanitary sewer right of way, plus temporary construction easement, from Walter R Caudell and wife, Lucile Caudell, at $3,000 for Coffey Creek Interceptor

33 Recommend adoption of a resolution authorizing the refund of certain taxes in the total amount of $2,613 85, collected through clerical error and illegal levy against 18 tax accounts

34 Recommend adoption of a resolution providing for public hearings on Monday, July 27, 1981, 3 00 p m , Council Chamber on Petitions No. 81-42 through 81-45, for zoning changes

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SCHEDULE OF MEETINGS
MONDAY, JUNE 29 THRU FRIDAY, JULY 10

Monday, June 29	Council/Manager Luncheon Tryon Street Transit/Pedestrian Mall Training Center	12 00 Noon
	Citizens Hearing Council Discussions Council Meeting Council Chamber	2·00 P M. 2 30 P.M 3·00 P M.
Tuesday, June 30	Community Development & Housing Committee Second Floor Conference Room	4 00 P M.
Monday, July 6	NO COUNCIL MEETING	

MAYOR'S SCHEDULE
JUNE 29, 1981

2:00 P.M. - CITIZENS HEARING

1. Dr. Mildred B. Davis, 916 Westbrook Drive, 377-6125 - Motion, Inc. contract.

2:30 P.M. - COUNCIL DISCUSSIONS

1. Ask if Council has anything to present.

3:00 P.M. - COUNCIL MEETING

1. Invocation.

2. Recognize Pressley Beaver and Tom McDermott for an award on the Charlotte Plaza Project.

3. Have agenda presented.

4. The following requests to speak to agenda items have been received·

(a) Agenda Item No. 3 - Hearing on petition to close alleyway -

1) Jim Cavalris, 940 Queens Road, 333-3131 - Opposed.
2) George Miller, 2301 Lemon Tree Lane, 366-5914 - Opposed
3) Claude Freeman or Mark Edwards, 3601 NCNB Building - neutral or opposed.
4) Irvin Boyle, 623 Law Bldg. 333-4156 - opposed

(b) Agenda Item No. 10 - Priority ranking for selection of landfill site -

1) Justin Hunt, Rt. 1, Box 263, Huntersville, 399-0124 - Reames Rd. site.
2) Jimmy Lee, 9108 Reames Road, 596-4694 - Reames Rd. site.
3) Janet Hunt, Rt. 1, Box 263, Huntersville 399-0124 - Reames Rd. site.
4) Terry Mayes, 9300 Westminster Dr. Huntersville, 399-8664 - Reames Rd.
5) Calvin Murphy, 9131 Westminster Dr. " 394-4033 - " "
6) Bruce Anders, 9416 Wedgewood Dr. " 392-1717 - " "
7) Garmon McCall, 6700 Belhaven Blvd. - 399-1506 -
8) Joe Ross, 3926 Arvin Dr, 596-8006
9) Vincent James, 5226 Beatties Ford Road 393-2222
10) Richard Navy, 331 Kent St. 392-4815
11) Robert Martin, Rt. 9, Box 273-B 399-2092

ITEM NO.

4. (continued)

(c) Agenda Item 17(a) - Award of contract for electrical portion of Cargo Terminal & Service Rd. Pjt.

1) David H. Henderson, Suite 400, Law Bld. 333-4183 - Attorney for Ind Com Elec. Co.

THE WEEK OF JUNE 7 – JUNE 13 (Continued)

10	Wednesday, 4 30 p m	COMMUNITY RELATIONS COMMITTEE EDUCATION TASK FORCE – Community Relations Conference Room, 623 East Trade Street
	Wednesday, 7 30 p m	HISTORIC PROPERTIES COMMISSION – City Hall, Second Floor Conference Room
	Wednesday, 7 30 p m.	PUBLIC HEARING/CITIZEN TASK FORCE ON RESIDENTIAL BURGLARY – Myers Park High School, 2400 Colony Road
	Wednesday, 7 30 p m	PUBLIC HEARING/CITIZEN TASK FORCE ON RESIDENTIAL BURGLARY – North Mecklenburg High School, Statesville Road
11	Thursday, 2 00 p.m	TAXICAB REVIEW BOARD/HEARING (Closed) City Hall, Council Chamber
	Thursday, 3 00 p m	CITY COUNCIL ENVIRONMENTAL HEALTH & PROTECTION COMMITTEE – City Hall, Second Floor Conference Room
	Thursday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center

THE WEEK OF JUNE 14 – JUNE 20

15	Monday, 6 00 p.m	CITY COUNCIL MEETING ZONING HEARINGS/PUBLIC HEARING ON PROPOSED TRANSIT FARE INCREASES – Education Center Board Room
16	Tuesday, 10 00 a m	AUDITORIUM COLISEUM-CIVIC CENTER AUTHORITY – Civic Center, Conference Room
	Tuesday, 2 00 p m	HOUSING AUTHORITY – 1301 South Boulevard
	Tuesday, 3 00 p m.	COMMUNITY FACILITIES COMMITTEE – Utility Department Operations Center, 5100 Brookshire Boulevard
17	Wednesday, 8 00 a m	AIRPORT ADVISORY COMMITTEE – Douglas Municipal Airport, Airport Manager's Office
	Wednesday, 2 00 p m	TECHNICAL COORDINATING COMMITTEE – City Hall Annex, Department of Transportation Conference Room
	Wednesday, 4 00 p m	EMPLOYMENT & TRAINING ADVISORY COUNCIL – Belmont Regional Center, 700 Parkwood Avenue
18	Thursday, 8 00 a m	CHARLOTTE CLEAN CITY COMMITTEE – Cameron Brown Building, Fifth Floor Conference Room

THE WEEK OF JUNE 21 – JUNE 27

22	Monday, 2 00 p m	CITIZENS HEARING – City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING – City Hall, Council Chamber
23	Tuesday, 4 00 p m	MUNICIPAL INFORMATION ADVISORY BOARD – Cameron Brown Building, Third Floor Conference Room
24	Wednesday, 8 45 a m	CIVIL SERVICE BOARD – City Hall, Second Floor Conference Room
	Wednesday, 10 00 a m	CIVIL SERVICE BOARD/HEARING (Open) – City Hall, Council Chamber
25	Thursday, 4 00 p m	ELECTRICIAL ADVISORY BOARD – City Hall Annex, Building Inspection Conference Room
27	Saturday, 3 00 p m	DEDICATION OF THE MARION DIEHL RECREATION CENTER – 2219 Tyvola Road

JUNE 28 – JUNE 30

29	Monday, 2 00 p m	CITIZENS HEARING – City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING – City Hall, Council Chamber
	Monday, 7 00 p m	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE – Belmont Regional Center, 700 Parkwood Avenue
30	Tuesday, 3 00 p m	ZONING BOARD OF ADJUSTMENT – City Hall, Council Chamber

Charlotte

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

Meetings in June '81

THE WEEK OF JUNE 1 – JUNE 6

1	Monday, 5 00 p m	CITY COUNCIL EXECUTIVE SESSION – Park Road Elementary School, 3701 Haven Dr
	Monday, 7 00 p m	CITIZENS HEARING – Park Road Elementary School, 3701 Haven Drive
	Monday, 7 00 p m	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE – Belmont Regional Center, 700 Parkwood Avenue
	Monday, 7 30 p m	CITY COUNCIL MEETING – Park Road Elementary School, 3701 Haven Drive
2	Tuesday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center
	Tuesday, 5 00 p m	CITY COUNCIL ENVIRONMENTAL HEALTH & PROTECTION COMMITTEE – North Mecklenburg High School, Statesville Road
	Tuesday, 7 00 p m	REAMES ROAD LANDFILL PUBLIC HEARING – North Mecklenburg High School, Auditorium, Statesville Road
	Tuesday, 7 30 p m	CHARLOTTE TREE COMMISSION – Cameron Brown Building, Fifth Floor Conference Room
	Tuesday, 7 30 p m	PLANNING COMMISSION Cameron-Brown Building, First Floor Conference Room
3	Wednesday, 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY Charlotte Athletic Club
	Wednesday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center
	Wednesday, 4 30 p m	COMMUNITY RELATIONS COMMITTEE/MARTIN LUTHER KING TASK FORCE – *Community Relations Conference Room, 623 E Trade Street*
4	Thursday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center
	Thursday, 5 30 p m	MAYOR'S TRAFFIC SAFETY COMMITTEE – United Community Services Building, 301 S Brevard Street, Room 108
	Thursday, 7 30 p m	TASK FORCE ON RESIDENTIAL BURGLARY – Law Enforcement Center, Third Floor Conference Room

THE WEEK OF JUNE 7 – JUNE 13

8	Monday, 12 Noon	PLANNING COMMISSION – Cameron Brown Building, First Floor Conference Room
	Monday, 2 00 p m	CITIZENS HEARING – City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING/PUBLIC HEARING ON 1981 82 CITY BUDGET/PUBLIC HEARING ON AMENDMENT TO THIRD WARD REDEVELOPMENT PLAN – City Hall, Council Chamber
9	Tuesday, 9 00 a m	HISTORIC DISTRICT COMMISSION – Edwin Towers, First Floor Conference Room
	Tuesday, 9 00 a m	CIVIL SERVICE BOARD/HEARING (Open) – City Hall, Council Chamber
	Tuesday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center
	Tuesday, 7 00 p m	PUBLIC HEARING ON 1981-82 CITY BUDGET – City Hall, Council Chamber
10	Wednesday, 9 00 a m	CIVIL SERVICE BOARD/HEARING (Open) – City Hall, Council Chamber
	Wednesday, 4 00 p m	BUDGET WORKSHOP – City Hall Annex, Training Center

– MORE –

PB #1

Request for Council Action

Charlotte

To the City Manager C D Readling

From C. D. Readling, City Engineer

June 17, 1981
Date

Action Requested Conduct a Public Hearing considering the right of way abandonment of a portion of an alleyway between West Trade Street and West Fourth Street.

In the Monday, June 1, 1981 Council meeting, a public hearing was scheduled to be held on Monday, June 29, 1981 to consider a petition requesting the City abandon the right of way of a portion of an alleyway between West Trade Street and West Fourth Street in the City of Charlotte, Mecklenburg County.

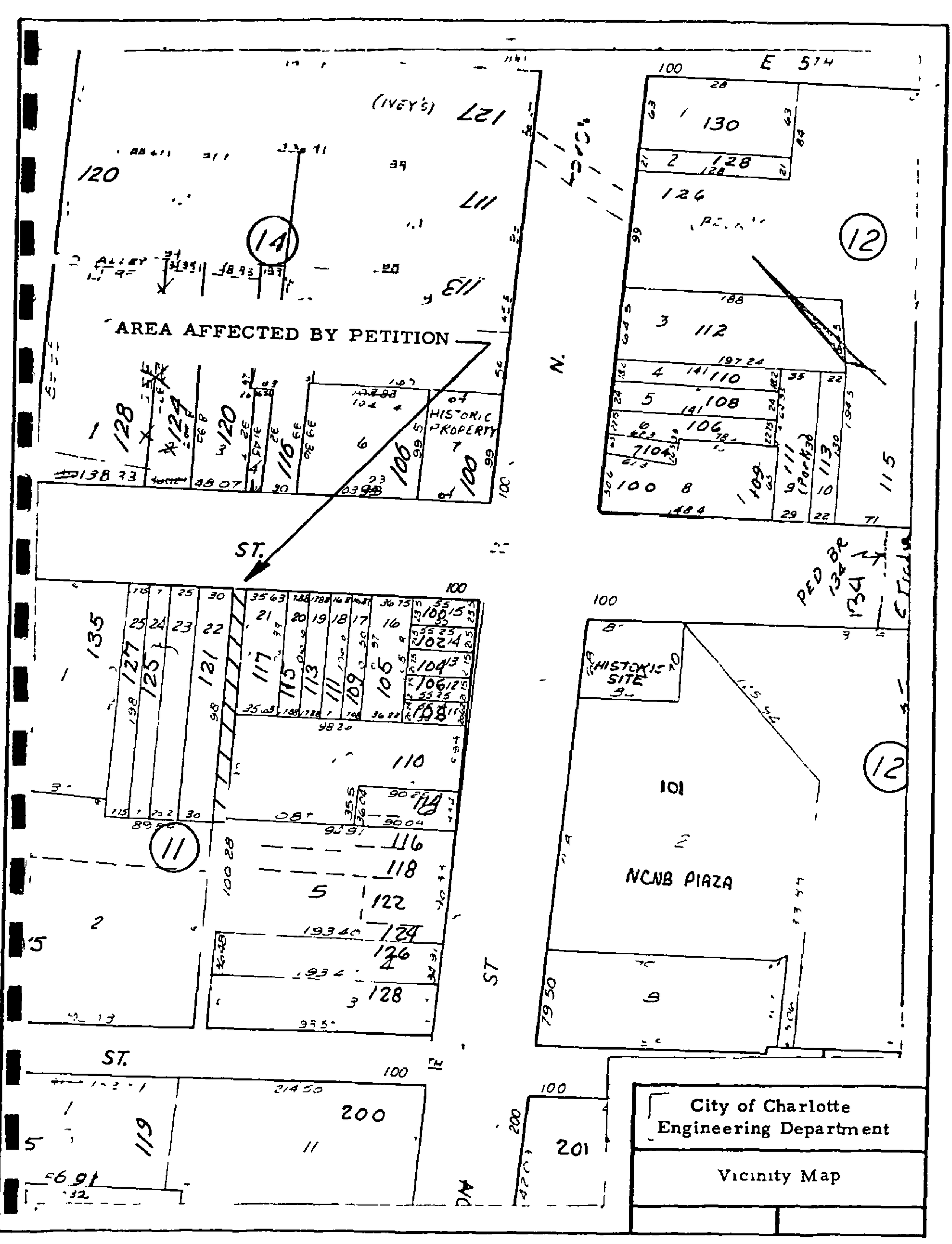
Synco, Inc., on November 30, 1980, filed the attached petition with the Engineering Department. This petition requested the abandonment of the northerly portion (198 feet) of the 10-foot alleyway located between the 100 blocks of West Trade Street and West Fourth Street. It is the intent of the petitioner to incorporate this portion of the alleyway along with abutting properties in the construction of a multi-level parking facility. This facility will serve employees within the Bank of North Carolina Building (Baugh Building) currently being renovated at 110 South Tryon Street.

The southerly portion of the alleyway (180 feet) is to remain open, providing access to the rear of several buildings fronting along West Trade Street and South Church Street, through the Fourth Street entrance.

This alleyway is maintained by the City and its primary use is to provide public access to the rear of the buildings in the area. With this closing, all future access will be via Fourth Street. Based on these observations and the fact that no City Departments objected to the closing, we foresee no problems with this permanent closing.

Attachments include the Resolution to Close with a vicinity map showing the area affected.

np
Attachmen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(IVEY'S)
AREA AFFECTED BY PETITION
HISTORIC PROPERTY
ST.
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City of Charlotte
Engineering Department
Vicinity Map

RESOLUTION CLOSING THE NORTHERLY PORTION OF THAT CERTAIN TEN-FOOT PUBLIC ALLEY EXTENDING FROM WEST FOURTH STREET TO WEST TRADE STREET IN THE BLOCK BOUNDED BY WEST FOURTH STREET, SOUTH CHURCH STREET WEST TRADE STREET AND SOUTH TRYON STREET IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

WHEREAS, pursuant to the provisions of Chapter 160A-299 of the General Statutes of North Carolina, the City Council has caused to be published a Resolution of Intent to Close a portion of the aforesaid alley which calls for a public hearing on the question; and

WHEREAS, the petitioner has caused a copy of the Resolution of Intent to Close the below-described portion of the aforesaid alley to be sent by registered or certified mail to all owners of property adjoining the aforesaid portion of said alley, and prominently posted a notice of the closing and public hearing in at least two places along the aforesaid portion of said alley, all as required by G.S. 160-299; and

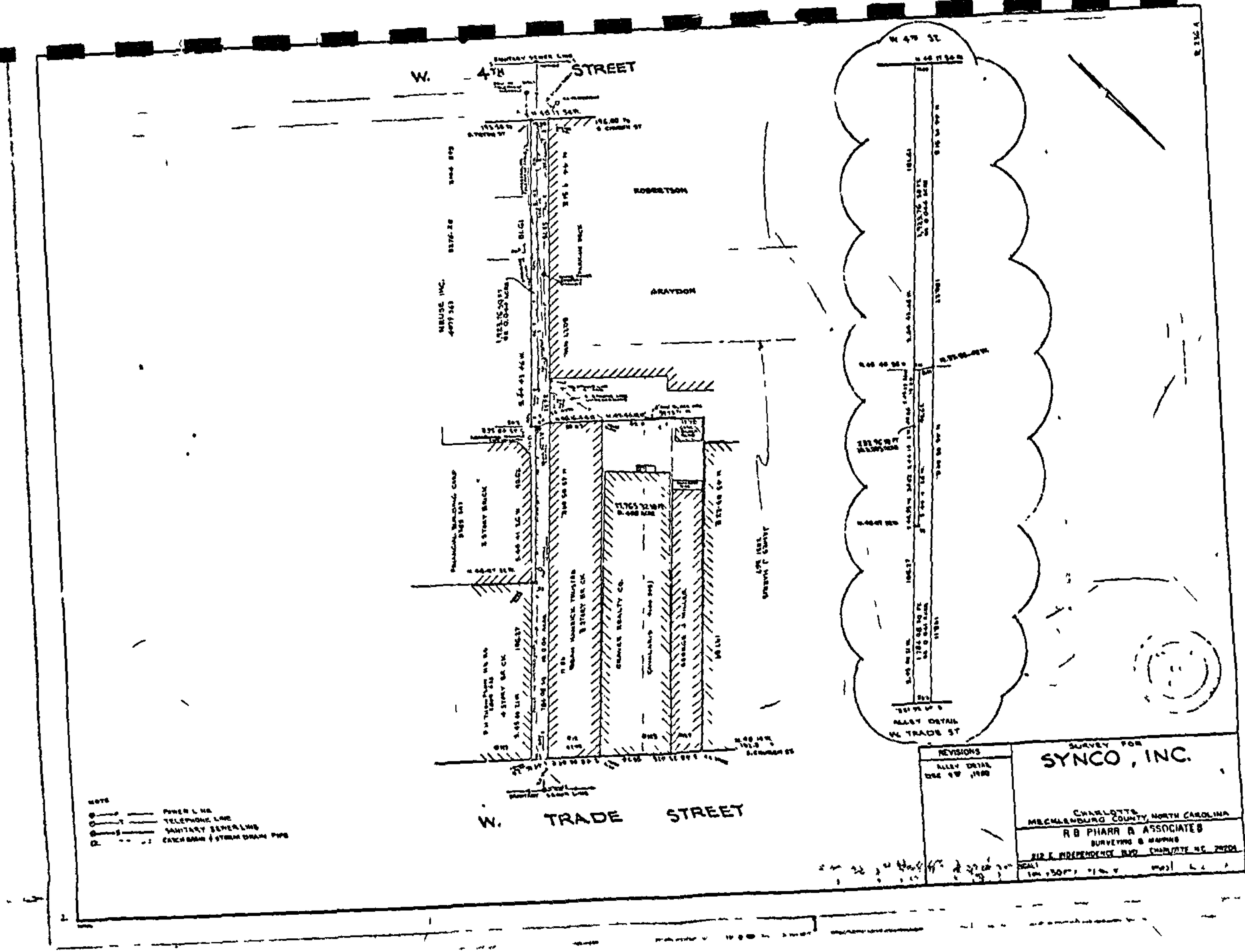
WHEREAS, the public hearing was held on the ___ day of _____, 1980, and City Council determined that the said alley was dedicated to and accepted by the City of Charlotte many years ago and has ever since been kept open and maintained by the City of Charlotte as a public alley, but that the closing of the below described portion of said alley is not contrary to the public interest, and that no individual, firm or corporation owning property in the vicinity thereof will be deprived of reasonable means of ingress and egress to his or its property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina at its regularly assembled meeting of _____, 1980, that the Council hereby orders the closing of the northerly portion (198.1 feet) of that certain 10-foot public alley extending from West Fourth Street to West Trade Street in the block bounded by West Fourth Street, South Church Street, West Trade Street and South Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina, which portion is described on Exhibit A attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be filed in the Office of the Register of Deeds for Mecklenburg County, North Carolina.

CERTIFICATION

I, Ruth Armstrong, City Clerk of the City of Charlotte, North Carolina do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the ___ day of _____, 1980, the reference having been made in Minute Book _____, page _____, and recorded in full in Resolution Book _____, Page _____.


W. 4TH STREET
ROBERTSON
ARAYDON
W. TRADE STREET
ALLEY DETAIL
W. TRADE ST
REVISIONS
ALLEY DETAIL
SURVEY FOR
SYNCO, INC.
CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA
R B PHARR & ASSOCIATES
SURVEYING & MAPPING
POWER LINE
TELEPHONE LINE
SANITARY SEWER LINE
CATCH BASIN & STORM DRAIN PIPE

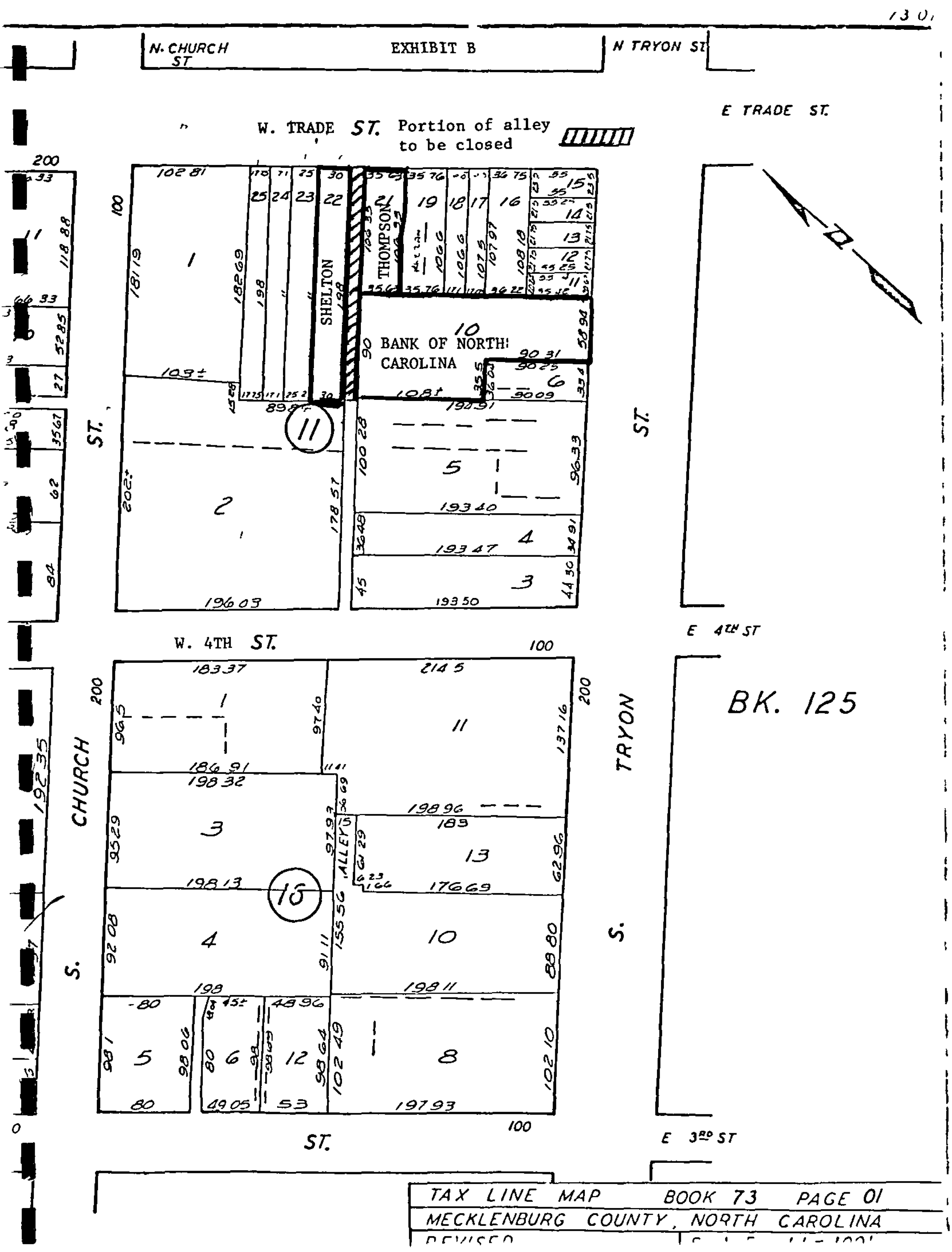


EXHIBIT B
N. CHURCH ST
N TRYON ST
E TRADE ST.
W. TRADE ST.
Portion of alley to be closed
THOMPSON
SHELTON
BANK OF NORTH CAROLINA
ST.
W. 4TH ST.
E 4TH ST
CHURCH
TRYON
S.
ALLEY
BK. 125
E 3RD ST
TAX LINE MAP BOOK 73 PAGE 01
MECKLENBURG COUNTY, NORTH CAROLINA

EXHIBIT C

Lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a point located on the southerly margin of the right-of-way of West Trade Street, said point being located the following three (3) courses and distances along the said margin of said right-of-way from the intersection of said margin of said right-of-way with the easterly margin of the right-of-way of South Church Street: (a) South 48-14-00 East 102.81 feet to a railroad spike; (b) South 48-23-42 East 59.74 feet to a point, being the easterlymost corner of a three-story brick building; and (c) South 48-00-09 East 30.20 feet to a railroad spike located at the point or place of BEGINNING; and running thence from said BEGINNING point with the easterly wall of the aforesaid three-story brick building, being also the easterly boundary of the property of Dean Hamrick, Trustee (now or formerly) South 45-05-09 West 198.11 feet to a point located at the southerlymost corner of the aforesaid three-story brick building, being also the southerlymost corner of the aforesaid Hamrick property, thence with a new line South 57-56-42 East 8.41 feet to a point; thence South 45-48-56 East 3.05 feet to a nail located on the northerly boundary of the property conveyed to Neuse, Inc. by Deed recorded in Book 4079 at Page 563 in the Mecklenburg County Public Registry; thence with a new line North 43-25-36 East 16.04 feet to a point; thence with the northerly wall of a two-story brick building located on the property conveyed to Financial Building Corporation by Deed recorded in Book 3385 at Page 307 in the Mecklenburg County Public Registry, North 44-15-12 East 40.06 feet to a point; thence continuing with said wall of said building North 44-55-00 East 34.62 feet to a point located at a common corner of the aforesaid Financial Building Corporation property and the property belonging to the F. N. Thompson heirs (now or formerly), said point being also the common corner of the aforesaid two-story brick building located on the Financial Building Corporation property and a four-story brick building located on the aforesaid F. N. Thompson heirs property; running thence with the northerly wall of said four-story brick building and the northerly boundary of said F. N. Thompson heirs property North 45-00-21 East 106.27 feet to a point located on the southerly margin of the right-of-way of West Trade Street, said point being also the northerlymost corner of said four-story brick building and said F. N. Thompson heirs property; and running thence with the southerly margin of the right-of-way of West Trade Street North 49-36-12 West 9.98 eet to the point or place of BEGINNING, containing 2,017.04 square feet as shown on a survey entitled "Survey for SYNCO, INC." by R. B. Pharr & Associates dated November 20, 1980 and last revised December 9, 1980, to which survey reference is hereby made for a more particular description of the property.

#2

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

CAMERON BROWN BUILDING
301 SOUTH McDOWELL STREET
CHARLOTTE, NORTH CAROLINA

MARTIN R CRAMTON JR
Planning Director

June 8, 1981

Mayor Eddie Knox
Members, City Council
Charlotte, North Carolina

Dear Mayor and Council Members:

Attached are recommendations of the Charlotte-Mecklenburg Planning Commission on petitions for rezoning which were previously heard at public hearings and deferred for additional considerations. The recommendations as reflected herein were arrived at in a meeting of the Planning Commission held on June 2, 1981.

According to the adopted rules of procedure, these recommendations will be sent to the interested with a time period for the conveyance of any written statement set to elapse on June 19, 1981. This will then permit these matters to be placed on your agenda for consideration of decisions on June 29, 1981.

If you have any questions or wish to discuss any aspect of these recommendations, please let me know.

Respectfully submitted,

Fred E. Bryant

Fred E. Bryant,
Assistant Planning Director

FEB:dmb

Attachments

DATE June 2, 1981

PETITION NO. SUP 81-1

PETITIONER(S) Ray and Delsie Maples

REQUEST Consider granting a Special Use Permit for a rest home to be operated in an R-9 district.

LOCATION A 4.4 acre tract located north of Shamrock Drive about 1200 feet west of Eastway Drive.

ACTION The Planning Commission recommends that the Special Use Permit be approved.

VOTE Yeas Culbertson, Jernigan, Lawing, Mims, McCoy and Trotter.

Nays None.

(Commissioners Ervin, Cummings and Kirk abstained.)

REASONS:

FINDINGS REGARDING REQUIREMENTS PRESCRIBED FOR SCHEMATIC PLANS

The schematic plan and other material submitted with the petition at the time of filing fully comply with each of the requirements of Section 23-36(b), (1)-(7) and of Section 23-36.7(a), (1), (3) and (6). (Testimony, Bryant, page 11.)

FINDINGS REGARDING PRESCRIBED STANDARDS

The following findings were made from the record evidence presented at the hearing with respect to the four standards prescribed by Section 23-36.7(c), the basic facts relied on in support of each being set forth below:

Finding (Standard) No. 1

That the proposed use will not endanger public health and safety or substantially reduce the value of adjoining or nearby properties.

Facts Supporting Finding No. 1

1. The use proposed for this site which is to consist of a 100 unit rest home facility has been drawn in such a manner that it would not substantially reduce the value of adjoining or nearby properties. (See testimony of Paadhan, page 25.)

2. The structure which has been described for the subject property would not substantially reduce the value of adjoining and nearby properties either on Eastway Drive or Shamrock Drive. (See testimony of Hopkins, page 33.)

3. The structure and use as proposed for the subject site as is indicated by location on the site plan map would probably increase the value of the properties in the vicinity rather than decrease it. (See testimony of Maples, page 39.)

4. The facility which is proposed would render a service to the community and nothing connected with its operation would endanger the public health or safety of nearby residents. (See testimony of Patnaik, page 50.)

Finding (Standard) No. 2

That the proposed use will be compatible with the general characteristics of the area with respect to the location, size and exterior features of the structure, the location, design and screening of the parking areas and the location and size of signs.

Facts Supporting Finding No. 2

1. Screening is shown on the site plan in relation to the entry drive and parking areas. (See testimony of Bryant, page 11.)

2. Landscaping is proposed on the site plan which would place a screen in relation to the closest part of the building which would be next to the adjacent properties as well as screening along the entrance driveway and in front of parking areas. (See testimony of Paadhan, page 21.)

3. The structure has been designed on the site to be compatible with buildings around it including being a one story building using materials similar to other houses in the area and having roof slopes similar to residential structures in the vicinity. (See testimony of Paadhan, page 23.)

4. There will be only one small sign to identify the property and it will be designed to include a size of only three square feet and will be a wooden sign with carved letters. (See testimony of Paadhan, page 25.)

5. The building has been designed to be compatible with the general characteristics of the area since it is designed basically to be a residential use building and compatible with the residential construction around it. (See testimony of Paadhan, page 26.)

6. The building has been designed to be compatible with the general characteristics of the area in relation to the location, design and screening of parking areas and to the location and size of sign. (See testimony of Paadhan, page 26.)

7. The structure will be compatible with the general characteristics of homes in the area with respect to size and location of exterior features. (See testimony of Maples, page 39.)

Finding (Standard) No. 3

That the proposed use will not substantially increase the volume of vehicular traffic within the area.

Facts Supporting Finding No. 3

1. The use which is proposed for this site would by calculation be expected to generate between 40 and 50 more trips per day than single family development the site would create. (See testimony of Gillis, page 16.)

2. The facility would not generate enough additional trips to be of concern as far as traffic patterns and traffic usage of the roadways in this area. (See testimony of Gillis, page 19.)

Finding (Standard) No. 4

That the proposed use will be compatible with the general living environment of the area, particularly with respect to noise levels.

Facts Supporting Finding No. 4

1. The rest home use will be compatible with the general living environment and particularly as it relates to noise levels due to the nature of the operation. (See testimony of Paadhan, page 26.)

2. The proposed structure will be compatible with the general living environment and with noise level in particular. (See testimony of Hopkins, page 34.)

3. The proposed use will be compatible with the area and would not cause any undue noise. (See testimony of Maples, page 40.)

4. The facility has been designed in such a way as to be compatible with the general area since it is to be similar to houses due to its building material, roof slope and height. Additionally, with the retention of as many trees and natural screening as possible, it will blend satisfactorily with the area. Because of the nature of the operation and the fact that a peaceful atmosphere is to be desired, the noise level will be compatible to those of the residential area. (See testimony of Patnaik, pages 51 and 52.)

Based on the above findngs, it is recommended that the request for a Special Use Permit to operate a rest home of 100 units at the subject site be approved.

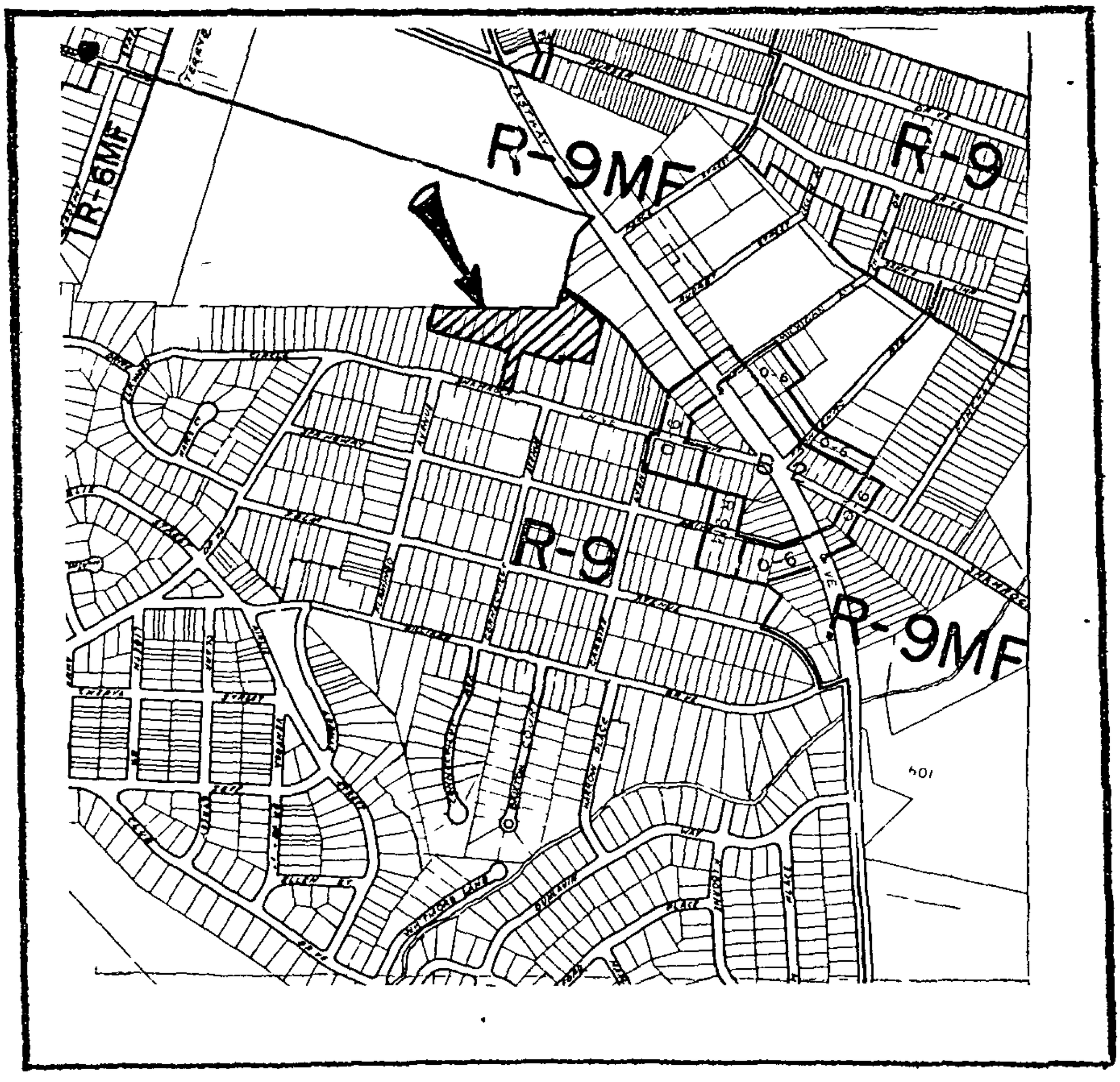
PETITIONER Ray and Delsie Maples

PETITION NO. SUP 81-1 HEARING DATE 4/21

ZONING CLASSIFICATION, EXISTING R-9 REQUESTED Special Use Permit for Rest Home in an R-9 District.

LOCATION A 4.376 acre tract located off the north side of Shamrock Drive about 1,200 feet west of Eastway Drive.

Acreage: 4.376



ZONING MAP NO. 20 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

DATE June 2, 1981

PETITION NO. 81-30

PETITIONER(S) Alonzo Mackins, Jr.

REQUEST Change from UR-10 to UR-30(CD)

LOCATION .21 acre parcel fronting on the northerly side of Poplar Street about 100 feet east of Eighth Street.

ACTION The Planning Commission recommends that the petition be disapproved.

VOTE Yeas: Culbertson, Ervin, Jernigan, Kirk, Lawing, McCoy, & Trotter.

Nays Cummings and Mims.

REASONS:

This request involves consideration of a change from UR-10 urban residential district to UR-30(CD) urban residential district with conditional plan for the purpose of permitting a two unit condominium to be erected at the site.

The following issues associated with this request can be identified:

1. Fourth Ward Objectives. Will the overall redevelopment objectives of Fourth Ward be retained if this change is made?

2. Block Objectives. Given the relatively narrow issue associated with this request, would proper protection of overall objectives for this block be maintained?

3. Single ownership commitment. Has the single ownership requirement encouraged individuals to commit to Fourth Ward and should that commitment be protected?

In arriving at the answers to the above issues, the following facts should be considered:

1. Existing zoning. The subject property is part of an entire block in the Fourth Ward area which is now zoned for UR-10 purposes. Adjoining zoning across Poplar Street is UR-30 and beyond the bounds of the subject block there is a variety of urban residential districts already in place.

2. Existing land use. The subject property is now used for apartment purposes with the majority of the blocks surrounding it used for single family purposes. The

property immediately adjacent on the Ninth Street side is utilized by two zero lot line attached individual ownership structures with single family usage then being prevalent to Ninth Street. Property immediately adjacent on the Eighth Street side is now vacant with a duplex on the corner of Eighth and Poplar.

3. Conditional plan. The petitioner has submitted a conditional plan with his request indicating that the existing structure is intended to be renovated to provide for a two unit facility. The plan conforms to all of the density and yard requirements related to UR-10 and thereby would be physically compatible with adjoining development and zoning.

4. Significance of change. At the present time the UR-10 district requires development to be under single ownership although it does provide for duplex type usage. As indicated by the plan which has been submitted, this request does not relate to a need to adjust the physical requirements of the UR-10 district but it is the desire of the petitioner to divide the two units into two separate ownerships. Therefore, the effect of the change would be to permit dual ownership of the structure without altering the physical requirements of the UR-10 district.

The following general findings can also be made:

1. Comprehensive Plan. The Comprehensive Plan generally indicates residential development at 20 - 50 dwelling units per acre in the vicinity of the subject property but is not detailed enough to indicate the makeup of Fourth Ward land use plans.

2. Fourth Ward Renewal Plan. The Fourth Ward Renewal Plan indicates the current zoning to be conforming and the use relationship proposed not to be contrary to that plan.

3. Central Area Plan. The petitioner's request would conform with the Central Area Plan which only calls for housing generally in this area.

Based on the issues, facts and general findings, the following detailed findings may also be made:

1. The request as submitted constitutes a technical change request rather than a physical change.

2. The physical design relationships for this area will not be altered by this change.

3. The concept of single ownership was established to encourage family usage of the older houses remaining in Fourth Ward.

4. A majority of single family homes now exist in the block in which the subject property is located.

5. Individuals did rely on this concept in committing to purchase houses in the area.

6. Property owners testified to a need to continue single ownership status.

7. A single change could influence others to commit to multiple ownership status, thus changing the basis on which the strength of this portion of the Fourth Ward area exists.

Based on the above findings, the Planning Commission recommends that the request be disapproved.

NOTE. The Planning Commission, in discussing this particular petition, felt a substantial amount of sympathy to the petitioner and to the fact that the issue proposed by this request was extremely narrow and did not involve the normal physical factors present with most rezoning requests. Further, it was recognized that the primary objective of this change sought by the petitioner was to enable a better financing arrangement to be secured for the house, thus making feasible the major renovation which is involved. While the recommendation is for disapproval of the petition, the Commission indicated individually a desire to help the petitioner by attempting to find alternative methods for securing the financing necessary to carry out this project. In fact, individual members indicated an intent to contact the people within the financial community to determine if some method of achieving the overall objective of this property owner could be attained. While the Commission recommended the approval based on overall objectives for the area and the commitment made by persons already within this block, it urges City Council to likewise attempt to find suitable relief for this petitioner if at all possible.

(SEE NEXT PAGE)

UPTOWN ZONING REGULATIONS

Subsequent to the preceding recommendation, the Planning Commission met on June 8, 1981 to discuss its recommendations pertaining to the text of the uptown zoning districts. At that time, the Commission discussed specifically the requirement of single ownership as currently expressed in the UR-10 regulations and also as initially proposed for the UR-1 districts under the new uptown regulations. In light of the circumstances revealed as part of the discussion and consideration of the previous petition number 81-30, the Planning Commission reviewed thoroughly the desirability of continuing a requirement for single ownership in the proposed UR-1 district.

As a result of this discussion, the Planning Commission voted to recommend that the new regulations not contain the requirement for single ownership in the UR-1 district. This consideration is based on a number of factors including the need in the present housing market to recognize the legitimacy of all forms of housing development and some concern that pure ownership requirement was not necessarily the best type of zoning requirement to have pertain to a broad category such as the new UR-1 district will be. While this does not question the original desirability of having this restriction within the closely-knit framework of the Fourth Ward Plan, it does not seem to be appropriate in view of the broader utilization of the urban residential district concept. Therefore the Planning Commission will be recommending as part of its overall treatment of the uptown regulations that this requirement be deleted.

The Planning Commission believes that by treating this in this comprehensive fashion, it enables a somewhat different perspective to be placed on the desirability of this requirement than it does under the process of recommending that one lot be zoned differently within an area in order to permit this one requirement to be deleted. Therefore the Commission is not changing its recommendation on 81-30 since that does involve the proposed changing of one lot as opposed to a policy decision overall but did want Council to be aware of the pending regulatory change as part of their consideration of this request. Even if this request is now denied and assuming a reasonable time flow for enacting the new regulations and districts, it would be conceivable that the petitioner in 81-30 could have the right to develop as he proposes by September or October.

The Planning Commission asked that this information be conveyed to you along with the recommendation on this specific petition so that you might have this as additional background in your consideration of this matter.

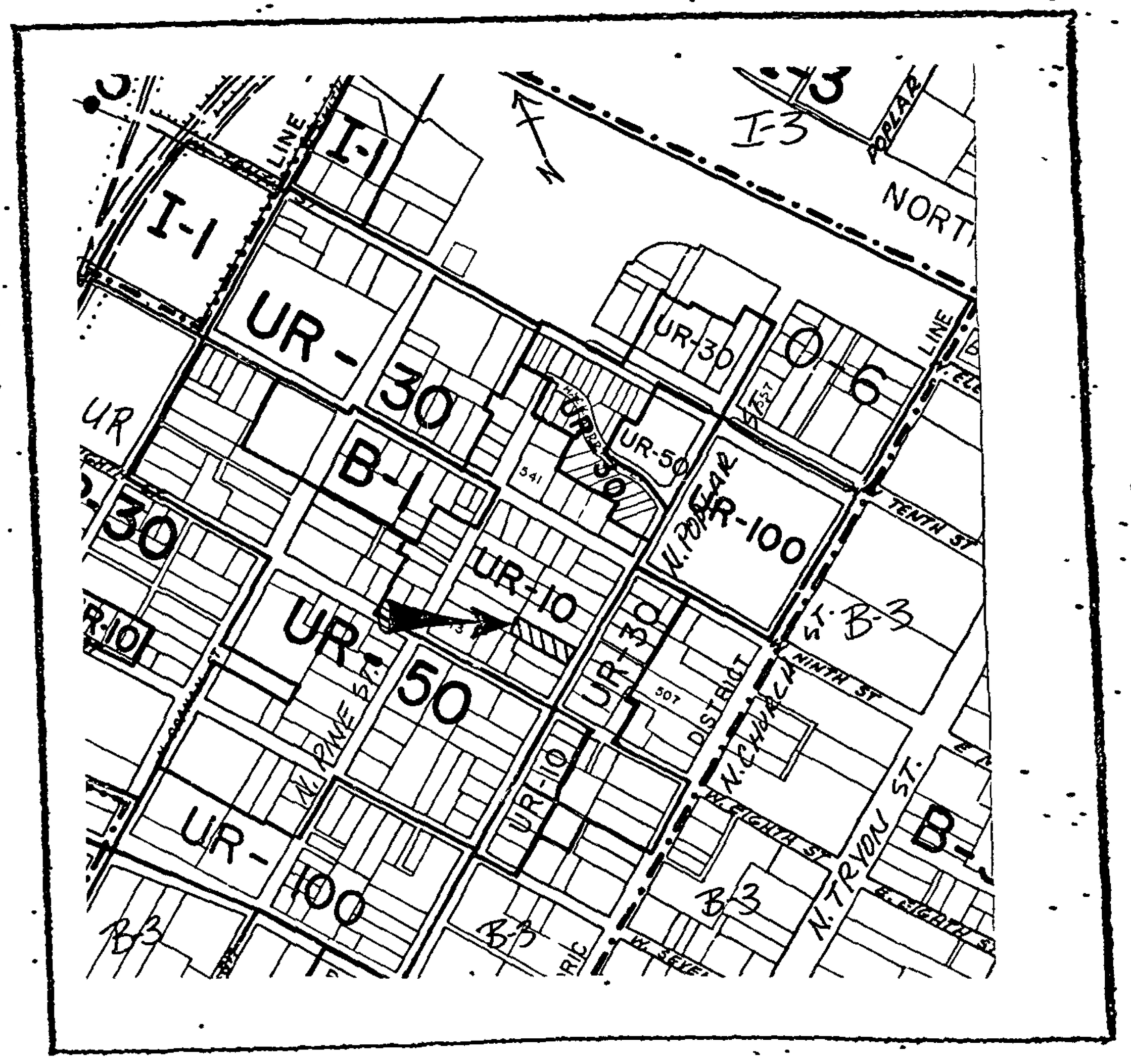
PETITIONER Alonzo Mackins, Jr.

PETITION NO. 81-30 HEARING DATE 5/18

ZONING CLASSIFICATION, EXISTING UR-10 REQUESTED UR-30(CD)

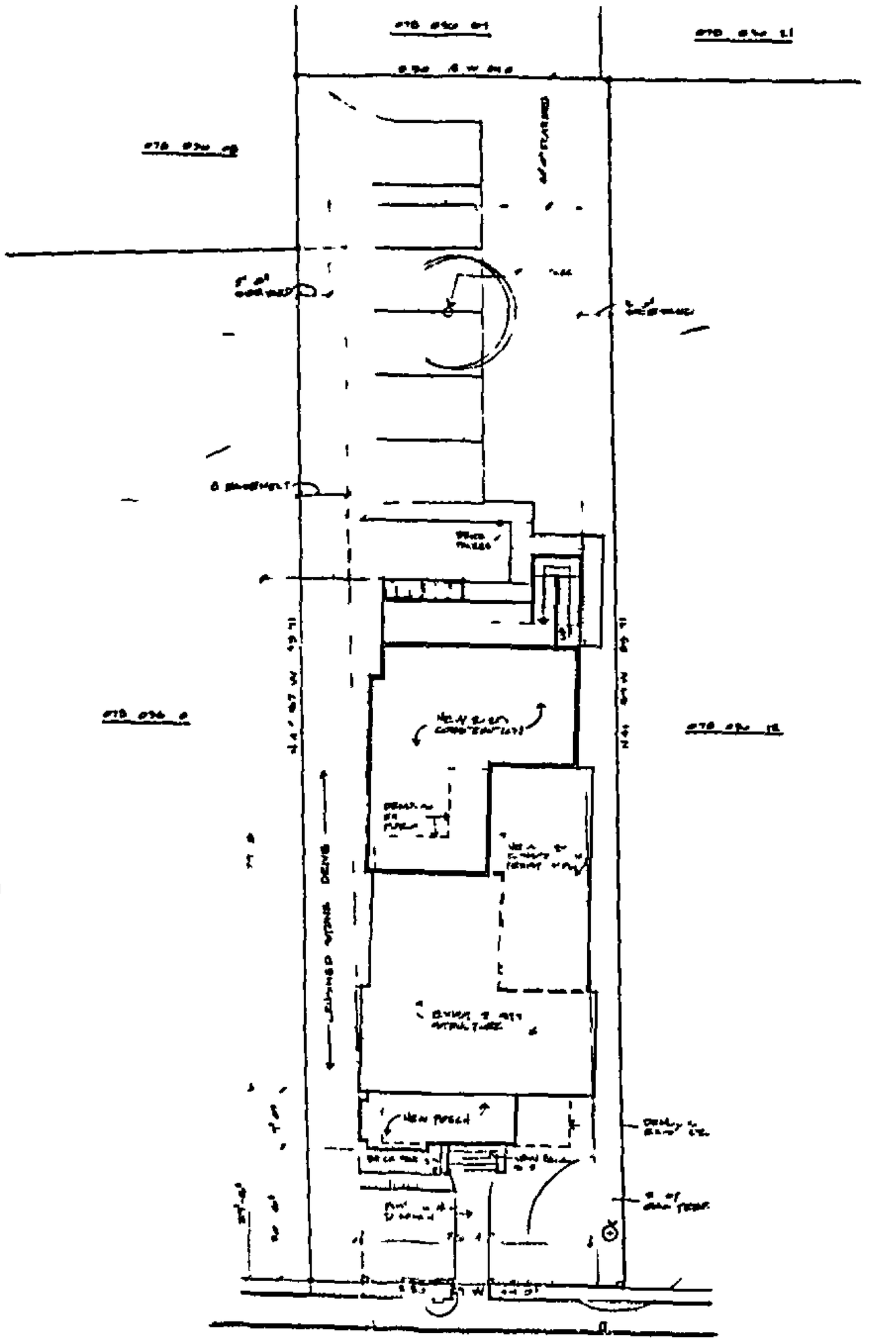
LOCATION A .21 acre parcel fronting the northerly side of N. Poplar Street about 100 feet east of W. Eighth St.

Acreage: .21



ZONING MAP NO. _____ SCALE 1" = 800'

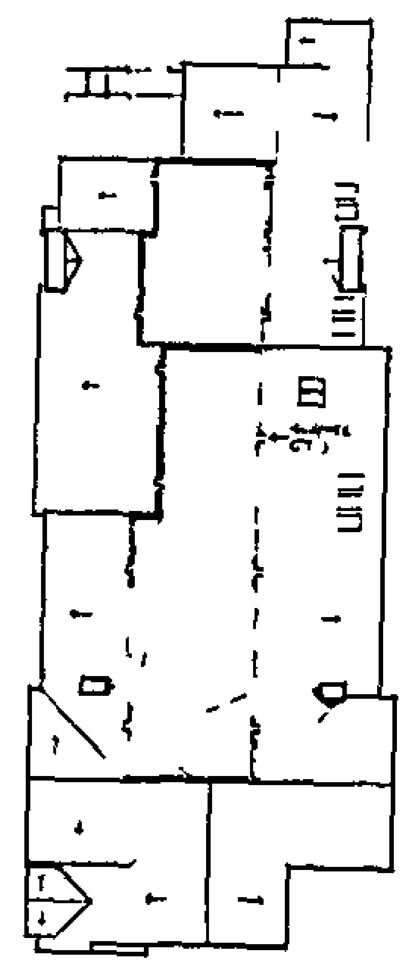
PROPERTY PROPOSED FOR CHANGE



SITE PLAN

REZONING REQUEST

LOCATION	509 N POPLAR ST
PRESENT ZONING	LB, O
PROPOSED ZONING	LB - SO (CD)
CURRENT USE	[illegible]
PROPOSED USE	[illegible]



ROOF PLAN

ACH ARCHITECTURE/CHARLOTTE
ARCHITECTURE SPACE PLANNING DESIGN GRAPHICS
1123 COMMONWEALTH AVE SUITE 100 CHARLOTTE, N.C.

MACONE & CO. JEWS
509 N POPLAR STREET
CHARLOTTE N.C.

A 1

PB #3

Request for Council Action

Charlotte

To the City Manager C D Readling June 18, 1981

Date

From C. D. Readling, City Engineer

Action Requested That City Council approve a Budget Ordinance to provide a supplemental appropriation for renovations of the Police Department Crime Lab.

In September of 1979, the City's insurance carrier noted in a memo that the Crime Lab employees were being exposed to significant health and safety hazards. In June of 1980, City Council appropriated $50,000 for the correction of these problems. The firm of Mechanical Engineers, Inc. was contracted to prepare plans to correct these deficiencies, which included reworking the mechanical duct system and adding fume hoods to remove hazardous fumes and contaminates, installation of explosion proof fixtures, construction of a "clean room" and "strip search room" which could be kept in a sterile condition, and related cabinetry work. After design began, it was found that the necessary construction would be more extensive than originally envisioned.

Bids have now been received for this work, and in order to award the contracts, it is recommended that City Council approve the attached Budget Ordinance which transfers $20,529.00 to the Crime Lab Renovation Account Number 247.00. These funds will be appropriated from the City's Insurance Premium Account.

np

ORDINANCE NO._____

AN ORDINANCE TO AMEND ORDINANCE NO. 394-X, THE 1980-81 BUDGET ORDINANCE TO PROVIDE A SUPPLEMENTAL APPROPRIATION FOR CONSTRUCTION IMPROVEMENTS AT THE POLICE DEPARTMENT CRIME LABORATORY.

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina,

Section 1. That the sum of $20,529 is hereby transferred from General Fund General Insurance (0101.530.83) to the General Capital Improvement Fund Crime Lab Reconstruction (2010.247.00).

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall become effective upon its adoption.

Approved as to form·

Henry W. Underhill Jr.
City Attorney

#4

Request for Council Action

Charlotte

To the City Manager

June 11, 1981
Date

From Martin R. Cramton, Jr., Planning Director

Action Requested Adopt the Plaza-Central Development Plan for use as a policy guide with regards to development in and improvements to the Plaza-Central business/neighborhood area.

Some time ago City Council requested that the Planning Staff conduct a study in the area centered around The Plaza/Central Avenue business community to determine what problems were occurring in this area and how to establish methods to solve them. This plan has been completed and adopted by the Planning Commission. It was prepared in cooperation with a task force composed of merchants and residents of the neighborhood. Meetings were held, data collected and surveys were conducted which helped to identify needs for the area. In so doing a wide range of issues were identified that focused around the following major items:

1) clean-up;
2) curb, gutter, and sidewalk improvements;
3) landscaping;
4) public parking;
5) merchants' organization; and
6) rezoning.

Through this plan ways to help alleviate problems and revitalize the area are proposed. Necessarily these relate to the items listed above and some of the goals in the plan have already been implemented, such as the formation of a business association and a general clean-up campaign.

Other problems remain and in certain cases it will be some time before they are addressed, such as the proposed curb, gutter and sidewalk improvements. The adoption of this plan will provide the framework for the implementation of all the objectives for the area.

#5

Request for Council Action

Charlotte

To the City Manager

June 22, 1981
Date

From Hoyle H. Martin, Housing Development Director

Action Requested Recommend the City Council at its June 29, 1981, meeting consider a request for approval of housing sites under the Public Housing Program and to decide whether to comment on and/or object to the proposed site(s).

Hoyle H. Martin

HUD's letters dated June 2, 1981, invites the City to comment on the Preliminary Site Reports for Project No. NC-003-020 and Project No. NC-003-023. The sites are expected to accommodate 79 and 21 housing units respectively under the Public Housing Program.

Pursuant to Section 213(a) of the Housing and Community Development Act of 1974, the City is offered the opportunity to comment on the sites or to object to their approval if they are inconsistent with the local Housing Assistance Plan.

The projects' proposed sites are in Census Tracts 26 and 47 which comprise the Cherry and Five Points Neighborhood Strategy Areas. They are consistent with the local Housing Assistance Plan. The neighborhood organizations in both areas have expressed support for these proposed Public Housing Units.

Attached for your review are comments from the Planning Commission staff about the sites.

Approval of the proposed resolution is necessary to meet the HUD requirement of replying within thirty (30) days of the June 2, 1981, letter.

Attachments
- Planning Commission Staff Information
- Maps
- Proposed Resolution

Housing Authority of the City of Charlotte
(Western Heights Family Housing)

PROJECT PROPOSALS AND OBJECTIVES

This mandatory referral provides for the construction of 50 units of scattered family housing and an accompanying community center in the Biddleville-Five Points area. This location has already been identified as a Community Development target area.

Parcels totalling 4.953 acres will be acquired by the Housing Authority to accommodate the project. Preliminary budget estimates for the 50 units to be constructed total $2,400.00. All funds will be HUD development monies.

PROJECT LOCATION

The site is located in an area bounded by I-77, West Trade Street and West Fifth Street (see attached map).

PROJECT JUSTIFICATION

All Community Development Neighborhood Strategy Areas are eligible areas for assisted new construction in compliance with the Housing Assistance Plan (HAP). Housing is a goal of the Community Development target areas.

With more than 2,000 families on the Housing Authority waiting list, there is an overwhelming need for these additional units.

SITE ASSESSMENT

Zoning

No rezoning is necessary. All of the parcels involved are zoned R-6MF, a multi-family category which would allow a maximum of 19.78 dwelling units to the acre

Transportation

The project area is served by 2 bus routes providing base line service on a seven day basis - Rt. 1 - Mt. Holly and Rt. 7 - Beatties Ford Road. Both connect with the uptown area.

Parks

The site is located within walking distance (¼-½ mile) of the Biddleville neighborhood park. The planned Lakeview district park will be located approximately 3/4 - 1 mile from the project in the vicinity of State Street and Ravencroft Drive. In addition the project will contain an accompanying community center.

Shopping
Access to shopping facilities either within walking distance (¼-½ mile) or utilizing public transit are adequate. In addition to Uptown Charlotte located approximately 1 mile from the project is a shopping area on West Trade Street and a consentration of commercial facilities at Beatties Ford and West Trade Street.

Schools
The 50 dwelling units in the project should result in 97 children, of which 85 will be of school age. Approximately 95% will be black.

However, the impact of these children on the school system will be minimal for most already living in the Biddleville - Five Points target area. Families would simply move to the newly constructed units.

Employment
Within a 2 mile radius of the site are numerous employment opportunities encompassing the uptown area, Freedom Drive and a segment of South Boulevard.

Medical Facilities
Within a distance of from 2-3 miles from the project are located the three major hospitals within the City.

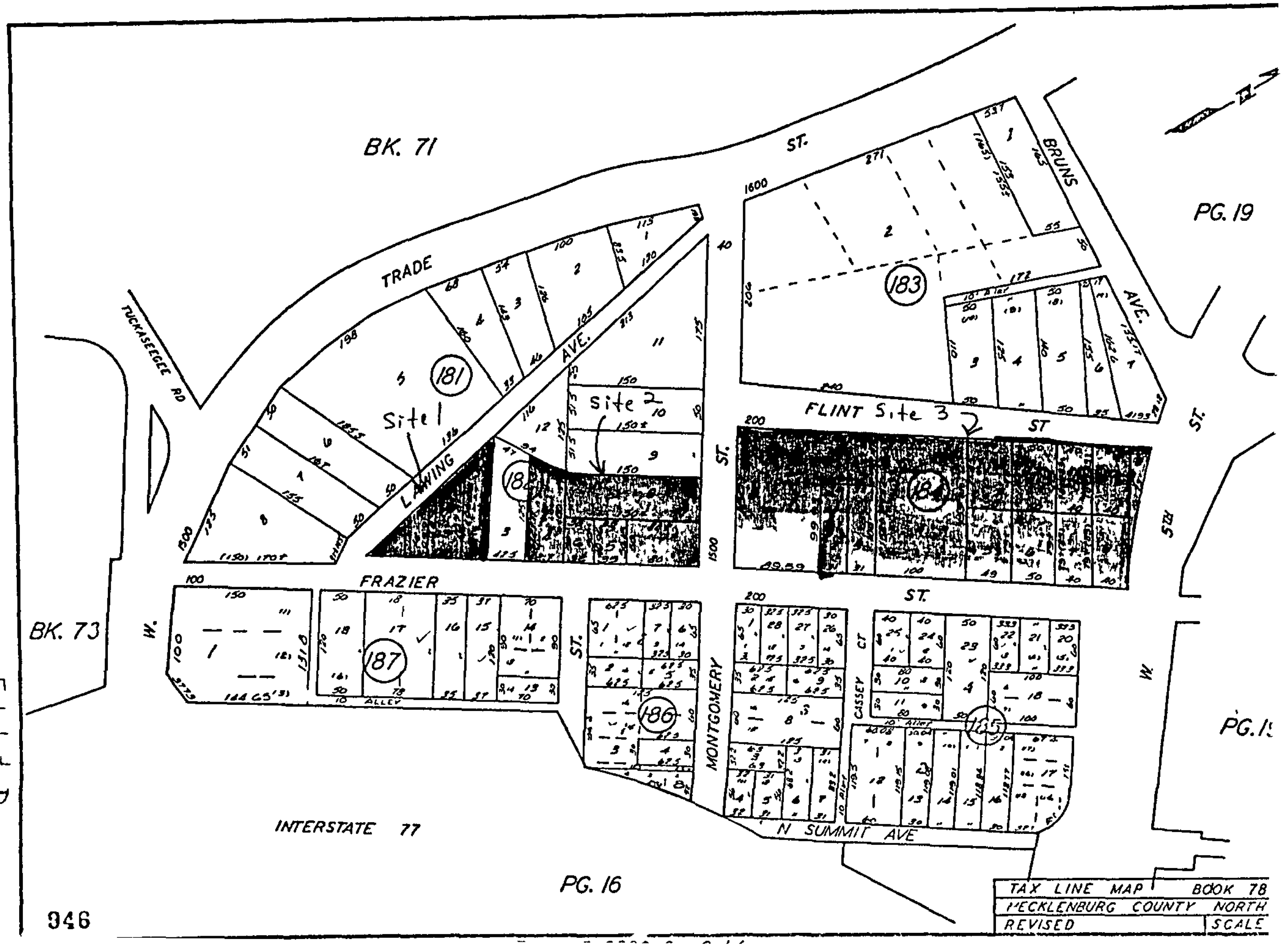
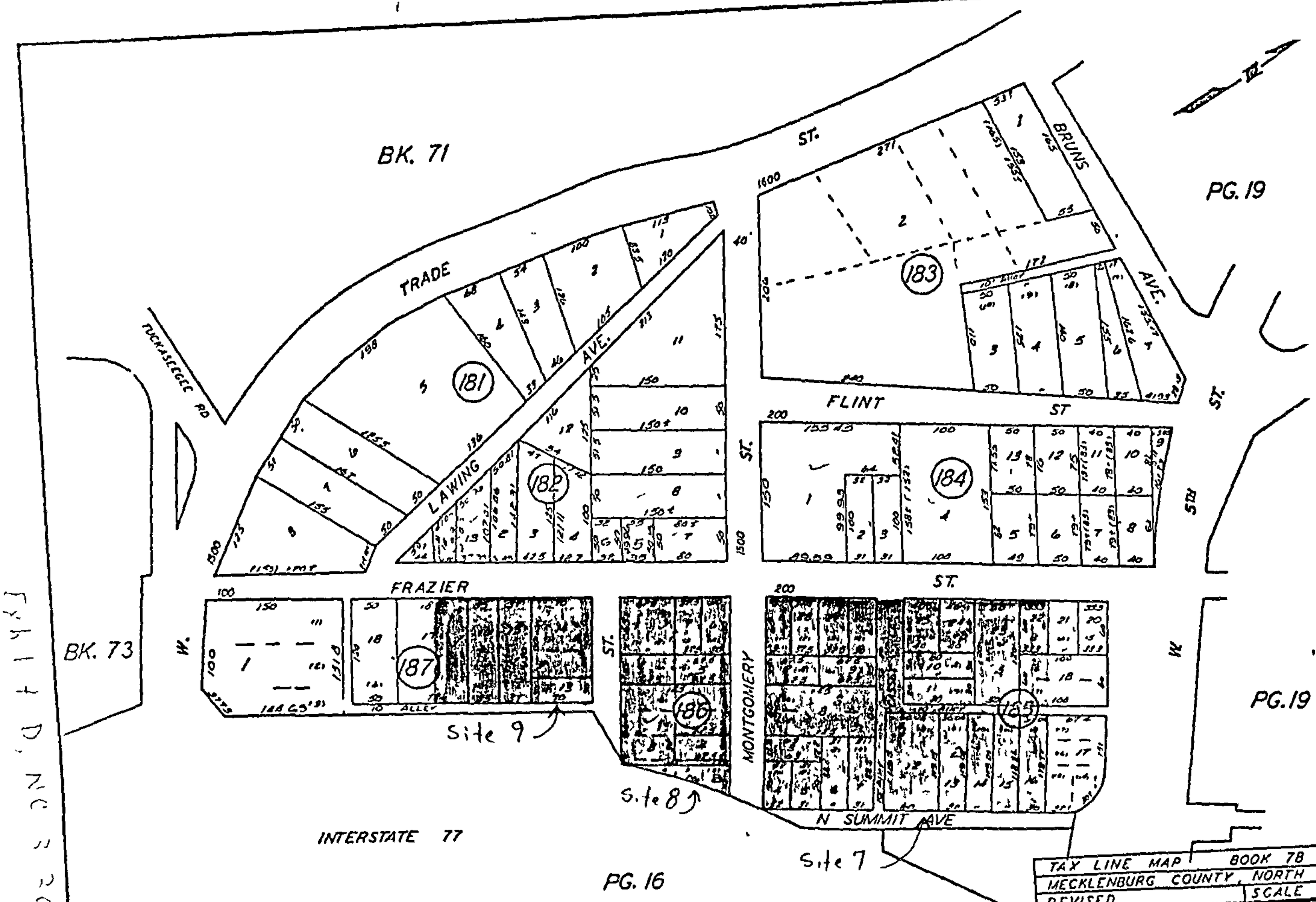


Exhibit D
NC 323



FOR TAX PURPOSES ONLY

Housing Authority of the City of Charlotte
(Cherry Community Family Housing)

PROJECT PROPOSAL AND OBJECTIVES

This mandatory referral provides for the construction of 50 units of scattered family housing and an accompanying community center in the Cherry Neighborhood Strategy Area. This location has already been identified as a Community Development target area.

Numerous parcels comprising 7.867 acres will be acquired by the Housing Authority to accommodate the project. Preliminary budget estimates for the 50 units to be constructed total $2,400,000. All funds will be HUD development monies.

PROJECT LOCATION

The site is located in the inner city within close proximity to Independence Boulevard (see attached maps).

PROJECT JUSTIFICATION

All Community Development Neighborhood Strategy Areas are eligible areas for assisted new construction in compliance with the Housing Assistance Plan (HAP). Housing as a goal of the Community Development target areas.

With more than 2000 families on the Housing Authority waiting list, there is an overwhelming need for these additional units.

SITE ASSESSMENT

Zoning

No rezoning is necessary. All of the parcels in question are zoned R-6MF, a multi-family category which would allow a maximum of 19.78 dwelling units to the acre.

Transportation

Base line service on a seven day basis occurs via Rt. 6 - Kings Drive and Rt. 8 Queens Road. Both routes serve the uptown area with necessary transfers.

Parks

The site is located within walking distance (¼-½ mile) of the existing Pearl Street neighborhood park. The site is approximately 1½ miles from the Freedom Park community park. In addition the project will contain an accompanying community center.

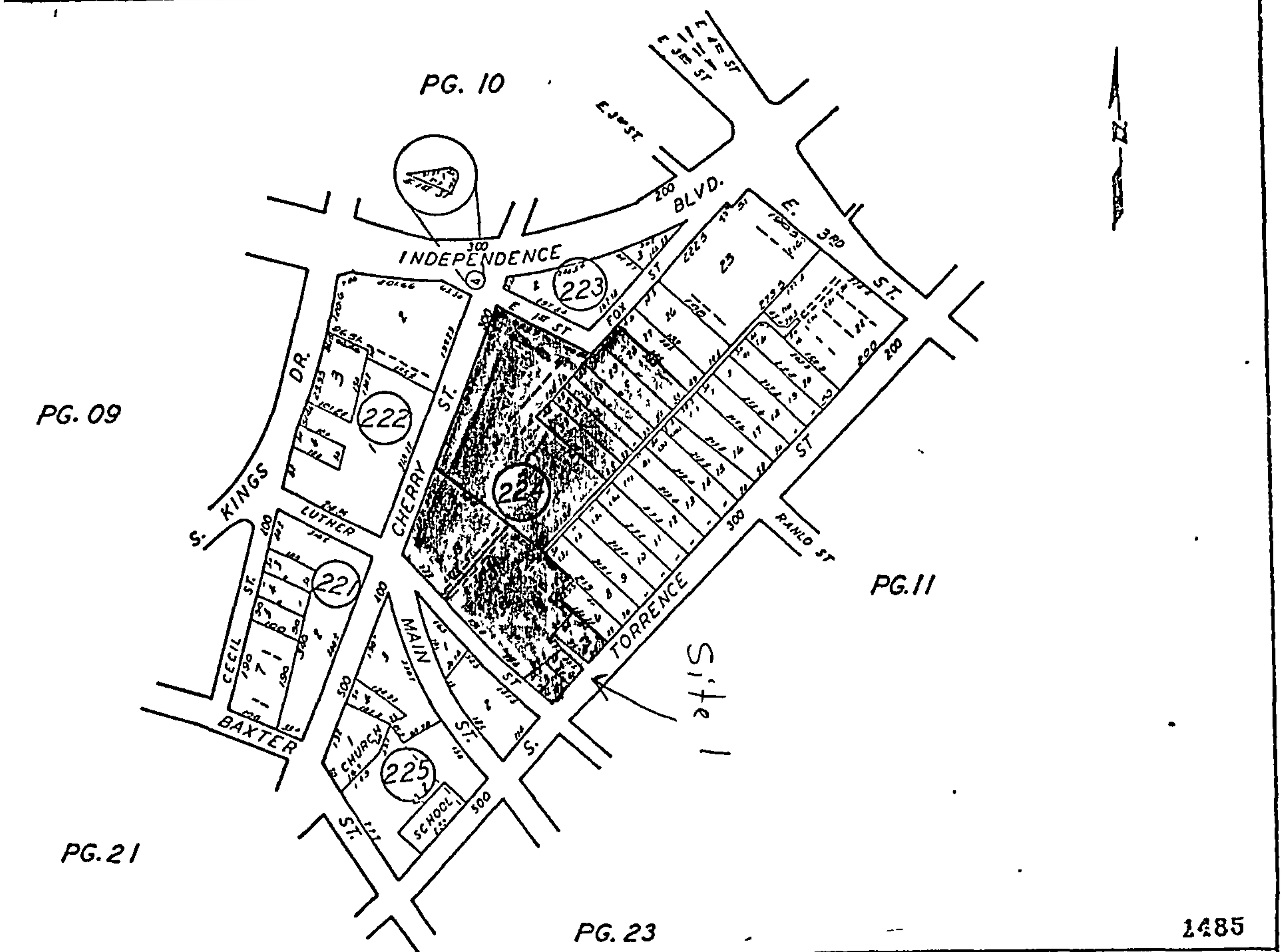
Shopping
The site has good transit access with base line service on Kings Drive (Rt. 6) as well as Queens Road (Rt. 8). Charlottetown Mall is within reasonable walking distance (¼-½ mile) while Uptown Charlotte is readily accessible by public transit.

Schools
The 50 dwelling units in the project should result in 97 children, of which 85 will be of school age, Approximately 95% will be black.

However, the impact of these children on the school system will be minimal for most already living in the Cherry Target area. Families would simply move to the newly constructed housing units.

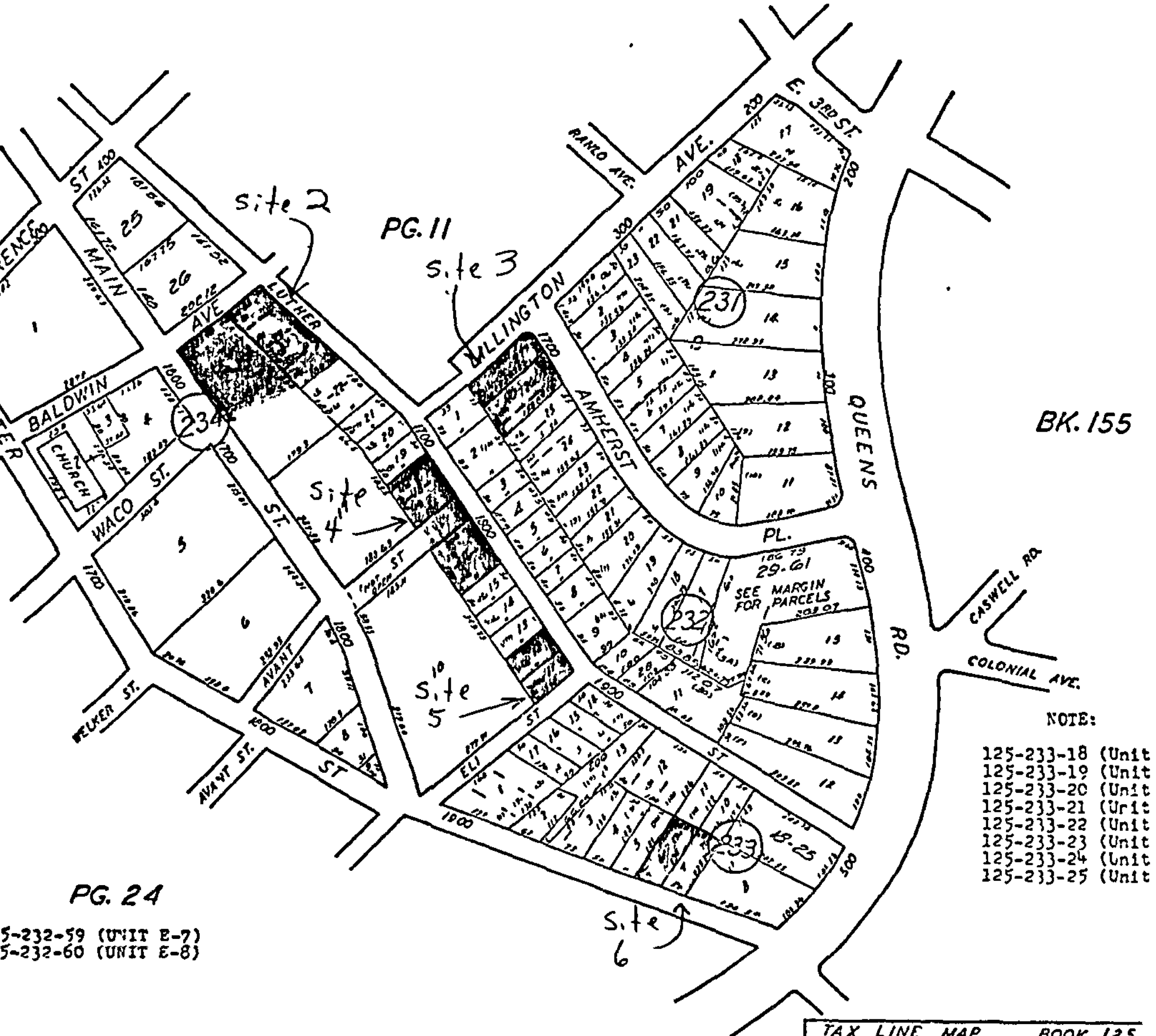
Employment Opportunities
Within a 2 mile radius of the site is a vast array of job oppotunities reflected by the location of Uptown Charlotte, South Boulevard and Independence Boulevard.

Medical Facilities
The project is located less than 1 mile from all three of Charlotte's major hospitals.



TAX LINE MAP BOOK 125 PAGE 22	
MECKLENBURG COUNTY, NORTH CAROLINA	
REVISED	SCALE 1" = 200'

FOR TAX PURPOSES ONLY



PG. 21

125-232-29 (UNIT A-1)
125-232-30 (UNIT A-2)
125-232-31 (UNIT A-3)
125-232-32 (UNIT A-4)
125-232-33 (UNIT A-5)
125-232-34 (UNIT A-6)
125-232-35 (UNIT B-1)
125-232-36 (UNIT B-2)
125-232-37 (UNIT B-3)
125-232-38 (UNIT B-4)
125-232-39 (UNIT B-5)
125-232-40 (UNIT B-6)
125-232-41 (UNIT C-1)
125-232-42 (UNIT C-2)
125-232-43 (UNIT C-3)
125-232-44 (UNIT C-4)
125-232-45 (UNIT C-5)
125-232-46 (UNIT C-6)
125-232-47 (UNIT D-1)
125-232-48 (UNIT D-2)
125-232-49 (UNIT D-3)
125-232-50 (UNIT D-4)
125-232-51 (UNIT D-5)
125-232-52 (UNIT D-6)
125-232-53 (UNIT E-1)
125-232-54 (UNIT E-2)
125-232-55 (UNIT E-3)
125-232-56 (UNIT E-4)
125-232-57 (UNIT E-5)
125-232-58 (UNIT E-6)

PG. 24

125-232-59 (UNIT E-7)
125-232-60 (UNIT E-8)

NOTE:

125-233-18 (Unit
125-233-19 (Unit
125-233-20 (Unit
125-233-21 (Unit
125-233-22 (Unit
125-233-23 (Unit
125-233-24 (Unit
125-233-25 (Unit

TAX LINE MAP	BOOK 125
MECKLENBURG COUNTY	NORTH
REVISED	SCALE

1486

A RESOLUTION VERIFYING THAT THE PRELIMINARY SITE REPORTS FOR ONE-HUNDRED HOUSING UNITS UNDER THE PUBLIC HOUSING PROGRAM ARE CONSISTENT WITH THE CHARLOTTE HOUSING ASSISTANCE PLAN

WHEREAS, it is the policy of the City of Charlotte to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, under the provisions of the U. S. Housing Act of 1937, as amended, the United States of America, acting through the Secretary of Housing and Urban Development (HUD) authorized to provide financial assistance to local Public Housing Authorities seeking to construct or substantially rehabilitate housing that will assist in meeting this goal; and

WHEREAS, the Act provides that there shall be a local determination of needs for low to moderate housing to meet needs not being adequately met by unsubsidized private enterprise; and

WHEREAS, pursuant to Section 213 (a) of the Housing and Community Development Act of 1974, the City is offered the opportunity to comment on the sites or to object to their approval if they are inconsistent with the local Housing Assistance Plan; and

WHEREAS, the proposed sites are in Community Development target areas and they meet the desires of the neighborhood organizations;

NOW, THEREFORE, BE IT RESOLVED, THAT the City of Charlotte verifys that the preliminary site reports presented by the Housing Authority of the City of Charlotte for 100 housing units identified in Project No. NC-003-020 and Project No. NC-003-023 are consistent with the Charlotte Housing Assistance Plan.

RESOLVED, this the _____ day of _____, 1981.

Approved as to form:

Henry W. Underhill Jr.

By: Henry W. Underhill, Jr.
City Attorney

CERTIFICATION

I, Ruth Armstrong, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 1981, the reference having been made in the minutes of the meeting in Minute Book _____, and recorded in full in Resolutions Book _____.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina this the _____ day of _____, 1981.

_____
Ruth Armstrong, City Clerk

#6

Charlotte Request for Council Action

To the City Manager

From Hoyle H. Martin, Housing Development Director — June 23, 1981 (Date)

Action Requested Recommend the City Council at its June 29, 1981, meeting consider a request for approval of three (3) sites for the construction of Section 235(i) single family housing units.

Hoyle H Martin

HUD's letter dated June 3, 1981, invites the City to comment on the Preliminary Reservation of Contract Authority for Commitment to 125 units of housing under the Section 235(i) Homeownership Program located on three (3) separate subdivision sites.

HUD regulation require that requests for Preliminary Reservation of 13 or more Section 235(i) housing units in a locality with an approved Housing Assistance Plan shall comply with Section 213(a) of the Housing and Community Development Act of 1974. Pursuant to this section, the City is offered the opportunity to comment on the sites or to object to their approval if they are inconsistent with the local Housing Assistance Plan.

The projects' proposed sites are in 1980 Census Tracts 38.03, 19.05 and 19.06 and they are consistent with the local Housing Assistance Plan.

HHM/jr

Attachments
- Site Information
- Map

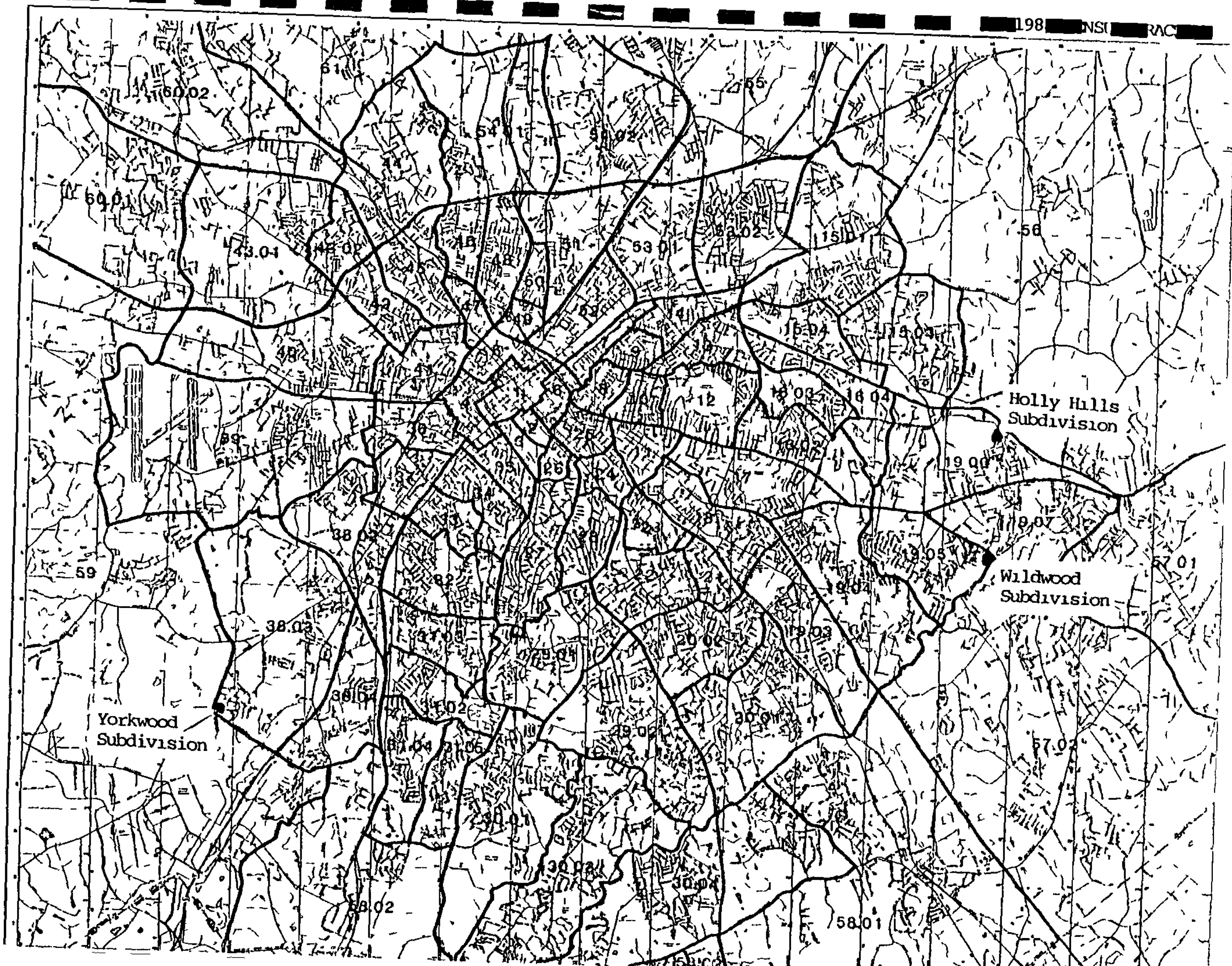
SECTION 235 HOMEOWNERSHIP PRELIMINARY SITE APPROVAL

Subdivision/Area [1]	Census Tract	Housing Units				Price Ranges	
		Sec. 235		Other		Sec. 235	Other
		No. Units	Sq. Ft.	No. Units	Sq. Ft.		
Yorkwood	38.03	20 [a]	950 - 1,200	188	950 - 1,600	$39 - 46,000	$39 - 60,000
Wildwood	19.05	60	976 - 1,600	92	976 - 1,600	$43 - 52,000	$43 - 52,000
Holly Hills	19.06	45	976 - 1,600	68	976 - 1,600	$43 - 52,000	$43 - 52,000

1. HUD regulations allow Section 235 housing units to comprise up to 40 percent of the units in a subdivision

a. Initial number of units

198[redacted]NSI[redacted]RAC[redacted]



#7

Request for Council Action

Charlotte

To the City Manager

June 25, 1981
Date

From Don Carroll, Chairman, Environmental Health and Protection Committee

Action Requested To approve a priority ranking of potential landfill sites.

Since November 1980 the Environmental Health and Protection Committee has been evaluating various sites in Mecklenburg County to determine the location of necessary additional landfill space. The site selection process called for the committee to hold public hearings, evaluate the available information, and recommend a priority site listing to the City Council. Following City Council action, staff will confirm the suitability of the top ranked site and begin the landfill acquisition, design and permit application process. Should this site prove unsuitable, the second ranked site would be investigated, etc.

Public hearings have been held on five sites and staff has developed preliminary economic information based on the best data available. All the information gathered and analyses performed by the committee and staff were summarized in the report which Council members received recently.

On June 23, the committee voted to recommend that the five sites be ranked in the following order

1. Reames Road
2 Yorkmont-Josephine Roads
3. Albemarle Road
4. Highway 29-I-85
5 Mount Holly-Huntersville Road

Our contract with Henningson, Durham and Richardson approved March 23, 1981, includes the necessary services to design and make permit applications for a landfill, and funds have been appropriated in the C I.P. budget for these activities.

The Environmental Health and Protection Committee recommends approval of this resolution.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE ADOPTING A PRIORITY LISTING OF POTENTIAL SANITARY LANDFILL SITES.

WHEREAS, solid waste disposal is a major environmental problem; and

WHEREAS, the Solid Waste Advisory Task Force has developed a comprehensive long-range solid waste disposal plan; and

WHEREAS, the City of Charlotte has reviewed the Solid Waste Disposal Implementation Plan recommended by the Solid Waste Advisory Task Force; and

WHEREAS, the City of Charlotte recognizes the need to select and develop an additional sanitary landfill site in accordance with the Solid Waste Disposal Implementation Plan.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte that the site on Reames Road in Mecklenburg County be developed as a sanitary landfill, and

BE IT FURTHER RESOLVED by the City Council of the City of Charlotte that, if the Reames Road site is not suitable for a sanitary landfill, additional sites be considered in the following order: Yorkmont-Josephine Roads; Albemarle-Rocky River Church Roads, Highway 29-Interstate 85 and Mount Holly-Huntersville Road.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

CW #8

Request for Council Action

Charlotte

To the City Manager William H. Wilder — June 24, 1981 (Date)

From William H. Wilder, Personnel Director

Action Requested Adoption of a Resolution Amending the Pay Plan to Establish Twenty-two(22) Classifications Necessary to Implement the Engineering Aide Study Recommendation.

In November 1979, a comprehensive study of the Engineering Aide series was undertaken by the Compensation and Appraisal Division of the Personnel Department. The five(5) classes in the Engineering Aide Series, Engineering Aide I, II, III, IV and Chief Engineering Aide, currently include positions engaged in the following types of work, drafting, construction inspection, surveying, materials testing, engineering service investigation, traffic counting, data analysis, contract preparation, Tree Ordinance implementation, and engineering-related clerical duties. The presence of such dissimilar duties within a single class series has rendered accurate job evaluation and appropriate pay assignment decisions extremely difficult. The need for series restructuring has been emphasized since implementation of the classification-based performance appraisal system, since few factors can be rated for each Engineering Aide position.Consequently, in order to establish appropriate pay assignments and to effectively evaluate performance, it is necessary to establish classes which more appropriately identify and group duties and responsibilities.

The Personnel Department's preliminary recommendations proposed assigning each of the 117 incumbents of the current five(5) Engineering Aide classifications to one of thirty-one(31) classifications. However, the initial study included evaluation of Engineering Aide positions in the Traffic Engineering Department, prior to the consolidation of Transit and Traffic Engineering into the Transportation Department. Since reorganization has altered the responsibilities of most positions, classification recommendations affecting the twenty-two(22) positions in the Transportation Department will be postponed until the positions can be reevaluated during the summer.The Utilities Department recently advised that duties have been changed for several assigned Engineering Aides, necessitating that nine additional positions be evaluated again. The current recommendations affect 82 positions and twenty-two(22) classes and will affect employees in the Operations, Engineering, Community Development, Planning, Utilities and Airport Departments.

These recommendations represent the culmination of an 18 month study which proceeded through the following steps All City employees classified as Engineering Aides completed Position Description Questionnaires, which were reviewed by both the supervisor and department head before submission, audits were conducted of the

positions, positions were categorized by duties and comparisons made with other City job classes, preliminary class specifications were prepared for proposed classes, preliminary classes and specifications were reviewed and revised as necessary, department managers reviewed proposed specifications and allocation of positions by class, identified concerns, and submitted suggestions, necessary changes were made to the classes and specifications, and proposed pay range assignments were submitted to department management for final review and comments. Since all the steps in this process have been completed, it is now appropriate to recommend that City Council establish the following classifications at the recommended pay range assignments, in order to appropriately designate and compensate employees assigned to the Engineering Aide classifications

Type of Duty	Classification	Pay Range	# Positions
Clerical	Engineering Clerk I	7	2
	Engineering Clerk II	9	1
Tree Ordinance Implementation	Tree Technician	14	1
Drafting/Design	Drafting Technician I	11	6
	Drafting Technician II	14	6
	Drafting Technician III	18	1
	Design Supervisor	21	2
Construction Inspection	Construction Inspector	15	24
	Chief Construction Inspector	19	3
	Construction and Material Supervisor	21	1
Surveying	Survey Aide	7	12
	Survey Technician	11	6
	Survey Party Chief I	14*	3
	Survey Party Chief II	16*	3
	Survey Supervisor	21	2
Material Testing	Material Technician I	11	1
	Material Technician II	14	1
Engineering Services Investigation	Engineering Services Investigator	14	5
	Engineering Services Supervisor	21	1
Contract Preparation	Contract Assistant	15	1
	Contract Administrator	21	1
Varied duties drafting inspection, contract preparation.	Engineering Assistant	18	3

*Plus one additional pay step for Registration as N.C. Land Surveyor.

Recommended changes in classification and salary assignment will result in 30 employees being assigned to higher pay ranges, 4 employees being assigned to lower pay ranges and 48 employees remaining at their current pay ranges. The net additional cost of implementation will total approximately $25,000, which was included in the FY82 Budget. Attached is an additional chart indicating the recommended position changes according to current classification.

Attachment

ENGINEERING AIDE STUDY
RECOMMENDED POSITION CHANGES

Current			Proposed		
Pay Range	Classification	# Positions	Pay Range	Classification	# Positions
7	Engineering Aide I	14	7	Survey Aide	9
			7	Engineering Clerk I	2
			11	Drafting Technician I	2
			9	Engineering Clerk II	1
11	Engineering Aide II	14	11	Drafting Technician I	4
			15	Construction Inspector	1
			11	Materials Technician I	1
			11	Survey Technician	6
			14	Drafting Technician II	1
			9	Engineering Clerk II	1
14	Engineering Aide III	36	14	Tree Technician	1
			15	Construction Inspector	20
			14	Drafting Technician II	5
			14	Material Technician II	1
			14	Engineering Services Investigator	5
			15	Contract Assistant	1
			14*	Survey Party Chief I	3
18	Engineering Aide IV	11	15	Construction Inspector	1
			16*	Survey Party Chief II	3
			18	Engineering Assistant	3
			18	Drafting Technician III	1
			19	Chief Construction Inspector	3
21	Chief Engineering Aide	7	21	Survey Supervisor	2
			21	Contract Administrator	1
			21	Construction & Material Supervisor	1
			21	Design Supervisor	2
			21	Engineering Services Supervisor	1
	TOTALS	82			82

*Plus one step for Registration as N.C. Land Surveyor

RESOLUTION AMENDING THE PAY PLAN
OF THE
CITY OF CHARLOTTE

BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, that the Pay Plan heretofore adopted by the City Council to be effective October 1,1960, as subsequently amended, is hereby further amended as follows.

Add the following classes

Class Title	Class No.	Pay Range	Pay Steps
Engineering Clerk I	2360	7	A-F
Engineering Clerk II	2361	9	A-F
Tree Technician	2363	14	A-F
Drafting Technician I	2365	11	A-F
Drafting Technician II	2366	14	A-F
Drafting Technician III	2367	18	A-F
Design Supervisor	2368	21	A-F
Construction Inspector	2375	15	A-F
Chief Construction Inspector	2376	19	A-F
Construction and Material Supervisor	2377	21	A-F
Survey Aide	2380	7	A-F
Survey Technician	2381	11	A-F
Survey Party Chief I	2382	14*	A-F
Survey Party Chief II	2383	16*	A-F
Survey Supervisor	2384	21	A-F
Material Technician I	2370	11	A-F
Material Technician II	2371	14	A-F
Engineering Services Investigator	2387	14	A-F
Engineering Services Supervisor	2388	21	A-F
Contract Assistant	2390	15	A-F
Contract Administrator	2391	21	A-F
Engineering Assistant	2393	18	A-F

*Plus one additional pay step for Registration as N.C.Land Surveyor.

BE IT FURTHER RESOLVED that this resolution shall be effective on the date of its adoption.

APPROVED AS TO FORM

City Attorney

#9

Request for Council Action

Charlotte

To the City Manager

June 15, 1981
Date

From Henry W. Underhill, Jr., City Attorney

Action Requested Council consideration of the claim of Ronaldo Realty Company, 501 North Church Street, in the amount of $30,000 alleging lack of due process of law in the demolition of two structures on Kinney Street.

Henry W. Underhill Jr.

FACTS: Ronaldo Realty Company, through its attorney, filed a claim against the City in the amount of $30,000 on April 9, 1981. The claim alleges that houses belonging to claimant were demolished without due process of law. The claimant more specifically alleges that the President, James Frieson, of Ronaldo Realty Company was informed on October 7, 1980 that no demolition of the houses would occur until he had an opportunity to appear before City Council.

This claim has been investigated by a member of my staff and no lack of procedural due process has been found. Hearings were held on March 31 and April 1 of 1980 before the City's Chief Housing Inspector, Mason Watkins, to consider whether or not these structures should be demolished. Mr. Frieson was notified of each hearing by certified mail but did not appear at either hearing. The hearings were held, findings of fact were made and a notice of the decision to recommend that the structures be demolished was sent to Mr. Frieson. This notice also advised Mr. Frieson that he had the right to appeal the decision within five days of the receipt of the notice. Mr. Frieson did not take an appeal.

On April 3, 1980, Mr. Frieson telephoned Mason Watkins and asked that the recommendation to demolish the structures be withdrawn. Mr. Watkins advised him that he did not have the authority to withdraw his decision but that he could speak to Mr. W. H. Jamison about the matter. Some time later Mr. Frieson came in to see Mr. Jamison with the same request. Mr. Jamison does not remember all of the conversation, but Mr. Watkins recalls that a delay of ten days before instituting City Council action was granted to give Mr. Frieson an opportunity to board up the structures. At the end of the ten-day period an inspection was made and no attempt had been made to board the structures. The Housing Division then placed the ordinances ordering the demolition on the Council docket for consideration on August 11, 1980. A letter was sent to Mr. Frieson advising him that the ordinances would be considered on that date, but he did not appear to speak before City Council.

Mr. Frieson now, through his attorney, alleges that he was promised that no demolition would take place until he had the opportunity to appear before Council. He alleges that promise was made on October 7, 1980, two months after City Council had ordered the demolition. There is no evidence in the file that any such delay was granted and Chief Housing Inspector Watkins would have known if such relief were granted, and he states that it was not. In rare cases, where a property owner boards up a structure after Council action, then that action can be rescinded but Mr. Frieson had made no attempt to board up the structures. In any event, one structure was demolished on November 13, 1980 and the other December 9, 1980, but Mr. Frieson did not appear before Council prior to either of these dates.

RECOMMENDATION:

It is the opinion of this office that this claim should be denied. Mr. Frieson was notified by certified mail to appear at two hearings. He did not appear at either hearing. He was granted a ten-day extension before Council action was taken, but he did not board up the structures. He was advised of his right to appeal - he did not appeal. He was notified by letter that Council would consider the adoption of ordinances to demolish these structures on August 11, 1980, but he did not appear at the Council meeting.

It is therefore the opinion of this office that his right to due process of the law has not been violated and hence this claim for $30,000 should be denied.

#10

Request for Council Action

Charlotte

June 17, 1981

To the City Manager

H H Zucker for D C. Brown

Date

From ~~D. C. Brown, Jr.,~~ Purchasing Director, Purchase and Contract Department

Action Requested Recommend approval of attached bids as shown.

BIDS

CRIME LAB RENOVATIONS
TO LAW ENFORCEMENT CENTER
****

ENGINEERING
DEPARTMENT

The following bids have been received for "Crime Lab Renovations to Law Enforcement Center, Project Number 512-81-139." This project will consist of renovations to the Law Enforcement Center Crime Lab to correct hazards and deficiencies as noted by the City's insurance carrier. Work includes reworking mechanical duct system to remove hazardous fumes and contaminates, installation of explosion proof electrical fixtures and soundproofing various areas. The Completion date for this project will be 120 days after the Contractor receives his Notice to Proceed. Liquidated damagew will be assessed at the rate of $100.00 per day thereafter.

This project was advertised in The Charlotte News on May 11, 1981. Bids were received by the City on June 2, 1981.

*BIDS

	GENERAL	
T. K. Browne Construction Co., Inc.	Charlotte, N.C.	$41,784.00
R. T. Dooley, Inc.	Charlotte, N.C.	50,438.00
James B. Waddell	Charlotte, N.C.	51,330.00
	MECHANICAL	
Air Masters, Inc.	Charlotte, N.C.	$ 5,855.00
P. C. Godfrey, Inc.	Charlotte, N.C.	8,241.00
J. V. Andrews Co.	Charlotte, N.C.	13,360.00
A. Z. Price, Inc.	Charlotte, N.C.	15,333.32
	PLUMBING	
J. V. Andrews Co.	Charlotte, N.C.	$ 8,990.00
A. Z. Price, Inc.	Charlotte, N.C.	10,109.00
P. C. Godfrey, Inc.	Charlotte, N.C.	10,408.50

Recommendation: By the City Engineer that the following low bids be accepted for award of contract on a lump sum basis. All bids include alternates.

General:	T. K. Browne Const. Co., Inc.	Charlotte, N.C.	$41,784.00
Mechanical:	Air Masters, Inc.	Charlotte, N.C.	5,855.00
Plumbing:	J. V. Andrews Co.	Charlotte, N.C.	8,990.00
	TOTAL CONTRACT		$56,629.00

Action: Motion to accept low bids for award of contract on a lump sum basis.

Unencumbered balance prior to contract award - General CIP Account, Crime Lab Reconstruction (2010, 247.00) - $60,883.

*All bids include alternate #1.

CRIME LAB RENOVATIONS

BID TABULATION SUMMARY

GENERAL

T. K. Browne Const. Co., Inc.	Base Bid	$37,303.00
	(Alternates)	
	#G-1 Fume Hood & Fan	4,481.00
	TOTAL	$41,784.00
R. T. Dooley, Inc. Charlotte, N.C.	Base Bid	$46,530.00
	(Alternates)	
	#G-1 Fume Hood & Fan	4,800.00
	TOTAL	$50,438.00
James B. Waddell Charlotte, N.C.	Base Bid	$46,631.00
	(Alternates)	
	#G-1 Fume Hood & Fan	3,807.00
	TOTAL	$51,330.00

MECHANICAL

Air Masters, Inc. Charlotte, N.C.	Base Bid	$ 4,855.00
	(Alternates)	
	#M-1 Fume Hood & Fan	1,000.00
	TOTAL	$ 5,855.00
P. C. Godfrey, Inc. Charlotte, N.C.	Base Bid	$ 6,556.00
	(Alternates)	
	#M-1 Fume Hood & Fan	1,685.00
	TOTAL	$ 8,241.00
J. V. Andrews Co. Charlotte, N.C.	Base Bid	$11,660.00
	(Alternates)	
	#M-1 Fume Hood & Fan	1,700.00
	TOTAL	$13,360.00

PLUMBING

J. V. Andrews Co. Charlotte, N.C..	Base Bid	$ 7,590.00
	(Alternates)	
	#P-1 Fume Hood & Fan	1,400.00
	TOTAL.	$ 8,990.00
A. Z. Price, Inc. Charlotte, N.C.	Base Bid	$ 8,554.00
	(Alternates)	
	#P-1 Fume Hood & Fan	1,555.00
	TOTAL.	$ 10,109.00
P. C. Godfrey, Inc. Charlotte, N.C.	Base Bid	$ 8,728.50
	(Alternates)	
	#P-1 Fume Hood & Fan	1,685.00
	TOTAL.	$ 10,408.50

B)

BIDS

PARKS & RECREATION PLAYGROUND
EQUIPMENT INSTALLATION-1981, PHASE II

ENGINEERING DEPARTMENT

The following bids have been received for "Parks & Recreation Playground Equipment Installation-1981, Phase II, Project Number 512-81-099." This project will consist of the installation of play equipment in fourteen neighborhood school parks. The completion date for this project will be October 15, 1981. Liquidated damages will be assessed at the rate of $25.00 per site per day thereafter.

Advertisement was carried in The Charlotte News on May 19, 1981. Bids were received by the City on June 9, 1981.

BIDS:

T. K. Browne Construction Co.	Charlotte, N.C.	*$ 159,303.00
Moretti Construction Co.	Charlotte, N.C.	172,295.00
Crowder Construction Co.	Charlotte, N.C.	189,168.00
Howard B. Jones & Son	Columbia, S.C.	199,984.00
Jones Fencing & Grading Co.	Charlotte, N.C.	213,129.00

Recommendation. By the City Engineer that the low base bid of $150,164.00 plus all alternates of $9,139.00, totaling $159,303.00, as submitted by T. K. Browne Construction Company, Charlotte, North Carolina, be accepted for award of contract on a unit price basis.

Action: Motion to accept low bid for award of contract on a unit price basis.

Unencumbered balance prior to contract award - General Capital Improvement Projects Fund, Neighborhood School Parks (2010, 700.07) - $188,028.

*Base bid of $150,164.00 plus alternates of $9,139.00

The following are locations for play equipment to be installed on the Park and Recreation Playground Equipment Installation-1981, Phase II project:

1. Alexander Graham Junior High School
2. Beverly Woods Elementary School
3. Collingswood Elementary School
4. Druid Hills Elementary School
5. Eastover Elementary School
6. Graham Learning Center
7. Montclair Elementary School
8. Oakhurst Elementary School
9. Piney Grove Elementary School
10. J. Mason Smith Jr. High School
11. Allenbrook Elementary
12. Spaugh Junior High School
13. J. T. Williams Junior High
14. Sedgefield Elementary

C)

BIDS

WEST CHARLOTTE DISTRICT PARK
****

ENGINEERING DEPARTMENT

The following bids have been received for "West Charlotte District Park, Project Number 512-80-203." This project will consist of the construction of a district park at West Charlotte High School. Construction will include a picnic shelter, sidewalks, jogging trail and other site amenities such as park benches, picnic tables and water fountain. The completion date for this project will be October 1, 1981. Liquidated damages will be assessed at the rate of $50.00 per day thereafter.

Advertisement was carried in The Charlotte News on May 29, 1981. Bids were received by the City on June 16, 1981.

BIDS:

	*Base Bid	Alternate #1 (Metal Roof)	Total
Moretti Construction, Inc. Charlotte, N.C.	$ 36,596.58	$ 360.00	$ 36,956.58
T. K. Browne Construction Co. Charlotte, N.C.	44,778.00	500.00	45,278.00
Blythe Industries, Inc. Charlotte, N.C.	49,980.00	750.00	50,730.00
Crowder Construction Co. Charlotte, N.C.	48,796.26	2,700.00	51,496.26

Recommendation: By the City Engineer that the Base Bid of $36,596.58 plus Alternate #1 of $360.00 totaling $36,956.58, as submitted by Moretti Construction, Inc., Charlotte, North Carolina, be accepted for award of contract on a lump sum basis.

Action: Motion to accept low base bid plus alternate for award of contract on a lump sum basis.

Unencumbered balance prior to contract award - General Capital Improvement Projects Fund, District School Parks (2010, 705.00) - $159,577.

*Includes 2% contingency allowance

Pr 4-15

11

Request for Council Action

Charlotte

To the City Manager

June 18, 1981
Date

From Kenneth Simback, Central Area Development Coordinator

Action Requested Approve a contract and budget in the amount of $120,750 with the Charlotte Uptown Development Corporation for the fiscal year 1982.

Each year the Charlotte Uptown Development Corporation (CUDC) submits a contract, budget and program of objectives for City Council approval. For fiscal year 1982 the CUDC has submitted a budget of $120,750 and a contract with the following objectives(scope of services):

- To develop a concept for a housing project in Third Ward.
- Continue work to acquire additional land on and around the CUDC block in Third Ward.
- Continue the operation of CUDC's loan program with the two consortiums of banks and savings and loan associations.
- Complete the CUDC-sponsored Governmental Space Needs Study for Mecklenburg County.
- Use the CUDC slide show to lure regional or national headquarters to Charlotte. Work with the Chamber of Commerce, financial institutions, etc., in getting leads.
- Become acquainted with various foundations that can assist CUDC grants for specific projects.
- Find users, tenants, and financing for older building in the uptown area.
- Work with the City to improve the potential of First Ward for housing and commercial development.
- Develop with the Office of Special Projects and other City departments as appropriate, various options for the construction of projects.
- Retain a consultant to work through an Advisory Committee, composed of a cross section of individuals and groups from the private and public sectors, to recommend ways to achieve coordinated and harmonious development in the vicinity of the Square.

Both the objectives and the budget as well as the 1982 program of work were prepared with the assistance of the Budget and Evaluation Department. The Budget and Evaluation Department has also prepared an evaluation of CUDC performance under the 1981 contract, a copy of which is attached for Council's review.

City Council is requested to approve the CUDC contract and budget for $120,750 for fiscal year 1982.

PART I - STATEMENT OF AGREEMENT

THIS AGREEMENT, entered into this _____day of _____ 1981, by and between the CITY OF CHARLOTTE, North Carolina (hereinafter called the "City of Charlotte") and CHARLOTTE UPTOWN DEVELOPMENT CORPORATION, a non-profit corporation organized and existing under the laws of the State of North Carolina (hereinafter called "CUDC").

WITNESSETH THAT:

WHEREAS, the City of Charlotte has, pursuant to provisions of Article 23, Chapter 160A of the North Carolina General Statutes, defined and established a municipal service district consisting of all property within an area bounded by Brookshire Expressway, Independence Boulevard, and Interstate 77 in the City of Charlotte; and

WHEREAS, the CUDC was incorporated and organized to promote, encourage, and assist the revitalization and economic health and stability of the above-mentioned municipal service district; and

WHEREAS, the membership of the Board of Directors of CUDC was appointed by the Mayor and has the concurrence of the City Council; and

WHEREAS, the City of Charlotte desires to utilize CUDC to stimulate and promote capital investment in all types of development in the municipal service district, including, but not limited to, residential, commercial office, and industrial land uses; and

WHEREAS, the City of Charlotte wishes to compensate CUDC for its services in furtherance of these development purposes solely from the municipal service district tax levied pursuant to North Carolina General Statute 160A-542;

NOW, THEREFORE, the parties hereto do mutually agree to the requirements and provisions of this contract as follows:

PART II - SCOPE OF SERVICES

GENERAL

The services of CUDC shall be directed to the following goals:

1) CUDC shall promote, encourage, and assist the revitalization and economic health and stability of the above mentioned municipal service district of Charlotte, including engaging in or assisting any "downtown revitalization project" as defined in Section 160A-536 of the North Carolina General Statutes.

2) CUDC shall promote, encourage or assist any community development, urban redevelopment, planning, historic preservation or other similar public enterprise in or directly related to the municipal service district.

3) CUDC will provide and perform all services, facilities, functions, and activities, within the reasonable bounds defined by its resources and budgetary considerations, necessary to the economic development of the municipal service district.

FISCAL YEAR 1982 OBJECTIVES

Develop a concept for a housing project in Third Ward.

Continue work to acquire additional land on and around the CUDC block in Third Ward.

Continue the operation of CUDC's loan program with the two consortiums of banks and savings and loan associations.

Complete the CUDC-sponsored Governmental Space Needs Study for Mecklenburg County.

Use the CUDC slide show to lure regional or national headquarters to Charlotte. Work with the Chamber of Commerce, financial institutions, etc., in getting leads.

Become acquainted with various foundations that can assist CUDC in grants for specific projects.

Find users, tenants, and financing for older buildings in the uptown area.

Work with the City to improve the potential of First Ward for housing and commercial development.

Develop with the Office of Special Projects and other City departments, as appropriate, various options for the construction of projects on the Settler's Square block.

Retain a consultant to work through an Advisory Committee, composed of a cross section of individuals and groups from the private and public sectors, to recommend ways to achieve coordinated and harmonious development in the vicinity of the Square.

PART III - SCHEDULE OF PERFORMANCE

The services of CUDC, as outlined in PART II - SCOPE OF SERVICES, are to commence after the date of execution of this contract and shall be undertaken and completed in such sequence and in such manner to assure their success in light of the purpose of this contract and the City of Charlotte's commitment to appropriate economic development in the uptown area.

It is understood by both parties that this contract contains a ninety (90) day waiver from the date of execution. Should the City of Charlotte and CUDC be unable to concur on the implementation of the program, this contract shall terminate sixty (60) days after the date of execution. The City of Charlotte shall indicate this termination in writing to CUDC not less than ten (10) working days prior to the end of the waiver period. In the event of such a termination of this contract,

the City of Charlotte shall be liable for only such expenses as were necessary in order to permit the operation of this contract through said waiver period.

PROGRESS REPORTS

All reports of PROGRAM expenditures will be properly submitted by CUDC to the City Manager's office no later than ten (10) working days after any specified due date.

CUDC will adhere to the following performance schedule stipulation. CUDC shall provide a quarterly summary of all development activities (both public and private) occurring within the municipal service district to the City Manager's office, and its role (if any) in those development activities.

PART IV - ACHIEVEMENT AND PERFORMANCE MONITORING

CUDC shall prepare and submit periodic progress reports from its Executive Director on its principal developmental activities, including a final report for each fiscal year under the program as outlined in SCOPE OF SERVICES. These reports shall accurately and comprehensively reflect CUDC's progress in fulfilling requirements set forth in the SCOPE OF SERVICES and SCHEDULE OF PERFORMANCE and the extent to which achievement and performance objectives have been met. These progress reports shall provide both qualitative and quantitative information and be provided in a form suitable for reproduction.

PART V - COMPENSATION AND METHOD OF PAYMENT

The City of Charlotte agrees to compensate CUDC the total sum of monies collected from the municipal service district tax levy (referred

to above) in an amount not to exceed One Hundred Twenty Thousand Seven Hundred Fifty Dollars ($120,750.00). A detailed budget reflecting the total dollar amount of this contract will be attached hereto and upon approval of that budget and a refined scope of services by the City Council, will become a part hereof. Upon such approval, the Director of Finance will disburse the first installment of monies as contemplated by that budget.

PART VI - TERMS AND CONDITIONS

This Agreement, which expires June 30, 1982, is contemplated as the fourth of a series of annual contracts which will be negotiated by mutual consent for succeeding fiscal years hereafter.

It is understood by both parties that the effective date of this Agreement shall not be valid until such time as the City Council of the City of Charlotte formally approves this contract for execution.

It is understood that the accounting and fiscal management procedures applicable to this contract shall be prescribed by the Director of Finance of the City of Charlotte.

IN WITNESS WHEREOF, the City of Charlotte and CHARLOTTE UPTOWN DEVELOPMENT CORPORATION have entered into this contract as of the date first above written.

ATTEST:
(Seal)

CITY OF CHARLOTTE, NORTH CAROLINA

City Clerk

By: _____
Mayor

ATTEST:
(Seal)

CHARLOTTE UPTOWN DEVELOPMENT CORPORATION

Secretary

By: _____
Chairman

Approved as to form: Henry W. Underhill Jr.
City Attorney

CHARLOTTE UPTOWN DEVELOPMENT CORPORATION

PROPOSED OPERATING BUDGET

July 1, 1981 - June 30, 1982

PERSONNEL	
Salaries	$ 58,000.00
Social Security Tax	3,040.00
Unemployment Taxes	510.00
Group Insurance	1,500.00
INSURANCE	
Workmen's Compensation	200.00
General Insurance	250.00
RENT	5,700.00
TELEPHONE & TELEGRAPH	2,500.00
POSTAGE	850.00
OFFICE SUPPLIES	2,500.00
PROMOTION & COMMUNICATION	8,000.00
DUES, SUBSCRIPTIONS & PUBLICATIONS	350.00
TRAVEL & MEETINGS	13,000.00
AUTO ALLOWANCE	250.00
PROJECT & CONSULTANT FUNDING	20,750.00
TAXES & LICENSES	100.00
OFFICE EQUIPMENT	3,250.00
TOTAL	$120,750.00

CHARLOTTE UPTOWN DEVELOPMENT CORPORATION

1981-1982 PROPOSED WORK PROGRAM

ITEMS TO BE PERFORMED BY STAFF

*Develop a concept for a housing project in Third Ward.

In conformity to the Third Ward Plan, develop an economic feasibility analysis and marketing strategy for the development of the CUDC block. Using land as CUDC's equity, arrange with a developer to joint venture the development of the block. Schedule the timing of the project to maximize its impact on other development in the area.

*Continue work to acquire additional land on and around the CUDC block in Third Ward.

Select and acquire at least two parcels on the block bound by Irwin, Fifth, Sycamore and Trade Streets. Negotiate directly or through an intermediary with property owners to purchase land at a reasonable price. Work out tax benefits for property owners as an inducement for sale. Arrange financing with banks to purchase the land.

*Continue the operation of CUDC's loan program with the two consortiums of banks and savings and loan associations.

Formulate new approaches with the lenders who participate in CUDC's uptown loan program to increase loan volume over the preceding year. Work with the consortiums to develop financing packages to present to qualified borrowers. Develop a strategy to seek worthwhile and financially feasible projects under the loan program.

*Complete the CUDC-sponsored Governmental Space Needs Study for Mecklenburg County.

Coordinate the findings of the study with the space requirements of other governmental bodies Educate the community about these needs and the benefits of joint facilities.

Become acquainted with various foundations that can assist CUDC in grants for specific projects.

Investigate additional sources of financial assistance through foundations and other organizations to help CUDC in the development of specific projects. Contact those foundations and compile a booklet including pertinent information. Submit an application for a grant to the Local Initiatives Support Corporation (a private-public venture for community and neighborhood revitalization) for seed money to develop a project in Third or First Ward. Explore other approaches to maximize the use of CUDC's non-profit, tax exempt status in project development.

Find users, tenants, and financing for older buildings in the uptown area.

Work with property owners, merchants, investors to encourage the utilization of older buildings and the development of infill projects in the uptown area. Inventory parcels zoned for light industry and identify existing vacant underutilized industrial buildings. Determine which parcels can be assembled for new construction. Locate and educate appropriate users. Work with the Chamber of Commerce, banks, utility companies, and realtors in this effort.

Work with the City to improve the potential of First Ward for housing and commercial development.

In compliance with the objectives of the neighborhood and the City and in conjunction with the Office of Special Projects and Community Development, develop a program to attract more commercial development to the area. Use available land, existing vacant buildings, loan programs, and other means to actively promote the establishment of targeted businesses to the area.

Develop with the Office of Special Projects and other City departments, as appropriate, various options for the construction of projects on the Settlers' Square block.

Retain a consultant to work through an Advisory Committee, composed of a cross section of individuals and groups from the private and public sectors, to recommend ways to achieve coordinated and harmonious development in the vicinity of the Square.

ADDITIONAL ITEMS TO BE PERFORMED BY STAFF[1]

*Use the CUDC slide show in a strong effort to lure regional or national headquarters to Charlotte. Work with the Chamber of Commerce, financial institutions, etc., in getting leads.

Use the CUDC slide show, "Uptown Charlotte, More Than A Vision," to lure regional and national headquarter companies to Charlotte. Develop a select list of corporate prospects to call upon. Work with office building owners to accommodate companies' space requirements.

Continue to monitor the Sears property and development further down North Tryon Street.

Work toward the reuse of the Carolina Theatre.

Encourage development on some secondary streets uptown.

ITEMS TO BE PERFORMED BY VARIOUS COMMITTEES[2]

*Sponsor a symposium or conference targeted to uptown development for purposes of:
a) attracting national or international corporate headquarters
b) hotel developers
c) major high density residential developers
d) location consultants.

Expedite the completion of the Independence Expressway.

Define mid and long-range housing objectives for the entire uptown area.

Support efforts to eliminate the junkyard in Third Ward.

Improve the appearance of some of the older buildings uptown.

Investigate alternatives for providing parking facilities in the inner city.

Encourage involvement from the entire Charlotte-Mecklenburg business and residential community to support inner city development efforts.

Stimulate the construction of one major hotel in 1981-82.

Enable CUDC to function as a development organization with specific focus on West Trade Street corridor. Assignment would involve:
a) underwriting feasibility studies
b) providing a capital base
c) land banking
d) finding ways to generate revenues
e) serving as a coordinating vehicle for high-risk ventures
f) working with the Planning Commission to refine the RTKL Plan and devise a development strategy for the area.

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*Priority items
[1]To be performed by Staff (if committee concept not implemented by Board)
[2]To be performed by various committees (CUDC board members)

CHARLOTTE UPTOWN DEVELOPMENT CORPORATION (CUDC)

CONTRACT EVALUATION

The Charlotte Uptown Development Corporation (CUCD) has requested funding for 1981-82. As part of the contract approval process, a review of this year's contract was undertaken by the Budget and Evaluation Department. As required by the contract, CUDC has submitted a progress report which outlines the status of their six FY 81 objectives and lists other projects in which they have participated. In addition, the report provides the status of achievement on two objectives not included in the original contract but suggested by Council as goals for the year. An analysis of these objectives, their achievement and an overview of next year's objectives follows.

FY 81 Contract Objectives

The FY 81 contract objectives for CUDC can be categorized into the two basic groups: (1) development coordination and (2) development promotion/information dissemination. This year a greater emphasis was placed upon this first category of objectives. These objectives tend to be one-time projects as opposed to projects of a continuing nature, as in the category of development promotion/information dissemination.

Three contract objectives relate to coordinating development in the uptown area.

1. Preparation of an investment package for Independence Square.

   CUDC met with developers and supplied them with materials to stimulate interest in this block. Faison Associates emerged as the most viable developer and CUDC worked with the firm by suggesting approaches for assemblage of properties. Once the project was defined, the City's involvement increased and CUDC's role diminished in the final stages of the project's development.

2. Coordinate the financing of one residential housing project in Third Ward.

   While the unit has not been started, CUDC has assembled three contiguous parcels of land through private donations. Several developers have been brought to Charlotte in order to interest them in such a project. CUDC intends to develop its land and hopes it will serve to stimulate further private development.

3. Assist the City Council and/or City staff as required with any project needed to implement the RTKL plan.

   The RTKL plan recommended that the City seek more open space greenways uptown. In an attempt to fulfill this recommendation, provisions for a park in the Independence Boulevard area uptown

were included and passed in the recent bond package. CUDC has formed an Advisory Committee consisting of members representing both the private and public sectors to provide input for the design of the park such that it will mesh with the other development projects uptown.

The promotional/informational objectives involve several publications and a planned investors conference. Of these objectives, work has been initiated on all of them but only the two concerning publications have been completed.

4. Research, compile and prepare marketing materials describing investment opportunities uptown.

This objective has been pursued but not completed. The Board of Directors requested that the material be simple and easily updated. It was decided that a format consisting of a simple fact sheet on uptown with relevant statistics and information would be used. However, the Chamber of Commerce issued such a sheet and CUDC is now re-evaluating the need for such informational material.

5. Distribute the Uptown Update three times yearly and maintain the Uptown Project Portfolio.

Information pertinent to developers and municipal service district residents concerning uptown activities has been disseminated through two publications, the Uptown Update and the Project Portfolio. The Uptown Update was issued twice this fiscal year with work underway for the third edition. The Project Portfolio has been maintained in a current form through twenty-five updates in the past nine months. These publications have been well received by the investment community and are often requested by developers.

6. Assist in the planning and promotion of an investors conference.

Various formats have been explored by CUDC for an investors conference. A ten minute slide show entitled "Uptown Charlotte, More Than A Vision" was prepared for use at the conference. However, the Board of Directors remains unconvinced of the cost benefit ratio of such a conference and recommended further analysis to ascertain the impact of such a conference. In the interim CUDC is actively pursuing audiences for its slide show on Uptown Charlotte.

7. Complete an inventory of funding sources for capital improvement projects available from local, state and federal governments.

Although this was not a formal contract objective, it was included as a request in the contract as a step towards fulfilling its formal objectives. Research was undertaken and a report was compiled with a listing and description of 44 state and federal fund sources for uptown development.

During the contract year two other objectives became part of CUDC's work program.

1. Definition of CUDC's role in Uptown Development activities.

   CUDC developed a list of the activities in which it deems appropriate to be involved. Several of these are provided below:

   - Implement the recommendations of the RTKL plan,
   - Assist City staff in formulating development strategies for uptown,
   - Develop marketing materials to stimulate investment in uptown,
   - Research and recommend ways to utilize the private sector for the assemblage of land for any inner-City development,
   - Assist uptown neighborhood groups in development of specific projects.

   CUDC has clarified its role in uptown development to a great extent during the past year. The coordination with the City on the Independence Square Development is a good example of this clarification. CUDC utilized its private status to contact and cultivate private developers for the Independence block Once a developer emerged, they worked with him and explored various alternatives for the assemblage of land. After the City became involved through the Office of Special Projects, CUDC's role was reduced. This project demonstrates the role CUDC has played and continues to play as a unique private/public entity.

   This was one of the first projects through which CUDC and the City were able to delineate their respective roles in uptown development. In future projects, this delination and coordination of roles should be continued and refined.

2. Locate a source of financing for the First Ward Shopping Center.

   During the contract year, City Council requested that CUDC assist in the arrangement of permanent financing for the First Ward Shopping Center. CUDC worked with the Community Development Department to arrange financing with the Small Business Administration. The project was finalized and financing will be secured by a First Ward non-profit local development company working with the SBA to obtain low interest loans and guarantees.

FY 81 Contract Objectives Summary

While some objectives have not been accomplished, work has begun on all of them. CUDC has continued to promote the visibility of uptown through its marketing publications and ten-minute audio visual show which has been presented around the State. This year, CUDC expanded its operation into active participation with investors to create a development package and has pursued land acquisition of its own in Third Ward to use as a stimulant for future development.

Through its work on the Independence Square project, CUDC made progress toward defining its role in uptown development. However, there continues to be

a need for improved coordination and communication with City departments.

FY 82 Objectives

As recommended in last year's contract evaluation, CUDC will emphasize objectives relating to actually creating development projects. This involves acting as a promoter, coordinator and broker. At least five FY 82 contract objectives fall into this category.

- Creation of a concept for a housing project in Third Ward and arrange with the developer to joint venture development of the block,
- Continue to acquire land around CUDC's parcels in Third Ward,
- Develop with City departments a program to attract commercial development in First Ward,
- Develop with City departments options for projects on Settler's Square block,
- Locate users, tenants and financing for redevelopment of older buildings downtown.

Work will also continue on general promotional activities such as publications of the Uptown Update, Project Portfolio and presentations of the audio visual show "Uptown Charlotte More Than A Vision".

#12

Request for Council Action

Charlotte

To the City Manager June 19, 1981

From B. A. Corbett, Jr., P.E., Director, Department of Transportation Date

Action Requested The Department of Transportation recommends approval of a contract with Yellow Cab Company to provide Special Transportation Service to handicapped persons residing within the City limits of Charlotte.

The Special Transportation Service is designed to increase travel opportunities for the handicapped population within Charlotte City limits. The service (projected to begin July 27) will be available five (5) days weekly, Monday through Friday from 7:00 A.M. until 6:00 P.M. Passenger fares, in the form of tickets, will be equivalent to the express route fare for mass transit riders. The private carrier will be compensated at a rate of $ 15 per vehicle hour of service rendered. Contractual services shall not exceed $ 68,904 within the one year contract period. One-half of the deficit for the paratransit project is eligible for funding by the Urban Mass Transportation Administration.

The paratransit service shall be operated primarily by the use of two (2) specialized vans with hydraulic lifts. The purchase of two specialized vans was approved by Council action on January 26, 1981. The equipment has been received by the City. The City will lease these vehicles to the private carrier for $ 1.00 per vehicle, per year. The carrier shall provide at least one wheelchair accessible van as a "back-up" vehicle. City owned vans have a ten (10) passenger seating capacity, including space for four (4) wheelchairs. The carrier shall furnish two-way radio equipment for each paratransit vehicle.

In operating the Special Transportation Service, the private carrier shall be responsible for receiving passenger transportation service requests; scheduling; routing and dispatching vehicles; collecting tickets; and maintaining trip logs on all transportation service rendered. The Charlotte Department of Transportation shall be responsible for determining user eligibility, issuing passenger identification cards, instructing riders how to use the service, and monitoring the paratransit operation. Fuel for City-owned vans will be supplied by the City.

A request for proposal (RFP) to contract Special Transportation Service operations with a private carrier was advertised locally in December, 1980. The Department of Transportation received three responses to the RFP. After careful review of each response submitted, it was determined that the Yellow Cab Company was the only carrier of the three which had the capability to offer the service we will require.

This contract was developed with input from the Specialized Transportation Advisory Committee which consists of nine elderly, handicapped and at-large citizens.

#13a

Request for Council Action

Charlotte

To the City Manager

June 17, 1981
Date

From R. C. Birmingham, Jr., Airport Manager

Action Requested Recommend Award of Contract to Eisenhour Construction Company for Electrical Portion of Cargo Terminal and Service Road Project at Contract Price of $91,945.00.

The contract for the construction of the cargo access tunnel and associated service road at the new terminal facilities was divided into separate contracts for construction work and electrical work in accordance with North Carolina contract laws. Separate bids were received in the Airport Manager's Office on May 26, 1981 and on June 8, 1981, Council awarded the contract for the construction portion of the project to Eisenhour Construction Company at a contract amount of $1,384,419.35. A recommendation for the award of the contract for the electrical portion of the project was not made because additional time was required to analyze the bid documents and Minority Business Enterprise participation in the project.

Bids received for the electrical portion of the contract were as follows:

Ind-Com Electric Company	$ 81,230.00
Miller Engineering Company	87,440.00
CFW Construction Co. Inc.	89,000.00
Eisenhour Const. Co., Inc.	91,945.00
Underground Construction Co.	95,000.00
Blythe Industries	100,000.00
A.M. Tuck, Inc.	106,000.00

A thorough review and analysis was made of the required documentation after the bids were opened. The results of the review are included in the attached memoradum from Cynthia B. Templin to L. A. Martinelli, dated June 1, 1981. Based upon the findings outlined in the memorandum, a recommendation for the award of the electrical portion of the contract to Eisenhour Construction Company was submitted for the following reasons:

1. The bid of Ind-Com Electric Company was not responsive to the MBE requirements
2. The bid of Miller Engineering Company was withdrawn by their letter of May 27, 1981.
3. The bid of CFW Construction Company was not responsive to the MBE requirements.
4. Eisenhour Construction Company submitted a responsive bid and indicated an MBE participation of 97%.

Funds are available in Airport Account 562.76.

MEMORANDUM

DAY & ZIMMERMANN, INC

Project No EC-1246-01
New Terminal Facility
Douglas Municipal Airport
Charlotte North Carolina

DATE June 1, 1981

TO Mr. L. A Martinelli

FROM Ms. Cynthia B. Templin CBT

SUBJECT MBE PARTICIPATION - ESTABLISHED GOAL - 15%
CARGO TUNNEL AND SERVICE ROAD - SCHEDULE II

The MBE participation concerning the subject contract is summarized as follows·

Bid opening was scheduled for May 26, 1981. Seven bids were received and are reviewed below.

The apparent low bidder was Ind-Com Electric Company, with a bid of $81,230.00. None of the required documentation regarding MBE participation or efforts made concerning participation was included.

The second bidder was Miller Engineering Company, Inc., with a bid of $87,446.00. Both the Questionnaire and the Schedule of MBE Participation were submitted, indicating the Electrical Work was to be subcontracted to a local MBE, Jones & Rowland Electric and Supply Company. A dollar amount was included, however, since there was no breakdown between Schedule I and Schedule II work, exact participation could not be determined without clarification.

The third bidder, CFW Construction Company, Inc., submitted a bid of $89,000.00. The Questionnaire and the Schedule of MBE Participation were submitted. However, there was no indication of any MBE participation for Schedule II.

The fourth bidder, Eisenhour Construction Company, Inc., submitted a bid of $91,945.00. The Questionnaire as well as the Schedule of MBE Participation were included. The schedule indicated Jones & Rowland Electric and Supply Company would be subcontracted electrical work for Schedule II for $89,000.00 or 97% of the contract price.

The fifth bidder was Underground Construction Company, Inc., DBA Five Points Construction Company, with a bid of $95,000.00. The required Questionnaire and Schedule of MBE Participation were submitted. A local MBE, Jones & Rowland Electric and Supply Company, was indicated as the subcontractor for electrical work. However, there was no breakdown between Schedules I and II; therefore, the exact participation could not be determined.

REPLY TO c/o AIRPORT MANAGER S OFFICE
P O BOX 27066
CHARLOTTE NC 28219
(704) 392 3284

The sixth bidder, Blythe Industries, Inc., submitted a bid of $100,000.00. The Questionnaire as well as the Schedule of MBE Participation were submitted. Jones & Rowland Electric and Supply Company, a local MBE, was listed on the schedule for electrical work. Again, however, there was no breakdown between Schedules I and II so the exact percentage of participation could not be determined.

The seventh bidder, A.M. Tuck Incorporated, submitted a bid of $106,000.00. The Questionnaire was submitted, however, there was no indication of MBE participation for Schedule II and no other documentation was included.

After thorough review of all the documentation it is felt that the low bidder, Ind-Com Electric Company, was not responsive to the MBE requirements in that the minimum requirements were not met at bid opening.

The second bidder, Miller Engineering Company, Inc., met the minimum requirements and was therefore responsive. As indicated previously, clarification was necessary and this was provided. However, due to misunderstanding and believing a bidder was required to bid both Schedule I and Schedule II, Miller Engineering has made written request that they not be awarded the contract for Schedule II.

The third bidder, CFW Construction Company, Inc., cannot be considered responsive since the minimum requirements concerning MBE participation were not met at bid opening.

The fourth bidder, Eisenhour Construction Company, Inc., was responsive in that the minimum requirements regarding MBE participation were met at bid opening.

Based on the above, it is recommended that the Cargo Tunnel and Service Road - Schedule II Contract be awarded to Eisenhour Construction Company, Inc.

CBT.lv

cc: Mr. L. P. Bobo
Mr. R. C. Birmingham, Jr.
Mr. T. J. Orr
Mr. J. K. Polk
Mr. Willie Ratchford
Mr. D. L. Peeler

19 786-6400

P O BOX 727

MILLER ENGINEERING COMPANY, INC.

MOUNT AIRY, NORTH CAROLINA 27030

RECEIVED BY

MAY 28 1981

L A. MARTINELLI

May 27, 1981

Ms. Cindy Templin
Airport Managers Office
Douglas Airport
Box 19066
Charlotte, N.C. 28219

Re: Cargo Tunnel, Schedule II-Electrical

Dear Ms. Templin:

If we are awarded Schedule II, Jones & Rowland Electrial & Supply Co. will be given a subcontract for the entire amount of the bid which was $87,446.00.

However, we have requested that we not be awarded Schedule II unless we are awarded the entire Cargo Tunnel contract. We are enclosing copy of our letter to the Airport Manager.

Yours very truly,

MILLER ENGINEERING CO.,INC.

H. B. Rowe
President

HBR:smh

786-6400

P O BOX 727

MILLER ENGINEERING COMPANY, INC.

MOUNT AIRY, NORTH CAROLINA 27030

May 27, 1981

Airport Manager
Douglas Airport
Box 19066
Charlotte, N.C. 28219

Re: Cargo Tunnel, Bid, Schedule II-Electrical

Dear Sir:

When we bid the Cargo Tunnel yesterday we were under the impression that we were required to bid Schedule II (Electrical Work) along with Schedule I. We did not see anything in the Proposal which indicated we did not have to bid Schedule II.

We would be glad to accept Schedule I and Schedule II, but if we are not awarded the entire Cargo Tunnel Contract we request that we not be awarded Schedule II.

Yours very truly,

MILLER ENGINEERING CO.,INC.

H. B. Rowe
President

HBR:smh

cc: Cindy Templin

13b

Request for Council Action

Charlotte

To the City Manager — June 17, 1981 (Date)

From R. C. Birmingham, Jr., Airport Manager

Action Requested Recommend the Rejection of Low Bidder, Ben B. Propst Construction Company, and the Award of Contract to Second Low Bidder, Compton Contracting Company in the amount of $275,626.00 to perform Site Preparation work for the Rental Car Service Area and Fuel Farm area at the New Terminal facility at Douglas Municipal Airport.

Bids were received at the Airport Manager's Office, Douglas Municipal Airport, at 2:00 P.M. on June 16, 1981 for site preparation work for the rental car service area and for the fuel farm at the New Terminal facility at Douglas Municipal Airport. The bids were:

	Rental Car Service Area (Schedule I)	Fuel Farm (Schedule II)
Ben B. Propst Construction Co.	$188,386.00	$ 68,680.00
Compton Contracting Co.	205,756.00	69,780.00
H. B. Rowe & Co., Inc.	241,760.00	72,220.00
Blythe Industries, Inc.	242,670.00	74,470.00
F. T. Williams Co.	243,655.48	101,813.50
Nathaniel Jones Fence Co.	249,947.00	91,940.00
Champion Contracting Co.	261,401.80	83,890.00
Neil Grading Co.	268,268.00	No Bid
Propst Construction Co.	298,036.00	No Bid
Dickerson Construction Co.	313,195.40	110,094.00

An MBE goal of 20% was established for this contract. After a review of required documentation, it has been ruled that the apparent low bidder, even though a certified MBE, was not responsive to the MBE requirements in the proposal. The second low bidder was responsive and is indicating an MBE participation of 32.2% and 25.8%. The attached reports summarize each bidder's response to the MBE requirements in the contract, and based on the reports, it is recommended that the low bidder's proposal be rejected because it was not responsive to the MBE requirements, and award be made to Compton Contracting Company. The City Attorney's office has been advised of the findings and concurs with the recommendation.

MEMORANDUM

DAY & ZIMMERMANN, INC

Project No EC 1246 -01
New Terminal Facility
Douglas Municipal Airport
Charlotte North Carolina

DATE June 17, 1981

TO Mr. L. A Martinelli

FROM Ms. C. B. Templin C B Templin

SUBJECT MBE PARTICIPATION - ESTABLISHED GOAL - 20%
SITE PREPARATION FOR RENTAL CAR AREA (SCHEDULE I)

The MBE Participation concerning the subject contract is summarized below.

Bid opening was scheduled for June 16, 1981. Ten bids for Schedule I were received and are reviewed as follows

The apparent low bidder was Ben B. Propst Contractor, Inc., with a bid of $188,386.00. The Questionnaire and the Schedule of MBE Participation were submitted. However, no dollar amount was included on the Schedule of Participation, so no definite percentage of MBE participation for subcontract work could be determined. Also enclosed was a Schedule A for Ben B Propst Contractor, Inc., to be certified as a WBE. This firm currently is listed as a WBE by the North Carolina Department of Transportation.

The second low bidder was Compton Contracting Co., with a bid of $205,756.00. The Questionnaire as well as the MBE Schedule of Participation were submitted. Lowe's Plumbing Co., a Madison, North Carolina, MBE currently listed in our data bank, was indicated as the MBE to perform pipe laying for $66,296.00 or 32.2% of the contract price.

The third low bidder , H. B. Rowe & Co., Inc., submitted a bid of $241,760.00. The Questionnaire and the Schedule of MBE Participation were submitted indicating MBE participation equal to 21.42% ($51,780.00) of the contract price. The listed MBE is currently included in our data bank.

The fourth low bidder was Blythe Industries, Inc, with a bid of $242,670.00. The Questionnaire and the Schedule of MBE Participation were submitted. Two MBE's were listed, indicating participation equal to 20.53% ($49,814.00) of the contract price. One of the MBE's is currently listed in our data bank.

REPLY TO c/o AIRPORT MANAGER S OFFICE
P O BOX 27066
CHARLOTTE NC 28219
(704) 392 3284

The fifth low bidder, F. T. Williams Company, Inc., submitted a bid of $243,655 48. Both the Questionnaire and the Schedule of MBE Participation were submitted. A local MBE currently listed in our data bank was indicated to do "20% at least".

The sixth low bidder was Nathaniel Jones Fence & Grading Contractor, a local MBE, with a bid of $249,947.00. The Questionnaire was not completed. An Unavailability Certification was submitted; however, no other documentation as to efforts made to attain MBE participation was included.

The seventh low bidder was Champion Contracting Co., with a bid of $261,401.80. The Questionnaire was submitted, however, the Schedule of MBE Participation was not completed. Other documentation included seems to indicate the intent to subcontract 45.44% of the contract price to an MBE currently listed in our data bank.

The eighth low bidder, Neill Grading & Construction Co., Inc., submitted a bid of $268,268.00. The Questionnaire and the Schedule of MBE Participation as well as the Letter of Intent to Perform as a Subcontractor were submitted indicating MBE participation equal to 22.2% ($59,600.00) of the contract price.

The ninth low bidder was Propst Construction Co., with a bid of $298,036 00. The Questionnaire was submitted, however, the Schedule of MBE Participation was not submitted, and no other documentation concerning efforts made to attain the established goal for MBE participation was included.

The tenth low bidder, Dickerson, Incorporated, submitted a bid of $313,195.40. Both the Questionnaire and the Schedule of MBE Participation were submitted indicating 60.34% ($188,975.00) of the contract price would be subcontracted to a local MBE currently listed in our data bank.

After careful and thorough review of all documentation, it is felt that the low bidder, Ben B. Propst Contractor, Inc., was not responsive to the MBE requirements in that the minimum requirements were not met at bid opening. It should be noted that the Specifications (P-21) state, "Notwithstanding the fact that a bidder may have the capability to complete the total contract with its own work force and without the use of subcontractors, each bidder will still be required to take positive efforts to subcontract to minority firms a share of the work consistent with the goals. These requirements are also applicable to bidders who are themselves minority-owned enterprises."

The second low bidder, Compton Contracting Co., was responsive in that the minimum requirements concerning MBE participation were met at bid opening

Based on the above, it is recommended that the Site Preparation for the Rental Car Area (Schedule I) be awarded to Compton Contracting Company.

CBT·lv

cc: Mr. L. P. Bobo
Mr. R. C. Birmingham, Jr.
Mr. T. J. Orr
Mr. J. K. Polk
Mr. Willie Ratchford
Mr. D. L. Peeler

MEMORANDUM

DAY & ZIMMERMANN, INC

Project No EC-1246-01
New Terminal Facility
Douglas Municipal Airport
Charlotte North Carolina

DATE June 17, 1981

TO Mr. L. A. Martinelli

FROM Ms. C. B. Templin C. B. Templin

SUBJECT MBE PARTICIPATION - ESTABLISHED GOAL - 20%
SITE PREPARATION - FUEL FARM AREA (SCHEDULE II)

The MBE Participation regarding the subject contract is summarized as follows

Bid opening was scheduled for June 16, 1981. Eight bids for Schedule II were received and are reviewed below.

The apparent low bidder was Ben B. Propst Contractor, Inc., with a bid of $68,680.00. The Questionnaire was submitted as was the Schedule of MBE Participation, however, the Schedule of Participation had no dollar amount included and no indication of whether this was for Schedule I or Schedule II was given. Also enclosed was a Schedule A for Ben B. Propst Contractor, Inc., to be certified as a WBE. This firm is currently listed as a WBE by the North Carolina Department of Transportation.

The second low bidder was Compton Contracting Co., with a bid of $69,780.00. The Questionnaire as well as the Schedule of MBE Participation were included, indicating tank foundation to be subcontracted to Lowe's Plumbing Co., a Madison, North Carolina, MBE currently listed in our data bank, for $18,000.00 or 25.8% of the contract price.

The third low bidder, H. B. Rowe & Co., Inc., submitted a bid of $72,220.00. The Questionnaire and the Schedule of MBE Participation were submitted indicating an MBE currently listed in our data bank would be subcontracted work for $14,950.00 or 20.7% of the contract price.

The fourth low bidder, Blythe Industries, Inc., submitted a bid of $74,470.00. The Questionnaire as well as the Schedule of MBE Participation were submitted indicating a total of $15,000.00 or 20.14% of the contract price would be subcontracted to two MBE's, neither of which are currently listed in our data bank.

The fifth low bidder was Champion Contracting Co., with a bid of $83,890.00. The Questionnaire was submitted; however, the Schedule of MBE Participation was not included. Other documentation submitted seems to indicate intent to

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P O BOX 27068
CHARLOTTE NC 28219
(704) 392 3284

subcontract 35 5% of the contract price to an MBE which is not currently listed in our data bank.

The sixth low bidder, Nathaniel Jones Fence & Grading Contractor, a local MBE, submitted a bid of $91,940.00. The Questionnaire was not completed. An Unavailability Certification was submitted, however, no other documentation as to efforts made regarding MBE participation was included. There was no indication as to whether this certification belonged with Schedule I or Schedule II.

The seventh bidder was F. T. Williams, with a bid of $101,813.50 The Questionnaire was submitted as was the Schedule of MBE Participation. The schedule indicated a local MBE would be subcontracted work for "20% at least". There was no indication as to whether this was for Schedule I or Schedule II.

The eighth bidder, Dickerson, Incorported, submitted a bid of $110,094.00. The Questionnaire and the Schedule of MBE Participation were submitted indicating a local MBE currently listed in our data bank would be subcontracted work equal to 58.3% ($64,175 00) of the contract price.

After careful review of all documentation, it is felt that the low bidder, Ben B. Propst Contractor, Inc., was not responsive to the MBE requirements in that the minimum requirements concerning MBE participation were not met at bid opening. It should be noted that the Specifications (P-21) state, "Notwithstanding the fact that a bidder may have the capability to complete the total contract with its own work force and without the use of subcontractors, each bidder will still be required to take positive efforts to subcontract to minority firms a share of the work consistent with the goals. These requirements are also applicable to bidders who are themselves minority-owned enterprises."

The second low bidder, Compton Contracting Co., was responsive to the MBE requirements in that the minimum requirements were met at bid opening.

Based on the above, it is recommended that the Site Preparation for Fuel Farm Area - Schedule II be awarded to Compton Contracting Company.

CBT:lv

cc: Mr. L. P. Bobo
Mr. R. C. Birmingham, Jr.
Mr. T. J. Orr
Mr. J. K. Polk
Mr. Willie Ratchford
Mr. D. L. Peeler

#14

Request for Council Action

Charlotte

To the City Manager

June 19, 1981
Date

From R. C. Birmingham, Jr., Airport Manager

Action Requested Recommend approval of New Terminal Concession Leases with Dobbs Houses, Inc., The Hertz Corporation, Avis Rent A Car System, Inc., National Car Rental System, Dollar Rent A Car Systems, Inc. and Budget Rent A Car of Charlotte, N.C. at Douglas Municipal Airport

Construction of the New Passenger Terminal continues on schedule for an April 1982 opening. For some time, the Airport Department Staff has been working to develop a plan for the award and operation of various concessions in the New Terminal in cooperation with the City Finance Department, the Airport Advisory Committee and consultants where appropriate. The City Manager has been given previous advice on this subject. See, for example, the memo of January 2, 1979 from the Airport Manager to the City Manager, captioned "Inside Concessions; Now and After New Terminal Occupancy".

While plans are still developing with respect to many concessions, those concerning which action is now requested require attention this far in advance of the planned Opening Date because the various proposed concessionaires in these areas will be required to make substantial capital contributions to fund necessary improvements, construction of which must commence now.

I. Background.

A. Food, Beverage, Gift Shop and Newsstand Concession. The proposed concessionaire for these concessions is Dobbs Houses, Inc. ("Dobbs"), the current concessionaire. Dobbs' present lease does not expire until 1986, and it contains provisions granting Dobbs the exclusive right to these concessions at the Airport, including in any new passenger terminal constructed prior to expiration of its lease. Moreover, this lease contains no provision requiring Dobbs to pay the costs of outfitting the kitchen and other facilities that would be required in the New Terminal. Historically, Dobbs and the City have shared the costs of any improvements that were agreeable to both, so that if the new lease were allowed to continue until its normal expiration, Dobbs would be entitled to operate these concessions in the New Terminal for almost four years without any certain commitment to provide leasehold improvements necessary to the proper operation of the Terminal. In fact, Dobbs might have retained the right to utilize the kitchen facilities in the existing terminal and to cater food and beverage services in the New Terminal. The Airport Staff also explored the possibility of condemning Dobbs' leasehold interests and developed information indicating that the cost of such a condemnation might well have been $250,000 or more. The dilemma presented to the City was outlined in the January 1979 memorandum referred to above, and the Airport Staff has been considering several alternatives for some time. In January, the Airport Advisory Committee instructed the Airport Staff to negotiate with Dobbs for a new lease containing several provisions that the Airport Advisory Committee considers to be very favorable to the City. The Airport Staff was instructed to insist that these provisions be included in the lease and Dobbs has agreed to all of the provisions required by the Airport Advisory Committee.

Another factor that is very important to the Airport Advisory Committee and the Airport Staff in making this recommendation are the facts that Dobbs is doing a good job and gives every indication that it will continue to do so.

B. Automobile Rental Concessions. There are presently four such concessions operating on the Airport with Dollar Rent A Car Systems, Inc. ("Dollar") competing from an off-Airport site. Pick up and return is in close proximity to the existing terminal, but service and storage facilities are remote to the terminal, some even being located off-Airport.

On the advice of a consultant, the Airport Staff has attempted to accommodate all automobile rental concessions in the New Passenger Terminal without sacrificing revenues by allocating space and location based upon the amount bid with a minimum guarantee ($50,000) that was not so large as to cause potential concessionaires to locate off-Airport.

A remote pick up and return system will be utilized in the New Terminal. It will be located on the west side of the Airport Entrance Road, across from the long-term parking facility. The concept embodied in the documents which Council is requested to approve contemplates the construction of a separate maintenance and storage facility for each concessionaire in this general area.

II. Provisions of Leases.

A. Food, Beverage, Gift Shop and Newsstand Concession. In return for Dobbs' promise to spend at least $1 million on leasehold improvements, the lease extends the food and beverage concession until January 1996 (a 10-year extension). The gift shop and newsstand concessions are not extended and will still expire in 1986. Upon expiration of the gift shop and newsstand concessions, the City will reimburse Dobbs for 60% of the cost of leasehold improvements made to the areas designated for those concessions; however, the City has the right to approve all expenditures. The concept is that the City will then pass this cost along to the next concessionaire in 1986. There are also provisions requiring the City to reimburse Dobbs for its expenditures in making leasehold improvements necessary to operate the food and alcoholic beverage concessions, but the City has again reserved the right to approve all expenditures and in addition receives the benefit of very fast amortization and the right to make the payments in installments where the cause of termination is default by Dobbs. The concessions are still exclusive but certain items have now been reserved to the City and if Dobbs' declines to provide any facility determined to be desirable by the City, the City can offer the opportunity to a third party. Dobbs must pay the City a percentage of all revenues but no less than a specified minimum. The minimum is waived under certain emergency circumstances that are neither the fault nor within the control of Dobbs. The City has a substantial say in the quality of the service provided. Dobbs is required to comply with all federal rules and regulations applicable to the Airport and with all of the City's rules and regulations that constitute a reasonable exercise of its police power. The provisions with respect to maintenance and repairs, insurance, assignment, subletting and default, as well as the general provisions, were developed from existing concession leases at other airports, principally Atlanta and Tampa, and the existing lease with Dobbs.

B. Automobile Rental Concessions. Each concession involves two leases, one for counter space in the New Terminal and the other for a site on which the concessionaire will construct offices, pick-up and return areas and automobile maintenance facilities. In order to control the appearance of the interior of the New Terminal, the concession leases provide for the City to construct all leasehold improvements and furnish each concessionaire with a finished facility. Each concessionaire is required to pay 10% of revenues from automobile rentals at the Airport plus an office rent of $6.20 per square foot. Five concessions are planned based upon bids received in which each concessionaire has agreed to pay at lease the minimum guarantee. On the other hand, the ground lease requires the concessionaire to construct its own service and storage facility. Because the ground lease will have a 25-year term and each terminal concession only a 5-year term, the ground lease contains provisions that contemplate the possibility of cancellation before the service and storage facilities have been amortized. For this reason, the City is given considerable control over the scope and cost of the leasehold improvements. The lessee pays a ground rent based upon an assumed beginning value per acre of $3,500 with rental adjustments being made every five years. The minimums bid by the various lessees are also waived under certain emergency circumstances that are neither the fault nor within the control of the concessionaires. The City has a substantial say in the quality of service provided by all concessionaires. The concessionaires are required to comply with all federal rules and regulations applicable to the airport and with all of the City's rules and regulations that constitute a reasonable exercise of its police power. Again, the provisions with respect to maintenance and repairs, insurance, assignment, subletting and default, as well as the general provisions, were developed from existing concession leases, many of which were supplied by the City's consultant, and they protect the City's interest very adequately.

III. Financial Analysis.

A. Food, Beverage, Gift Shop and Newsstand Concession. The traditional and conventional standard to use for determining rents under these types of concessions in airport terminals is a percentage of gross receipts with a stated minimum. The following comparison of percentages payable with respect to gross receipts on various items demonstrates that Dobbs has agreed to increase the percentages significantly even in areas where the term of the concession has not been extended:

Concession	1966-1986 Lease	Proposed Lease
Food and Non-Alcoholic Beverages	8% of 1st $800,000 15% over $800,000	12% of 1st $800,000 15% over $800,000
Beer and Wine	13%	17%
Liquor	16%	17%
Newsstand & Sundries	9%	12.5%
Gifts	15%	20%

B. There is even a more drastic contrast in the minimum guarantee. Under the 1966-1986 lease, the minimum annual rents and fees are $65,000. The minimum annual guarantee under the proposed lease for all 14 years is as follows:

Lease Year	Minimum Guarantee	Lease Year	Minimum Guarantee
1	$510,798	8	$667,117
2	549,026	9	718,038
3	590,359	10	773,095
4	635,048	11	832,662
5	536,170	12	896,983
6	576,458	13	967,569
7	619,719	14	1,031,644
		TOTAL:	$ 9,904,685

The Airport Staff has made a real effort to insure that the percentages used in the proposed lease are as high as could reasonably be expected if the concessionaire is also going to be required to operate the concession in a first rate manner and provide reasonable prices. Comparisons were made with fees being charged at other airports and though the City's fees are not the highest being charged by an airport, they do compare favorably. For example, the percentage of gross receipts at the Atlanta Airport are 10% for food and non-alcoholic beverages and 16% for alcoholic beverages.

B. Automobile Rental Concessions. Rents and fees to the City from automobile rental concessionaires will be based upon 10% of their gross receipts from automobile rentals at the Airport. The minimum guarantees bid by the five concessionaires whose leases are now being submitted with a recommendation that they be approved and executed are really quite substantial. Collectively, the minimum guarantees for the five year lease term total $6,362,400. Comparison of this total with the minimum guarantees bid by the automobile rental concessionaires for the last five year term in the existing terminal, which was the period May 1975 through April 1980, indicates that the present bids represent a significant increase. The total amount guaranteed in 1975 for the period 1975 through 1980 was $2,682,855. A comparison with the actual receipts over that same five year period is perhaps even more significant. The total received by the City of Charlotte from automobile rental concessionaires during that five year period was $4,406,720. The $6,362,400 is 67% more than the actual amount received by the City during the five year period May 1975 through April 1980. Comparing revenue received per passenger over that five year period with revenue projected to be received per projected passenger reflects a per passenger amount during 1975-1980 of 36.3 cents, while these bids reflect a per passenger amount of 52.8 cents per passenger.

IV. Minority Business Enterprises.

A. Food, Beverage, Gift Shop and Newsstand Concession. Dobbs' lease obligates it to assign or sublease the snack food concession in one of the two concourses to a Minority Business Enterprise. Not extending the term of any concessions other than the food and alcoholic beverages presents an opportunity for Minority Business Enterprise participation in 1986.

B. Automobile Rental Concessions. The Airport Staff has made substantial efforts to publicize the fact that it hoped to have a Minority Business Enterprise bid for an automobile rental concession. The bid documents contained express reservations of the right by the City to waive any of the bid requirements and to modify any of the agreements that were being required of other bidders. Unfortunately, however, no bid was received from a Minority Business Enterprise; however, a Minority Business Enterprise in which Omar Leatherman and Nathaniel Green are principals has made a proposal to the Airport Advisory Committee for the operation of an automobile rental concession at the Airport under different terms and conditions than those contained in the present lease documents, and this is presently being studied by the Airport Staff and the City Finance Department and is scheduled to be resubmitted to the Airport Advisory Committee for a recommendation in July. The deadline for completing negotiations with this potential concessionaire and still having a facility available for that concessionaire when the New Terminal opens is September 1981.

V. Conclusion.

The Airport Staff believes that it has secured the best possible agreements for the City of Charlotte in each of the instances under consideration and requests that the City Council approve these arrangements and direct execution of the lease documents which have been executed by the proposed concessionaires and are being presented to the City Council at this time.

Cm #15

Request for Council Action

Charlotte

June 15, 1981

To the City Manager

Date

From J.R. Motto, MIS - Jack Bullard, CRC

Action Requested Request authorization to enter into a purchase agreement with Dictaphone Corporation for a word processing system. The contract price is $15,075.

J.R. Motto
Jack L. Bullard

The Charlotte-Mecklenburg Community Relations Committee has received grant No.HA-6391 in the amount of $25,000 from the Department of Housing and Urban Development under the Fair Housing Assistance Program for the period from November 14, 1980 through November 14, 1981. The sum of $25,000 was appropriated by City Council on ch 30, 1981 in Budget Ordinance No. 937-X to the Community Relations Fair Housing ction (104.01) for the administration of the Charlotte Fair Housing Ordinance. These funds are to be reimbursed from the grant referred to above. That ordinance also designated $20,000 of those funds for office equipment.

This request is for the expenditure of $15,075 of those funds for the purchase of a word processing system from the Dictaphone Corporation. Of the nine proposals received, Dictaphone was the lowest bidder who met the specifications set forth in the request for proposals.

This system will enable the Community Relations Committee to improve the management of its case files and to process complaints in a more efficient manner. The word processing system will also increase productivity in the preparation of reports, correspondence, and studies prepared by the staff.

Dictaphone

A Pitney Bowes Company
1087 RAILROAD AVENUE
BRIDGEPORT, CONNECTICUT
06605

ORDER DATE 5-28-81 No.466156-5

PURCHASE AGREEMENT

SHIP TO CUSTOMER NAME (PLEASE PRINT)	BILL TO CUSTOMER NAME (IF OTHER THAN SHIP TO)
City of Charlotte	
Community Relations Department	Reference Exhibit A, Attached, for additional contract provisions.
ADDRESS: 623 E. Trade Street	ADDRESS
CITY: Charlotte STATE: NC ZIP: 28202	CITY STATE ZIP
VARIABLE ATTENTION	

ORDER LOCATION	ORDER REP NUMBER	INC %	TIP EMPL. NO	TIP LOC
1400	4477	100		

CUSTOMER PURCHASE ORDER NUMBER	DATE REQUIRED
	6-30-81

QTY ORDERED	QTY SHIPPED	MODEL/PART NUMBER	DESCRIPTION		UNIT PRICE	AMOUNT
			CASSETTES			
			CORRES FOLDERS			
1		3012	Electronic Module			5460
1		3002	Display Keyboard			2600
		3003	CRT Display			3850
		3004	Printer			3580
1		169202	MultiStation Adapter			750

TRADE IN

QTY	MODEL	AMOUNT	QTY	MODEL	AMOUNT

1	GROSS PURCHASE PRICE	16240
2		
3	INSTALLATION CHARGE	
4	LESS TRADE IN AMOUNT (City discount)	1440
5	Freight	275
6	TOTAL — EXCLUDING SALES TAX AND SHIPPING/HANDLING CHARGES	15075
7	PAYMENT RECEIVED WITH ORDER	

SALES TAX AND SHIPPING/HANDLING CHARGES WILL BE ADDED AS APPLICABLE

master charge THE INTERBANK CARD

VISA

☐ VISA (BANK AMERICARD) ☐ MASTER CHARGE

CARD NUMBER

EXPIRATION DATE AUTHORIZATION NUMBER

END USE ONLY

ACCEPTED DICTAPHONE CORPORATION DISTRICT MANAGER OR VICE PRESIDENT

Jim Montali

FOR SALES REQUIRING INSTALLATION
DSM DA
INITIALS

SHIPPING DATA

LOCATION	DATE SHIPPED	SHIPPED VIA	SHIPPING/HANDLING CHARGES

PURCHASER AGREES TO THE CONDITIONS ON THE REVERSE SIDE

PURCHASER SIGNATURE

EXTENDED WARRANTY AUTHORIZED

PURCHASER INITIALS

B500 REV 9/79

CUSTOMER COPY

TRADE IN MACHINES

EXHIBIT A

ADDITIONAL CONTRACT PROVISIONS

The parties further agree as follows:

1. The terms and conditions of the City's Request for Proposals; Word Processing System To Support City of Charlotte's Community Relations Department, April, 1981 and Dictaphone's response to such are hereby included in this contract. Where any conflicts arise, the order of precedence is the Request for Proposals, Dictaphone's response, then the standard contract.

2. Dictaphone will, at no extra cost and in addition to training two operators in the full use of the system, provide a one-day on-site training session to orientate all CRC professional employees in the functions, capabilities, limitations, and operation of the system, including precautions against damage to storage media and loss of stored information.

3. Dictaphone shall provide to the Charlotte-Mecklenburg Community Relations Committee, at no additional cost a program, operator routine, written instructions and operator training which will enable the Charlotte-Mecklenburg Community Relations Committee to perform in a satisfactory manner the processing of staff activity reports and periodic summaries thereof as required by the Charlotte-Mecklenburg Community Relations Committee.

4. Payment for the system will be accomplished in the following manner:

- One-half of the contract price upon system acceptance as stated in item 3.16 of the RFP.

- The balance to be paid in three equal monthly installments beginning 30 days after the first payment.

5. The figure listed as 'trade-in/allowance' in Section III of Dictaphone's proposal and similiarly reflected on the purchase agreement is in fact a state and local government allowance resulting in a reduction of the purchase price. This does not represent a trade-in situation and no item or items will be traded in for the acquisition of the Word Processing System offered by Dictaphone.

DICTAPHONE CORPORATION	CITY OF CHARLOTTE
By: James D Montali	By:
Name: JAMES D MONTALI	Name:
Title: DISTRICT MANAGER	Title:

Approved as to Form

Henry W. Underhill Jr.

City Attorney

16a

Form RW-02

Easement
CITY OF CHARLOTTE
RIGHT OF WAY DIVISION
CONDEMNATION
APPROVAL FOR PROPERTY AND R/W ACQUISITION

595

June 29 19 81

Tax Code 141-011-18

Project Coffey Creek Interceptor

Parcel 23 Charge to (Code) 2075-63119

Owner(s) Tommy W. McAlister and wife, Ruby H.

Address of Property 11.050 acres = 7900 Byrum Drive

Total Land Area 11 050 acres Lot Size 25 feet x 436.22 feet

Portion to Be Acquired .250 acres (10,905 50 square feet) plus temporary construction easement of 8,712 00 square feet

Residue 10.800 acres

Improvements

Condemnation Price $ 1,100.00 Negotiated By E. C. Lasher

Appraised By Leo H. Phelan, Jr. and Charles E. Owens

Recommended Condemnation Price Is Within The Values Estimated By The Appraisers yes

REMARKS Property owners through their Attorney refused to accept City's offer based on the higher appraisal. Their counter offer was $2,600.00

CERTIFIED CORRECT

Jack N. McWhirter
~~XXXXXXXXXXXXXXXX~~
Real Estate Supervisor

W. T. Johnson
~~XXXXXXXXXXXXXXXX~~
Accountant

APPROVED FOR PAYMENT

~~XXXXXXXXXXXXXXXX~~

R. L. Campbell
~~XXXXXXXXXXXXXXXX~~
~~Director Charlotte-Mecklenburg~~
Utility Department

COUNCIL APPROVAL

NOTE Property corners shown circled were located by actual survey Bearings are based on NORTH CAROLINA GRID SYSTEM

TOTAL AREA	481,338 00 SQ FT	11 050 ACRES
AREA TAKEN	10,905 50 SQ FT	250 ACRES
AREA LEFT	18,948 60 SQ FT	435 ACRES
AREA RIGHT	451,483 90 SQ FT	10 365 ACRES
TEMP CONST ESMT	8,712 00 SQ FT	200 ACRES

NOTE

Bearings And Distances Shown In Parenthesis Were Taken From Deed

S/S Easement

Construction Easement

Lillian S Freeman
(Mrs A H By Ent)
Will Book 8 - Page 246

24

N45 03 51E
159 75
(N 75 54W 539 20)
(S45 54W 269 00)
108 73
N10-04-02W
300 78
(S17 28E 255 50)
℄ Prop 25 San Swr R/W
With 20 Temp Const Esmt
SEE DETAIL A

Earl R Crocker
And Wife Wylie

21

(S52 30W 32 00)
66 45
N41-04 58E
135 44'
98 45'
(S88 08E 142 70)
N89 18 02W
75 77
(S65 51E 149 50)
(N15 31W 834 10)

Esther R Gager

22

(N63 02E 24 00)
(S51 32E 294 53)
Tommy W McAlister
And Wife Ruby H
Deed 2829-368

23

(N58 28E 202 12)
(S 9 32 15E 270 62)
BYRUM DRIVE
(S65 19E 248 50)
SR 1255

S45 03 51W
93 49
℄ Prop 25 San Swr R/W
With 20 Temp Const Esmt

143 81
140 09
50 04
13 13
16 41
16 41
13 13
150 75
127 07
S89 18 02E

DETAIL A

SCALE 1 100

I Earl Lawrence Landberger Jr certify that under my direction and supervision this map was drawn from an actual field survey made by the Charlotte Mecklenburg Utility Department

Registered Surveyor L 1183

CHARLOTTE-MECKLENBURG
UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE NORTH CAROLINA

621 79 III

Scale 1-200

COFFEY CREEK
INTERCEPTOR

Property Of
TOMMY W McALISTER And Wife
RUBY H

Sheet 23 Of 29

DUNCAN PARNELL NC CHARLOTTE

1Cb

Form RW-02

Easement
CITY OF CHARLOTTE
RIGHT OF WAY DIVISION
CONDEMNATION
APPROVAL FOR PROPERTY AND R/W ACQUISITION

594

June 29 1981

Tax Code - 141-011-13

Project Coffey Creek Interceptor

Parcel 21 Charge to (Code) 2075-631.19

Owner(s) Earl R. Crocker and wife, Wylie Crocker

Address of Property 8.17 acres on Byrum Drive

Total Land Area 8.170 acres Lot Size 25 feet x 142.85 feet

Portion to Be Acquired .082 acres (3,571.92 square feet) plus temporary construction easement of 2,134.44 square feet

Residue 8 088 acres

Improvements

Condemnation Price $ 350 00 Negotiated By E. C. Lasher

Appraised By Leo H. Phelan, Jr. and Charles E. Owens

Recommended Condemnation Price Is Within The Values Estimated By The Appraisers yes

REMARKS Property owners refused to accept City's offer based on higher appraisal, refused to make any counter offers

CERTIFIED CORRECT

~~XXXXXXXXXXXXXXXX~~
Real Estate Supervisor

N. T. Johnson

~~XXXXXXXXXXXXXXXX~~
Accountant

APPROVED FOR PAYMENT

~~XXXXXXXX~~

Ed Campbell

~~XXXXXXXXXXXXXXXX~~
~~Director-Charlotte-Mecklenburg~~
Utility Department

COUNCIL APPROVAL

NOTE Property corners shown circled were located by actual survey Bearings are based on NORTH CAROLINA GRID SYSTEM

S/S Easement
Construction Easement

TOTAL AREA	355,885 20 SQ FT	8170 AC
AREA TAKEN	3,571 92 SQ FT	082 AC
AREA RIGHT	12,283 92 SQ FT	282 AC
AREA LEFT	340,029 36 SQ FT	7 806 AC
TEMP CONST ESMT	2,134 44 SQ FT	049 AC

NOTE

Bearings And Distances Shown In Parenthesis Were Taken From Deed

(S76 48E – 497 60)

(S13 27W 103 50)

(S29 19W 10400)

Tommy W McAlister And Wife Ruby H Deed 2829 368

Esther R Gager Deed 3246-547

(S23 58E 96 00)

(N78 22E -178 70)

Earl R Crocker And Wife Etta Wylie Crocker Deed 920-157

℄ Prop 25' San Swr R/W With 15' Temp Const Esmt

(S62 02 58W 154 04 (S63 02W 24335)

(S81 10W 252 71)

City Of Charlotte Deed 3952-701

William A Hayes Deed 1632 103

(S0° 14W 311 10)

(N13 29E - 849 00)

60' R/W

(N89 46W - 35000)

BYRUM DRIVE SR 1255

N77-09 28E 89 85 To ℄ R/W 68 62 To R/W

℄ Prop 25' San Swr R/W With 15' Temp Const Esmt

S62-02 58W 154 04 To ℄ R/W 140 03 To R/W

I Earl Lawrence Lindburger Jr certify that under my direction and supervision this map was drawn from an actual field survey made by the Charlotte Mecklenburg Utility Department

Registered Surveyor L 1163

CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT
ENGINEERING DIVISION
CHARLOTTE NORTH CAROLINA

621 79 111

PLAN 1"=100

COFFEY CREEK INTERCEPTOR

Property Of EARL R CROCKER And Wife WYLIE CROCKER

Sheet 21 of 29

DUNCAN PARNELL NC CHARLOTTE

17a

Request for Council Action

Charlotte

To the City Manager M. F. Billups, Jr. June 16, 1981
Date

From Marvin F. Billups, Jr., Director, Parks and Recreation Dept.

Action Requested Recommend approval of the request presented by Dow Chemical U.S.A., to serve beer at their company picnic, in Park Road Park, Shelter #2, on September 19, 1981, from 11 00 a.m to 8 00 p.m.

By letter, Dow Chemical U.S.A., is requesting permission to serve beer at Park Road Park, Shelter #2, during their company picnic.

Applied in writing 21 days in advance of event.

Approximately two (2) barrels of beer will be served.

Dispensing will be supervised by W. Perry Cooper, III, at shelter #2.

Dispensing will be from 11 00 a.m. to 8 00 p.m.

Control measures will insure that all ABC regulations will be followed and no one under the age of 18 will be served. Supervision of enforcement will be by W. Perry Cooper, III.

ABC Permit and all City Permits will be required by Dow Chemical U.S.A.

Parks and Recreation Department recommends approval.

17b

Request for Council Action

Charlotte

To the City Manager M. F. Billups, Jr. June 18, 1981
Date

From Marvin F. Billups, Jr., Director, Parks and Recreation Dept.

Action Requested Recommend approval of the request presented by the Charlotte Armed Forces Examining and Entrance Station to serve beer at their annual summer picnic, at Cordelia Park, on July 11, 1981, from 11 00 a.m. to 6 00 p.m.

By letter, Charlotte Armed Forces Examining and Entrance Station is requesting permission to serve beer at Cordelia Park Picnic Shelter, during their annual summer picnic.

Applied in writing 21 days in advance.

Approximately five (5) cases of beer will be served.

Dispensing will be supervised by the AFEES Commander, Major Abbie Caywood, at the picnic shelter.

Dispensing will be from 11 00 a.m. to 6 00 p.m.

Control measures will insure that all ABC regulations will be followed and no one under the age of 18 will be served. Supervision of enforcement will be by AFEES Commander, Major Abbie Caywood.

ABC Permit and all City Permits will be required by Charlotte Armed Forces Examining and Entrance Station.

Parks and Recreation Department recommends approval.

17c

Request for Council Action

Charlotte

To the City Manager M. F. Billups, Jr. June 17, 1981
Date

From Marvin F. Billups, Jr., Director, Parks and Recreation Dept.

Action Requested Recommend approval of the request presented by Barclays American/Commercial, Inc., to serve beer at their company picnic and softball game, in Veterans Park, on July 10, 1981, from 4 00 p.m. to 10.00 p.m.

By letter, Barclays American/Commercial, Inc., is requesting permission to serve beer at Veterans Park Picnic Shelter, during their company picnic.

Applied in writing 21 days in advance.

Approximately one (1) keg of beer will be served.

Dispensing will be supervised by employees of Barclays American/Commercial, Inc., at the picnic shelter.

Dispensing will be from 4 00 p.m. to 10 00 p.m.

Control measures will insure that all ABC regulations will be followed and no one under the age of 18 will be served. Supervision of enforcement will be by Mr. Ernie B. White.

ABC Permit and all City Permits will be required by Barclays American/Commercial, Inc.

Parks and Recreation Department recommends approval.