

## AGENDA

Meeting Type:	B
Date:	03-08-1982

City of Charlotte, City Clerk's Office

# Charlotte

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

## Meetings in March '82

### THE WEEK OF MARCH 1 MARCH 6

- 2 Tuesday, 4 30 p m HOUSING SUBCOMMITTEE of the COMMUNITY RELATIONS COMMITTEE Community Relations Office, 623 E Trade Street  
Tuesday, 7 30 p m PLANNING COMMISSION Cameron-Brown Building, First Floor Conference Room  
3 Wednesday, 12 Noon INSURANCE & RISK MANAGEMENT AGENCY Education Center, Room 239  
Wednesday, 2 00 p m TECHNICAL COORDINATING COMMITTEE City Hall Annex, Department of Transportation Conference Room  
5 Friday, 12 Noon CITY COUNCIL TRANSPORTATION COMMITTEE City Hall, Second Floor Conference Room

### THE WEEK OF MARCH 7 - MARCH 13

- 8 Monday, 12 Noon PLANNING COMMISSION/Work Session Cameron-Brown Building, First Floor Conference Room  
Monday, 7 00 p m CITIZENS HEARING (District 3) Harding High School, 2001 Alleghany Street  
Monday, 7 30 p m CITY COUNCIL MEETING (District 3) Harding High School, 2001 Alleghany Street  
9 Tuesday, 8 00 a m AIRPORT ADVISORY COMMITTEE Douglas Municipal Airport, Airport Manager's Office  
Tuesday, 9 00 a m HISTORIC DISTRICT COMMISSION Edwin Towers, First Floor Conference Room  
Tuesday, 4 00 p m CITY COUNCIL COMMUNITY DEVELOPMENT & HOUSING COMMITTEE City Hall, Second Floor Conference Room  
10 Wednesday 7 30 p m CHARLOTTE-MECKLENBURG METROPOLITAN PLANNING ORGANIZATION Cameron Brown Building, First Floor Conference Room  
Wednesday, 7 30 p m HISTORIC PROPERTIES COMMISSION City Hall, Second Floor Conference Room  
11 Thursday, 3 00 p m CITY COUNCIL W/MBE COMMITTEE City Hall, Second Floor Conference Room  
Thursday, 7 00 p m PUBLIC HEARING/CITIZEN PARTICIPATION IN LAND USE PLANNING & ZONING County Office Building, County Commission Chambers, Fourth Floor

### THE WEEK OF MARCH 14 MARCH 20

- 15 Monday, 11 00 a m AUDITORIUM-COLISEUM-CIVIC CENTER AUTHORITY Civic Center Conference Room  
Monday, 6 00 p m CITY COUNCIL MEETING/ZONING HEARINGS Education Center, Board Room  
16 Tuesday, 2 00 p m HOUSING AUTHORITY 1301 South Boulevard  
Tuesday, 3 00 p m COMMUNITY FACILITIES COMMITTEE Utility Department Conference Room, 5100 Brookshire Boulevard  
Tuesday, 7 30 p m CHARLOTTE TREE COMMISSION Park Operations Conference Room, 701 Tuckaseegee Road  
17 Wednesday, 8 30 a m CIVIL SERVICE BOARD - City Hall, Second Floor Conference Room  
Wednesday 4 00 p m EMPLOYMENT & TRAINING ADVISORY COUNCIL Belmont Regional Center, 700 Parkwood Ave  
18 Thursday 7 30 a m PRIVATE INDUSTRY COUNCIL Chamber of Commerce, Action Room  
Thursday, 8 00 a m CHARLOTTE CLEAN CITY COMMITTEE Cameron-Brown Building, Fifth Floor Conference Room  
19 Friday, 12 Noon ARBOR DAY CEREMONIES Marshall Park

(Continued)

MEETINGS IN MARCH '82 Continued

THE WEEK OF MARCH 21 - MARCH 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
- Monday, 7 30 p.m. SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE City Hall, Third Floor Conference Room
- 24 Wednesday, 4 30 p m COMMUNITY RELATIONS COMMITTEE Covenant Presbyterian Church, 1000 East Morehead Street

MARCH 28 - MARCH 31

- 30 Tuesday, 3.00 p.m. ZONING BOARD OF ADJUSTMENT - City Hall, Council Chamber
- Tuesday, 4 00 p m MUNICIPAL INFORMATION ADVISORY BOARD Cameron-Brown Building, Third Floor Conference Room

# Charlotte

IN MEETING ON MONDAY, MARCH 8, 1982

Harding High School - 2001 Alleghany Street  
District 3

7:00 P. M. - Citizens Hearing  
7.30 P. M. - Council Meeting

## ITEM NO.

1. Invocation
  
2. Consideration of minutes of regular meeting on February 22, 1982.

## POLICY AGENDA

3. Consider action steps recommended by the City Council Community Development and Housing Committee on the renovation and adaptive re-use of the Little Rock A. M. E. Zion Church
  - (a) Establish as first priority the use of the church as a community-based facility.
  - (b) Direct City staff to work with the Afro-American Cultural and Service Center to develop a proposed use plan, operating budget, and contract for the relocation of their activities to the church building.
  - (c) Authorize the City Manager to enter into a contract with an architect to determine detailed costs of renovation.

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# council agenda

Mayor Eddie Knox

Mayor Pro Tem Harvey B Gantt

Dave Berryhill  
Charlie S Dannelly  
Laura Page Frech

Ron Leeper  
Ralph Reiss McMillan  
Pamella G Patterson  
Edwin B Peacock, Jr

George K Selden, Jr  
Herbert Spaugh, Jr  
Minette Conrad Trosch

3. (continued)

On February 22, 1982 City Council adopted a resolution designating the Old Little Rock A. M. E. Zion Church as historic property. Prior to that time, City Council had approved funding for an adaptive re-use feasibility study and instructed staff to secure the building against vandalism and further deterioration.

The adaptive re-use feasibility study conducted by architect, Mr. Frank Inabinet, Jr., recommended that the church be restored for use by the Afro-American Cultural and Service Center. The Afro-American Cultural and Service Center was created in 1975 as a mechanism to preserve Black history and share Black culture with the community through art exhibitions, dance, drama, musical performances, children's programs, and an annual Afro-American cultural facility. Their present office is located within Spirit Square. Members and friends of the Center have expressed great interest in relocating their activities to the church building. Tentative plans include space for exhibits, a resource center, and a performance place.

The Inabinet study estimated the cost of restoration to be \$250,000. A detailed analysis by an architect with expertise in renovating historic property is necessary to produce a more exact cost figure. The restoration of the Old Little Rock A. M. E. Zion Church is an eligible cost under the Community Development Block Grant Program.

4. Recommend the following actions for participation by the City in a proposed study of the criminal justice process.

- (a) Authorize the City Manager to enter into contract negotiations with the Criminal Justice Technical Assistance Program at American University in Washington, D. C. for a study to "analyze the relationships among the elements of the local criminal justice process towards the end of identifying ways to improve the effectiveness of the total process."

This request results from a series of meetings held over the past several months involving the Mayor, Chairman of the County Commission, City Manager, County Manager, Chamber of Commerce President, District Attorney, Clerk of Superior Court, Chief District Court Judge, and Senior Resident Superior Court Judge to discuss the feasibility of such study and to develop a goals statement, proposed scope of work, and cost estimate. Mayor Knox, in announcing his five point Crimestoppers Program, has stressed how important an efficient criminal justice management system is to the overall success of other crime prevention strategies.

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4. (continued)

- (b) Adopt an ordinance transferring \$30,446 from the General Fund Contingency to create an allocation for the proposed study of the criminal justice system, and to reimburse consultant for travel expenses associated with project planning.

Based upon preliminary discussions with the Director of Criminal Justice Technical Assistance at American University, the study can be conducted at an estimated cost of \$60,333. Adoption of this ordinance would enable the City to fund up to one-half the study cost. The County would also fund up to one-half. In addition, State financial assistance may be available for this project which would decrease local costs.

Attachments for this item are the proposed Scope of Work and Methodology for Charlotte-Mecklenburg Criminal Justice Project and a budget ordinance.

Attachment No. 1.

5. Recommend approval of a loan agreement between the City of Charlotte and Neighborhood Housing Services (NHS) of Charlotte, Inc., to provide \$75,000 in General Revenue Sharing monies for a Revolving Loan Fund for housing rehabilitation in the Plaza/Midwood area.

Neighborhood Housing Services is a vehicle for restoring confidence by mobilizing the neighborhood residents who form a partnership with private interests and City government to address the problems which cause neighborhood decline. Plaza/Midwood was selected for Charlotte's first Neighborhood Housing Community because although it contains several areas of serious deterioration it also had the human and other resources on which it could draw to reverse this trend.

On August 7, 1978, City Council approved an "Agreement for Development of a Neighborhood Housing Services Program between the City of Charlotte and Urban Reinvestment Task Force" for approximately three years. The agreement committed the City to provide \$35,000 in start-up funds, up to \$180,000 in operating expenses, if necessary; and \$250,000 for a housing rehabilitation revolving loan fund. To date, the City has granted NHS of Charlotte, Inc. \$35,000 in start-up funds, \$50,000 in operating

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5. (continued)

expenses, and approved on February 23, 1981 an initial revolving loan amount of \$62,000. As of February 26, 1982, a total of \$84,865 in loans had been made available through NHS of Charlotte, Inc. (including the initial City amount of \$62,000) for the rehabilitation of 35 housing units.

This second installation to the Revolving Loan Fund will be used to continue to provide housing rehabilitation loans on a sliding scale interest rate (based on the ability of owner/occupants to pay) to those applicants unable to qualify for conventional loans. The maximum loan amount is \$20,000; the maximum loan term is 20 years. All loan requests are reviewed by a loan committee consisting of neighborhood residents and representatives from lending institutions and the City. Funds for this purpose have been approved as part of FY 82 General Revenue Sharing Funds in the Capital Improvement Program Housing Account.

Attachments for this item are a copy of the proposed loan agreement and loan policy adopted by the NHS of Charlotte Board of Directors.

Attachment No. 2.

6. Recommend the following actions to permit revenue bond anticipation note financing for airport terminal concourse expansion and fueling facility improvements to be issued in the amount of \$6,300,000:

- (a) Adoption of a supplemental Revenue Bond Order entitled "An Order Authorizing the Issuance of \$6,300,000 Airport Revenue Bonds, Series C, of the City of Charlotte, North Carolina and Providing for the Delivery of Said Bonds." The supplemental Order provides authorization of \$6,300,000 Airport Revenue Bonds and defines permissible use of proceeds, provides for the procedures necessary for issuance and other provisions.
- (b) Adoption of a "Resolution Authorizing the Issuance of \$6,300,000 Airport Revenue Bond Anticipation Notes of the City of Charlotte, North Carolina and Approving the Award of Said Notes." This action will permit issuance of the notes for a period of five years and prescribes the procedures necessary, form of notes, permissible use of proceeds, requests the North Carolina Local Government Commission to sell the notes at private sale and other provisions.

Approval of these actions will provide the authority for issuance of notes and will enable the City to proceed with formal closing, delivery of notes, and receipt of proceeds.

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6. (continued)

At the end of the term of the notes, the City anticipates that sufficient airport operating revenues will be available to redeem the notes.

On May 18, 1981 City Council authorized the Finance Department to proceed with the financing, on a revenue financing basis, of the automated fueling facilities at the airport and expansion of the East Concourse of the new terminal building. The Finance Department has conducted a review of possible financing alternatives in consultation with the N. C. Local Government Commission and the City's bond counsel resulting in the selection of Airport Revenue Bond Anticipation notes as the appropriate alternative. Use of a note financing will provide financing, on a five-year basis, at favorable short-term interest rates.

The East Concourse expansion will include approximately 14,000 square feet of additional space and will add five boarding gates, with loading bridges and aircraft parking positions. Piedmont Airlines requested this additional space and will compensate the City for its total cost pursuant to a lease agreement negotiated by the City. The automated fueling facility will store fuel in three 10,000-barrel above-ground tanks located in a new fuel facility area. The fuel stored will be delivered to the aircraft parking ramp by underground supply lines. This fueling facility represents current "State of the Art" in aircraft fueling facilities. The City will be compensated by the commercial airlines for the total cost of these facilities pursuant to a lease agreement negotiated by the City. Current construction estimates for these facilities are as follows

Automated Fuel Facility	\$3,550,000
East Concourse Expansion	<u>2,750,000</u>
Total	\$6,300,000

7. Consider report from the City Council Transportation Committee on revising street improvement priorities to take advantage of State funds currently available for the widening of Monroe Road.

Councilmember Dave Berryhill had requested that the Committee consider this question in advance of the March 8th Council meeting in order to learn the direction he should take at the meeting of the Charlotte-Mecklenburg Metropolitan Planning Organization to be held on March 10, 1982.

The City Council Transportation Committee will discuss this issue on Friday, March 5. Their report will be forwarded to the full Council later that afternoon.



8. Consider proposal to relocate the metal sculpture entitled "KanTurk", located on the grounds of St. Mary's Chapel.

At its meeting on February 8, 1982, City Council requested that the cost of relocating the sculpture be obtained and brought back for review and discussion.

A cost estimate of \$50.00 has been calculated for relocation of the sculpture to another site. The sculpture is not anchored to a foundation and therefore can be moved by using a crane to put it on a flatbed vehicle and remove it from the site.

"KanTurk" was purchased by a local corporation and given to the Mint Museum of Art on extended loan. The sculpture has not been displayed anywhere else besides in the City. The local corporation secured the work after the death of the sculptor, Robin Costelloe.

9. Consideration of an ordinance designating "Charles Moody House" and land associated therewith at 830 Providence Road, as historic property.

In meeting on February 22, 1982, the motion to deny the designation failed on a five-to-four vote; therefore, the ordinance is still before Council for disposition. (Six votes are required for the passage of a motion.)

The Historic Properties Commission, on a vote of 8-0, with four members absent, has recommended this designation. Such designation would allow the owner to apply annually for an automatic deferral of 50 percent of the ad valorem taxes on all or any portion of the property which becomes "historic". The current ad valorem tax appraisal of the entire 1.110 acre tract is \$95,750, of the improvements it is \$630, a total of \$96,380. No City departments object to this proposal.

Attachment No. 3.

10. Consideration of nominations to fill the following positions:

(a) Clean City Committee - 2 positions

- 1) Unexpired term to expire June 30, 1982.
- 2) Unexpired term to expire June 30, 1983.

Councilmember Frech has placed in nomination the name of Priscilla Duncan.

The Clean City Committee is responsible for initiating, planning, directing and coordinating litter control activities in the City of Charlotte.

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(b) Council on Aging - 1 position

- 1) Ms. Dorothea Lakin was appointed to an unexpired term on November 16, 1981, and is eligible for reappointment for a term to expire March 30, 1985.

The Council on Aging is designated as the Charlotte-Mecklenburg "advocacy focal point" for the aging and serves as the official advisory board on aging to the Charlotte City Council and the Mecklenburg County Board of Commissioners.

(c) Charlotte-Mecklenburg Art Commission - 2 positions

- 1) Initial appointment for a one-year term.
- 2) Initial appointment for a three-year term.

The Art Commission was established by joint resolution of City Council (November 23, 1981) and the County Commission (February 15, 1982) to accept the responsibility for expanding experience with visual art by directing the inclusion of works of art in public projects of the City and County; examining the condition of such works of art annually and reporting to the two governing bodies with recommendations for their care, maintenance, improvement, documentation, appraisal, security, etc., and, encouraging and helping obtain additional grants and gifts from outside sources.

Confirmation of the appointment of Murray Whisnant to one of these positions is necessary since the County Commission, in adopting the joint resolution, stipulated that Mr. Whisnant who served on the former Mecklenburg County Art Commission, continue as one of the three City appointees. His present term expires July 31, 1982

(d) Advisory Energy Committee - 3 positions

- 1) Electric Utility Representative
- 2) Petroleum Industry Representative
- 3) Consumer Advocate Representative

These initial appointments will expire December 31, 1983.

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10. (d) (continued)

The purpose of the Commission is to serve as a designated body to study community energy problems and develop an annual community Energy Management Plan for Charlotte-Mecklenburg to be approved by the City Council and the County Commission.

The Commission will encourage the implementation of the Energy Management Plan as approved by the City Council and County Commission. The principle objectives are to

- . . Establish specific energy management and conservation goals for the community.
- . . Identify and analyze problem areas which are vital to the community's well-being, and those energy opportunity areas which offer the most significant impact.
- . . Establish priorities among these identified problem and opportunity areas.
- . . Raise community awareness in energy consumption and educate the public in proven energy management techniques.

(e) Housing Appeals Board - 1 position

- 1) Appointment is for a three-year term to expire April 4, 1985, and must be a tenant/occupant with no limitation as to annual family income.

The Board hears appeals from decisions or orders of the Superintendent of Building Inspection Department as provided by Section 10A-13(d) of the City Code.

(f) Employment & Training Advisory Council - 1 position

- 1) Appointment is for an unexpired term to expire November 4, 1983.

The Council is federally mandated, advises the Mayor in setting the basic goals, policies and procedures for the implementation of manpower programs which meet the standards of the Comprehensive Employment and Training Act of 1973. It monitors all manpower programs and other related programs under this Act for the purpose of improving the utilization and coordination of the delivery of services and making recommendations to the Mayor.

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The City Attorney advises that Agenda Item Nos 11 through 21 may be considered in one motion. However, any member of Council may request an item be divided and voted on separately

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Budget Ordinances

11. (a) Recommend adoption of an ordinance establishing grant revenues in the amount of \$121,250 to fund various short to mid-range transit planning efforts under Section 8 of the Urban Mass Transportation Administration (UMTA).

UMTA provides 80% of project costs, or \$97,000 The local share or 20% of project costs includes a grant of \$12,125 from the NCDOT and \$12,125 in in-kind contributions from the City.

- (b) Recommend adoption of an ordinance revising the revenue estimate in the Powell Bill Fund and transferring \$406,220 from the Powell Bill Fund Balance to cover street maintenance expenses.

The North Carolina State Gasoline Tax provides the cities approximately 01¢ of the total 09¢ per gallon of gasoline tax. These funds are generally known as Powell Bill Funds and are designated for street-related purposes. The individual city allocation is based on a two-part formula that includes a calculation of population and number of miles of non-state streets

This ordinance is needed to revise the projected revenue allocation downward since the original budget estimate was greater than the actual State disbursement during this fiscal year. Funds to maintain current operations and prevent shortfalls will be drawn from the Powell Bill Fund Balance in the amount of \$406,220 The \$406,220 will be used to

- . . Provide \$381,966 from the fund balance to maintain the Fiscal Year 1982 budgeted activities (primarily the Spring resurfacing program)
- . . Provide an additional \$24,254 for the Snow Removal Program to purchase depleted salt and slag supplies.
- . . Allow the Motor Transport Division to recover overtime costs used to maintain the snow equipment

Contracts, Change Orders, and Agreements

12

Consideration of bids as follows.

Catch Basin Frames, Grates  
and Hoods, As Specified

Operations Dept ,  
Street Division

- (a) Recommend award of contract to the low bidder, Dewey Brothers, Inc., in the amount of \$82,505 65, on a unit price basis, for catch basin frames, grates and hoods, as specified.

The following bids were received

Dewey Brothers, Inc	Goldsboro, N.C.	\$ 82,505.65
Emporia Foundry, Inc.	Emporia, Va	89,216.00
Neenah Foundry Company	Neenah, Wis.	105,237 50

This proposed purchase includes 655 Catch Basin Frames, Grates and Hoods and is an estimated yearly requirement. These castings will be used for replacements and new construction in street drainage.

Unencumbered balance prior to contract award - A commitment of funds is not required until a firm order is placed - Powell Bill Fund, Maintenance - Street Drainage Facilities, Construction Materials and Supplies (0120, 523.04 210) - \$67,707

Parking Lot Sweeper Body,  
Section 1 B , As Specified

Airport

- (b) Recommend that all bids received for parking lot sweeper body for the airport be rejected and readvertised

The following bids were received

American Products, Inc.	Pineville, N C	\$15,731.00
Public Works Eqpt. & Supply	Monroe, N.C.	20,802 00
Carolina Industrial Eqpt.	City	23,197 00

Staff is recommending that all bids received be rejected since it was discovered during the evaluation that all suppliers were not bidding equal equipment. In addition, the specifications developed by staff failed to include a high dump feature which is highly desirable. The high dump feature will allow a more efficient operation by allowing the debris to be disposed of directly into refuse containers. Staff expects the revised specifications to lower the cost of the required sweeper.

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One (1) Tractor with Backhoe/Loader,  
Section 2., As Specified

Utility Dept.

- (c) Recommend award of contract to the low bidder, North Carolina Equipment Company, in the amount of \$23,725 00, on a unit price basis, for one (1) tractor with backhoe/loader.

The following bids were received.

N. C. Equipment Company	Greensboro, N.C.	\$23,725.00
Rimtrax Corporation	Charlotte, N.C.	23,745 83
Charlotte Ford Tractor	Charlotte, N.C.	25,089.00
Case Power & Eqpt. Co	Charlotte, N.C.	27,658 24

Unencumbered balance prior to contract award - Water and Sewer Operating - Water Field Operations, Autos and Self-Propelled Equipment (610.04.541) - \$30,000.

Water Distribution Improvements

16-Inch Water Main Along N C. Highway 51

Utility Dept.

- (d) Recommend award of contract to the low bidder, Rand Construction Company, in the amount of \$317,045 00, on a unit price basis, for water distribution improvements, 16-inch water main along N.C. Highway 51.

The following bids were received:

Rand Construction Company	Richfield, N.C.	\$317,045 00
Blythe Industries, Inc.	Charlotte, N.C.	331,520 00
Lockwood Construction Co	Pineville, N C	334,506 00
Sanders Brothers, Inc	Charlotte, N C	356,155.00
AJM Development & Utilities	Matthews, N C	363,050.00
Palmer Mountain Farm	Concord, N C.	366,676.60
Rea Brothers, Inc.	Pineville, N C	381,875 00
Dellinger, Inc	Monroe, N C	384,923 00
CFW Construction Company	Fayetteville, Tenn	432,095.00

The low bidder proposes to perform work solely with own forces which is in accordance with the City M/WBE policy for construction projects.

Unencumbered balance prior to contract award - Water and Sewer Capital Improvement Projects Fund, Water Distribution System Construction in the 1980 Annexation Areas (2071,635 10)  
- \$1,300,000

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Law Enforcement Center  
Locker Room Renovations

Engineering Dept

- (e) Recommend that all bids received for Law Enforcement Center Locker Room Renovations be rejected and readvertised

The following bids were received

	<u>Base Bid</u>	<u>Alt.#1</u>	<u>Alt.#2</u>
*G. T. Barnes Co.	\$38,767 00	-985	+997
**Southern Constructors	39,287.00	-1700	+1099
*T. K. Browne Const. Co.	41,311.20	+4910	+1434
Moretti Const., Inc.	41,951.70	-319	+1347
*Crescent Const Co., Inc.	45,611 00	-300	+972
*Behr Const. Co.	46,200 00	-2335	+1100
T R. Tucker Const. Co.	46,809 00	-1000	+1200
Cabarrus Const. Co.	46,935.00	-650	+1100
*James R. Vannoy & Sons	47,565 00	-1650	+1075
*Jerry W. Neal Const Co	48,294.00	No Change	+2052

Goals Attained

	<u>MBE</u>	<u>WBE</u>
G T. Barnes Co.	5 5%	8%
Southern Constructors	No Subcontracts	
T. K Browne Const Co	0%	0%
Moretti Const., Inc	16.51%	7 03%
Crescent Const. Co., Inc	10%	4%
Behr Const. Co.	6 9%	0%
T R. Tucker Const Co.	27%	4%
Cabarrus Const Co	0%	0%
James R. Vannoy & Sons	0%	0%
Jerry W. Neal Const Co	1%	0%

\*The Community Relations Committee has determined that these bidders failed to meet the good faith effort in appropriate documentation of M/WBE non-availability, as required by the M/WBE Plan, and the City Attorney's Office has issued an opinion that these bidders are therefore non-responsive

\*\*The bid submitted by Southern Constructors was unsigned as required by the bid documents The City Attorney's Office has issued an opinion that the unsigned bid is invalid and non-responsive.

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It is recommended by the City Engineer that all bids be rejected due to (1) the recent finding that North State Paint Company is not a bonafide WBE firm, (2) the ambiguity in the M/WBE Plan as to whether the bid by Moretti Construction, Inc., who is proposing to use North State Paint Company, is responsive because of this finding, and (3) the project cost would be increased by \$4,857 to go to the next responsive bidder (T. R. Tucker Construction Company), which will exceed the available funding for the project.

Five Points C. D. -  
Five Points Park

Engineering Dept

- (f) Recommend that bids submitted by Jerry W Neal Construction, Crowder Construction, and T. K. Browne Construction be rejected as being non-responsive, and award contract to low responsive bidder, Cabarrus Construction Company, in the amount of \$167,138.22, on a lump sum price basis, for Five Points Park.

The following bids were received

		Goals Attained	
		MBE	WBE
*Cabarrus Construction	\$167,138 22	2.89%	2 25%
Jerry W. Neal Construction	224,528 00	5 21%	1 64%
Crowder Construction	226,711 32	0%	0%
Blythe Industries	229,459 20	No Subcontracts	
Moretti Construction	229,459 20	17 37%	4 57%
T K. Browne Construction	229,987 56	0%	0%

\*Bid as submitted by Cabarrus Construction Company, Concord, North Carolina, has been negotiated to reduce the price of the base bid from \$201,582 00 to \$167,138 22

This project will consist of the construction of a neighborhood playground in Five Points Community Development Area, which will include picnic shelters, playing courts, sidewalk construction, play equipment installation, tennis and basketball courts, and other side furnishings. The completion date for this project will be 120 days after the contractor receives the Notice to Proceed. Liquidated damages will be assessed at the rate of \$100 00 per calendar day thereafter. The M/WBE goals for this project were set at 16% and 4% respectively.



13

Recommend award of contract with Deloitte, Haskins & Sells to provide software and consulting services to implement the financial accounting system for the new airport terminal facilities, in an amount not to exceed \$65,000.

The accounting system to be instituted with the opening of the new terminal facilities is very complex, employing eleven major cost centers and over 135 sub-centers for distribution of costs and revenues. All charges are accumulated and adjusted on a formula basis for space rentals, Airport Service-Fees (ASF), Landing Fees (PAF), and Armed Guard charges. In addition, all utility and telephone charges will be calculated by the Airport based upon actual tenant use.

An analysis was conducted to determine the cost, efficiency, and benefit of operating the accounting system on a manual versus automated basis. Two additional accounting clerks were estimated to be needed to operate a manual system. Twelve system suppliers responded to a request for proposal for cost comparison purposes. The Finance and Airport Departments report that implementation of the automated system, DILOG, marketed through Deloitte, Haskins & Sells would save the City approximately \$9,996 00 per year, amortized over a five-year schedule.

Firms responding to system specifications were:

1. Zerox Software Systems
2. ADMIN
3. LGFS (American Management Systems)
4. DILOG
5. K<sup>2</sup> (K-Squared Systems)
6. Mainstem
7. IBM Systems Government Software
8. NCR - Interaction Financial Management Systems
9. MISTI (Management Information Systems Training, Inc.)
10. AIS (Advanced Information Systems)
11. TAG Software Sperry Univac
12. Peat, Marwick, Mitchell - Certified Public Accountants

Of these twelve firms, only three - K-Squared, Peat, Marwick, Mitchell, and DILOG - had systems available that would fit the needs identified in the system specifications. K-Squared Company Systems quoted their system at \$125,000, which included the cost of modifying their programs and consultation fees. The custom system offered by Peat, Marwick, Mitchell was quoted at over \$100,000 and would require considerable lead time for development, testing, and implementation. The total cost of DILOG through Deloitte, Haskins & Sells was quoted at \$65,000 and would provide all system modifications, system consulting,

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and operating and training manuals. In addition, Deloitte, Haskins & Sells was the only one of these three companies that would guarantee the system to be in place and operational by the terminal opening date of May 2, 1982

14. Recommend approval of the following change orders to contracts to construct new terminal facilities at Douglas Municipal Airport, increasing the total contract amounts by \$95,953.30. These change orders were negotiated with existing contractors on site in an effort to fast-track project completion and are necessary to expand terminal facilities to meet requirements for commuter airlines and to respond to unanticipated physical conditions on site.

(a) Contract - Fuel Transmission Line

Rowe Industrial (82-223)  
Award Date - June 8, 1981  
Contract Amount to Date - \$265,000  
Change Order No. 1 - \$21,238 20

This change order will extend fuel lines under the commuter ramp expansion, make adjustments for unanticipated site conditions, and delete installation of one fuel line no longer required by the airlines

(b) Contract - Site Preparation Rental Car and Fuel Farm Areas

Compton Contracting Company (81-169)  
Award Date - June 29, 1981  
Contract Amount to Date - \$275,536  
Change Order No. 1 - \$10,214 30

This change order will provide an additional transfer of fill needed to replace unsuitable material and adjust for a greater than anticipated volume of rock excavation

(c) Contract - Drainage Outfall

Hickory Construction Company (81-139)  
Award Date - June 8, 1982  
Contract Amount to Date - \$1,810,233 70  
Change Order No. 1 - \$64,500 70

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This change order will provide for relocation of the outfall and additional excavation due to unavoidable slides, and reinstallation of underdrain lines and visual approach signal instrumentation for Runway 5.

Funds to cover these change orders are available from the airport project contingency.

15.

Recommend award of contract to Driggers Electric & Control Company, in the amount of \$33,742, to provide electrical work for Toll Plaza and Parking Lot Shelters Construction at the Airport.

On January 25, 1982, City Council rejected all bids for electrical work associated with construction of toll plaza and parking lot shelters and directed the City Manager to readvertise the contract. City Council took this action because of questions concerning the documentation of MBE participation. The bids rejected were Howard Electric Company of Concord, Inc., \$26,700, no MBE participation, Driggers Electric & Control Company, Inc., \$33,742, incomplete MBE documentation, and Watson Electric Company, Inc., \$36,572, 16 8% MBE participation through Sam Jones Electrical Contracting, Inc.

This electrical work was readvertised on February 5, 1982 Driggers Electric & Control Company, Inc, a local MBE, submitted the only bid in the amount of \$33,742, the exact amount of his prior bid.

An MBE goal of 10% was established for this contract Driggers proposes to subcontract with Chavin Electric Company for 11 4% MBE participation.

16.

Recommend approval of sublease agreement for warehouse space in the air cargo building at Douglas Municipal Airport.

On March 16, 1981, City Council approved a five-year lease agreement with Burlington Northern Air Freight, Inc, for 12,763 square feet of warehouse and office space in the City's Air Cargo Building. Under the terms of this agreement, any sublease of space is subject to the City's approval Burlington Northern is requesting the City to approve the sublease of 3,650 square feet of warehouse space to Zantop International Airlines, Inc The term of the sublease is one year and shall continue thereafter on a month-to-month basis unless terminated by either party upon thirty days notice This sublease in no way relieves the prime lessee, Burlington Northern, of its obligations to the City

Property Transactions

17

- (a) Recommend approval for property acquisition as authorized under the Airport Development Aid Program (ADAP) for Douglas Municipal Airport.

This action is to acquire a mobile home that rests on property recently purchased by the City at 7433 Old Dowd Road. The purchase price is \$6,525. Upon approval of purchase, the City would auction the mobile home to the highest bidder for scrap metal purposes.

Acquisition of a mobile home is a required cost eligible under ADAP funding when the structural condition of the mobile home is such that it cannot be moved without substantial damage or unreasonable cost and when the mobile home is not considered to be decent, safe, and sanitary when measured against the same standards as those for conventional housing.

The Airport and Building Inspection Departments have examined the mobile home and agree that conditions requiring acquisition are present. In addition to purchasing the existing mobile home, the City will have to provide suitable replacement housing for the current occupant, consistent with the Uniform Relocation Act of 1971.

- (b) Recommend approval for property and right-of-way acquisition from Chris Economides, Jr., and wife, Patricia LaGios, 121 West Palmer Street. Total Land Area - 85 square feet, Appraised Price - \$127 50, Purchase Price - \$500 00.

This item last appeared on the City Council agenda on November 23, 1981, as a resolution authorizing condemnation action. City Council deferred action on the resolution in order to determine whether the proposed project - construction of a turn radius improvement at Winnifred and West Palmer Streets - which required the taking of the Economides property was really necessary. Community Development and Engineering staff have re-examined this project and have concluded that the 85 square feet in question is essential to develop an adequate turn radius for safe traffic flow at this intersection, in accordance with the approved Redevelopment Plan for West Morehead. These improvements are scheduled to be performed in conjunction with the present street and sidewalk construction.

(Continued)

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(Continued)

Staff has also determined that it would be cheaper to pay an aquisition price in excess of the appraised fair market value rather than to seek condemnation. The estimated cost to acquire this property through condemnation proceedings is estimated at \$1,200 and would consume about six months of additional time

Attachment No. 5.

- (c) Recommend that City-owned property located at 305 West Fourth Street Extension be declared surplus and offered for sale by the sealed bid process to the highest bidder

Engineering/Real Estate has received a request to have the City-owned property located at 305 West Fourth Street Extension declared surplus and offered for sale by the sealed bid process.

This parcel is a residual parcel totaling .09 acre which was acquired in April, 1967, for the Fourth Street Extension project. A map is attached for your information

The Mandatory Referral has been approved by the Planning Commission. All Department Heads have been polled with no one expressing an interest in retaining this property

Resolutions - Miscellaneous

18

- (a) Recommend approval of a resolution authorizing the City Manager to file an application requesting 25% State Clean Water Bond grant funds in the amount of \$941,250 for the construction of water mains to serve various areas of Mecklenburg County

These construction projects are listed in the Fiscal 1982 Capital Improvement Program budget authorized by City Council and have been approved by the Planning Commission

The total project consists of 69,200+ linear feet of 12, 16, 24, and 30-inch water mains to serve the following areas of Mecklenburg County

(Continued)

18.

(Continued)

La Salle Street - Remington Street to Starita Road,  
strengthen existing water main.  
N.C. 21 - Verhoeuf Drive to Gilead Road, extend present  
main into area of Huntersville.  
Mallard Creek Road - Derita to Harris Boulevard, extend  
a feeder main into North Mecklenburg County.  
Providence Road - N C. 51 to Raintree Road, construct  
segment in the South Mecklenburg County feeder system.  
N.C. 51 - Providence Road to Alexander Road, construction  
of a 16-inch water main.  
Arrowood Road - York Road to I-77; construct a 30-inch  
water main to extend major feeder farther into south-  
western Mecklenburg County.

The total estimated project cost is \$3,765,000. The local share is available through prior water bonds

- (b) Recommend calling a public hearing on Monday, March 22, 1982, at 3 00 p.m., in the City Council Chamber, for the purpose of receiving citizen input on the expenditure of \$6 2 million in General Revenue Sharing funds during Fiscal 1983
- (c) Recommend adoption of a resolution of the City Council calling for a joint public hearing to be held on March 22, 1982, by the Council and the Historic Properties Commission concerning the designation of the "F. O Hawley, Jr , House" and the land associated therewith, located at 923 Elizabeth Avenue, as historic property
- (d) Recommend adoption of a resolution of intent to abandon the right-of-way of a portion of Wally Road and set April 5, 1982, at the District 4 City Council meeting at 7 30 p m. (location to be announced) as the date for the public hearing.
- (e) Recommend adoption of a resolution accepting for maintenance from the North Carolina Department of Transportation certain streets within the City of Charlotte and authorize the Mayor to execute petitions requesting that the streets be abandoned to the City.

Two street groups are included in this action Group 1 consists of 33 46 miles of streets, primarily residential in nature, within the Coulwood and Carmel Rea Road Annexation Areas. Group 2 consists of 3 21 miles of streets, serving primarily local traffic, identified for transfer to the City by the State The effective date for City maintenance would be June 30, 1982 The City would receive credit for these additional streets under Powell Bill funding in Fiscal 1983

A listing of the street locations will be available with the City Clerk at the Council Meeting

18.

(Continued)

(f) Recommend adoption of a resolution of the Charlotte City Council endorsing the Charlotte Chamber of Commerce St Patrick's Day Committee and authorizing the following actions:

- 1) The temporary closing of North Tryon Street between First Street and Seventh Street during the Chamber of Commerce St. Patrick's Day Parade on March 17, 1982, from approximately 11 00 a.m. to 2.00 p.m.
- 2) The right to sell and dispense beer and/or wine on public property, but only during the event and subject to all applicable A.B.C. regulations.

The Chamber of Commerce has received approval to close North Tryon Street from First to Seventh Streets on March 17, 1982, from approximately 11:00 a.m. to 2 00 p m for the annual St. Patrick's Day Parade. In addition, adoption of this resolution would allow the St Patrick's Day Parade Committee to sell beer and/or wine to help offset the cost of the parade. The City Attorney has determined that beer and wine may be bought and consumed on streets during the time they have been closed by City Council action

Utility Contracts

19.

Recommend approval of the following contracts for the construction of water and sanitary sewer mains inside the City limits of Charlotte

- (a) Contract between the City of Charlotte and Waddell Associates for the construction of 675 feet of 8-inch water main and 1,190 feet of 2-inch water mains to serve Downing Place, at an estimated cost of \$21,280.00, at no cost to the City
- (b) Contract between the City of Charlotte and William Trotter Company for the construction of 891 feet of 8-inch sanitary sewer main to serve Sardis Forest Patio Homes, Phase II, at an estimated cost of \$17,820, at no cost to the City
- (c) Contract between the City of Charlotte and the Housing Authority of the City of Charlotte for the construction of 600 feet of 8-inch sanitary sewer mains to serve Providence Road site, at no cost to the city.

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(Continued)

The Charlotte Housing Authority has awarded the contract for construction of the Providence Road housing development with an estimated start-up of two to three weeks. Therefore, it is necessary that City Council authorize the sewer service agreement and financing plan for construction of this system.

Authorization for Disposal of Housing Records

20. Recommend authorization for disposal of housing records maintained by the Building Inspection Department for two (2) years as required by Section D-6 of the Municipal Records Manual, published by the State Department of Archives and History. These records are of no further use to the Department and are not required by State law or local ordinances to be maintained as permanent records.

The records consist of copies of "Complaint and Notice of Hearing" and "Findings of Fact and Order" used in the enforcement of the City's Minimum Housing Code Inclusive dates covered January 1, 1979, through December 31, 1979

Rejection of Bids

21. Recommend rejection of all bids received for landscaping at new airport terminal facility.

On March 2, 1982, bids were received for four contracts necessary to provide general landscaping for the new terminal facilities. The bids for the first two contracts - "Lawns" and "Paving" - were returned unopened since only two bids were received, and State law requires a minimum of three responses on the first bid. These contracts have been re-advertised.

The bids for the other two contracts were:

Specimen Trees

Exterior Designing	\$152,810.00
Parks Enterprises, Inc.	173,870.00
Landmasters, Inc.	198,420.00

Trees, Shrubs, & Ground Cover

Parks Enterprises, Inc.	\$114,295.00
Jones Fencing & Grading Company	115,465.00
Exterior Designing	153,775.00
The Bruce Company	218,909.05

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(continued)

The low bidder and second low bidder for the "Specimen Tree" work were not responsive to the MBE requirements in that documentation on MBE sub-contractor use or non-availability was not documented. Landmasters, Inc., the third low bidder was responsive but the proposal exceeds the budget for this work by \$48,000.

On the "Trees, Shrubs & Ground Cover" contract, three of the bidders were not responsive to the MBE requirements in that documentation on MBE sub-contractor use or non-availability was not documented. The only bidder responsive to the MBE requirements, Nathaniel Jones, did not submit the proper bid proposal form and therefore was not responding to the work the City wanted accomplished.

Following the pre-bid conference, the City had issued a correction to the bid request that was sent out by addendum. Prior to bid opening, Nathaniel Jones acknowledged receipt of the proper bid proposal, but failed to submit his bid according to those corrections.

Rejection of these bids will allow staff to re-advertise this work and continue to maintain an expected airport opening date of May 2, 1982.

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SCHEDULE OF MEETINGS  
MARCH 8 THRU MARCH 12, 1982

Monday, March 8	CITY COUNCIL MEETING Citizens Hearing Formal Meeting	7:00 P. M. 7:30 P. M.
	Harding High School 2001 Alleghany Street (District 3)	
Tuesday, March 9	COMMUNITY DEVELOPMENT & HOUSING COMMITTEE	4:00 P. M.
	City Hall 2nd Floor Conference Room	
Wednesday, March 10	C/M METROPOLITAN PLANNING ORGANIZATION	7:30 P. M.
	Cameron-Brown Building 1st Floor Conference Room	
Thursday, March 11	W/MBE COMMITTEE	3:00 P. M.
	City Hall 2nd Floor Conference Room	
	PUBLIC HEARING/CITIZEN PARTICIPATION IN LAND USE PLANNING & ZONING	7:00 P. M.
	County Office Building County Commission Chambers 4th Floor	