AGENDA

Meeting Type:	BUSINESS
Date:	04/25/1988

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Sue Myrick *Mayor Pro Tem Al Rousso*

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

Council Agenda

Monday, April 25, 1988

12:00 noon. . . . . Planning and Public Works Committee
12·30 PM. . . . . Discovery Place presentation, Training Center
1:00 PM. . . . . Council-Manager luncheon
2:00 PM. . . . . Citizens Hearing
3:00 PM. . . . . Council Meeting

ITEM NO.

1. Invocation by Rev. Wade D. Tucker, Sr. of Candlewyck Baptist Church.

2. Consider approval of minutes of Regular Meeting on March 28, and Council Workshop on April 5, 1988.

PUBLIC HEARINGS

The agenda includes four requests for storm drainage improvements in accordance with the Council-approved Storm Drainage Repair Policy. The first two, which follow, require public hearings in accordance with State law which states that in order to assess a share of the cost of storm drainage improvements upon all parcels in a drainage area, a public hearing must be conducted by City Council. Every resident in the drainage area who is subject to assessment was sent a copy of the resolution of intent and a letter stating the location and time of the public hearing.

The other two storm drainage items are in the consent agenda. All involved property owners signed a petition requesting the repairs be made; no public hearing is required.

These projects are the first to be submitted following Council's request that we put the program on hold while we developed a program based on a priority need rather than ability to pay.

All four projects would be funded through drainage bonds approved in 1986. A total of $2,500,000 was approved, with $500,000 being allocated each year. The account currently contains $500,000 of uncommitted funds which is the FY88 allocation.

The City's cost for the four items on today's agenda is $838,120. With the addition of the FY89 appropriation of $500,000, sufficient funds will be available to cover these projects. Due to the length of time associated with project design and competitive bidding, construction contracts will be awarded in FY89 when sufficient funds are available.

Based on Council's discussion at the April 11 workshop, the storm drainage repair program will be recommended for an increased level of funding in the FY89-93 CIP.

3. A. Conduct a public hearing on making storm drainage improvements in six areas of the Montibello Subdivision in accordance with the Storm Drainage Repair Policy.

B. Recommend adoption of a resolution to make storm drainage improvements in six areas of the Montibello Subdivision in accordance with the Storm Drainage Repair Policy.

Background: In September, 1987, the Engineering Department conducted an investigation of drainage problems in the Montibello Subdivision. The problems involve six areas within Montibello where the storm drainage systems are undersized by today's standards. These areas have suffered from severe flooding over the past few years. The problem qualified for assistance through the City's Storm Drainage Repair Policy, was ranked in the high priority category and forms for a full petition were given to involved citizens in February, 1988.

Storm Drainage Repair Policy: The City's Storm Drainage Repair Policy, in accordance with North Carolina General Statute 160A-218, authorizes the City Council to assess a share of the cost of storm drainage improvements upon all lots and parcels of land in the drainage basin contributing runoff to the problem, if a petition is signed by more than 50 percent of the property owners who represent more than 50 percent of the property area. Sufficient signatures for assessment were gathered (58% of owners and 64% of area).

Proposed Improvements/Cost: The work required to correct the problem involves upgrading the storm drainage system within the six problem areas, both on private property and in City right of way. In accordance with the Storm Drainage Repair Policy, the City pays for all improvements in the street right of way ($290,000) and four-fifths

of the cost on private property ($240,000). The property owners in the drainage basin share the remaining one-fifth private property cost ($60,000). Property owners' costs will range from $40-50 to $300-500. The estimated total project cost is $590,000.

Funding: Storm Drainage Repair Account.

Clearances: The petition was recorded in the office of the City Clerk on March 7, 1988, and the City Attorney has approved the resolution as to form.

A map is attached.

Attachment No. 1

4. A. Conduct a public hearing on making storm drainage improvements from the corner of Oregon and Boyd Streets to the Lakeview Center in accordance with the Storm Drainage Repair Policy.

B. Recommend adoption of a resolution to make storm drainage improvements from the corner of Oregon and Boyd Streets to the Lakeview Center in accordance with the Storm Drainage Repair Policy.

Background: At the request of the residents in the Lakeview neighborhood, the Engineering Department conducted an evaluation of drainage conditions in the Lakeview Community, concluding in December, 1987. The investigation revealed that the existing storm drainage system is inadequate, resulting in flooding of streets and yards throughout the area. The problem qualified for assistance through the City's Storm Drainage Repair Policy, was ranked in the high priority category, and forms for a full petition were given to involved citizens in January, 1988.

Storm Drainage Repair Policy: The City's Storm Drainage Repair Policy, in accordance with North Carolina General Statute 160A-218, authorizes the City Council to assess a share of the cost of storm drainage improvements upon all lots and parcels of land in the drainage basin contributing runoff to the problem, if a petition is signed by more than 50 percent of the property owners who represent more than 50 percent of the property area. Sufficient signatures for assessment were gathered (51.1% of owners and 58.8% of area).

Proposed Improvements/Cost: The proposed improvements begin at Oregon and Boyd Streets and include the drainage facilities to collect and carry the storm water runoff to the existing 36-inch concrete pipe at Lakeview Center. In accordance with the Storm Drainage Repair Policy, the City pays for all improvements in the street right of way ($209,600) and four-fifths of the cost on private property ($72,320). The property owners in the drainage basin share the remaining one-fifth private property cost ($18,080). Property owners' costs will range from $40-50 to $300-500. The estimated total project cost is $300,000.

Funding: Storm Drainage Repair Account.

Clearances: The petition was recorded in the office of the City Clerk on March 7, 1988, and the City Attorney has approved the resolution as to form.

A map is attached.

Attachment No. 2

5. A. Conduct a public hearing to abandon a portion of Chalyce Lane.

B. Recommend adoption of a resolution to close a portion of Chalyce Lane.

Background: Whitner Farms Incorporated, Richard Ferguson and US Home Corporation submitted a petition to abandon a portion of Chalyce Lane off Middlebridge Lane. The portion in question is City maintained and approximately 95 feet long and 50 feet wide. The petitioners own all the adjoining property and propose to relocate the street and maintain it as a private roadway in conjunction with the development of Bishops Ridge Phase III.

Clearances: All City departments and private utility companies are in concurrence with the abandonment. The Sardis Oaks Neighborhood Association was notified and did not respond.

Funding: No City funds are involved.

A map is attached.

Attachment No. 3

6. A. Conduct a public hearing to abandon a portion of Waco Street.

B. Recommend adoption of a resolution to close a portion of Waco Street.

Background: Kings Investors of Charlotte, Incorporated submitted a petition to abandon a portion of Waco Street located off Ellison Street. The portion to be abandoned is City maintained right of way and is approximately 370 feet long and 30 feet wide. The petitioner owns all the adjoining property and proposed to develop the land as a specialty retail center fronting South Kings Drive and a future residential development.

Clearances: All City departments and private utility companies are in concurrence with the abandonment. The Cherry Community Organization was notified and did not respond.

Funding: No City funds are involved.

A map is attached.

Attachment No. 4

7. A. Conduct a public hearing to abandon a portion of South Clarkson Street.

B. Recommend adoption of a resolution to close a portion of South Clarkson Street.

Background: NCNB Community Development Corporation submitted a petition to abandon a portion of South Clarkson Street located off the 800-900 block of West Trade Street. The portion being abandoned is City maintained and is approximately 240 feet long and 49 feet wide located directly off West Trade Street and extending to a section of previously abandoned right of way. The abandonment will enable the petitioner to utilize property on both sides of the street in conjunction with the Gateway Center project.

Clearances: All City departments, private utility companies and the Third Ward/Committee to Preserve and Restore organization were notified and are in concurrence with the abandonment.

Funding: No City funds are involved.

A map is attached.

Attachment No. 5

8. A. Conduct a public hearing to abandon a portion of Wallace Avenue.

B. Recommend adoption of a resolution to close a portion of Wallace Avenue.

Background: The Four Seasons Home Owners' Association, Incorporated submitted a petition to abandon a portion of Wallace Avenue. The portion in question is a non-maintained section located approximately 210 feet from Lawrence Orr Road. The portion being abandoned is 60 feet wide and approximately 92 feet long. The abandonment will eliminate a possible cut through roadway situation.

Clearances: All City departments and private utility companies were notified and are in concurrence with the abandonment. The neighborhood organization is the petitioner.

Funding: No City funds are involved.

A map is attached.

Attachment No. 6

POLICY

9. Decision on Petition No. 88-17 by Whitner Farms, Inc. for a text amendment to the Zoning Appendix of the City Code, Section No. 3313-recognition of Certain Approved Special Use Permits - to extend the amount of time for certain approved SUP's to three years from issuance of SUP; define manner in which 50% construction is determined.

The Planning Commission recommends that the petition be approved.

Attachment No. 7

10. Decision on Petition No. 88-21 by Terracraft, Inc. (USA) for a change in zoning from R-15 and R-15MF to R-20MF (innovative) for an 8.58 acre site located on the north side of Sardis Lane, east of Providence Road.

A protest petition has been filed and is sufficient to invoke the 3/4 rule, requiring affirmative votes of 3/4 of the Mayor and Council members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that the petition be approved.

Attachment No. 8

11. Recommend an exception to City policy and approve the widening of Rama Road with no sidewalks from McClintock School to Monroe Road.

Requested action: City Council is requested to consider a deviation from City policy and approve the widening of Rama Road with no sidewalks from McClintock School to Monroe Road.

Background: Rama Road between Monroe Road and McClintock School is scheduled for widening. It was determined during the planning process that the distance between large oak trees lining both sides of Rama Road would allow for the widening, but not for sidewalks. To meet Council policy to build sidewalks on both sides of widening projects and to save significant trees would require building sidewalks very close to the homes which residents oppose.

Alternates: In meetings with the neighborhood, four alternates were identified:

1. Remove trees on both sides and build sidewalks
2. Remove trees on school side, and build sidewalk on that side only.
3. Build sidewalks close to homes and save trees
4. Do not build sidewalks, with the condition that pedestrian use be monitored, and if necessary implement alternate 2.

Clearances: Planning and Transportation Department staffs have reviewed this and feel that in this specific instance, alternate 4 has merit.

12. Recommend (1) approve the concept of entering into a long term lease for the development of the restaurant and (2) authorize the City Manager to enter into a contract with Fadels, Inc., to draft design plans and specifications for the food service facility in the Charlotte-Mecklenburg Government Center.

Requested action: It is recommended that the City Manager be authorized to enter into a contract with Fadels at a proposed fee not to exceed $27,000 to prepare plans and specifications for the food service facility in the Charlotte-Mecklenburg Government Center (CMGC) and that Council approve the concept of a long term lease thereby allowing the developer the opportunity to finance and amortize the construction of the restaurant facility.

Council is requested to approve the following:

- A contract with Fadel's, Inc. that (1) provides construction plans which interface between lobby construction and the future restaurant and (2) provides sufficient guidelines for inclusion in the RFP for restaurant operation to base their bids on.

- that the RFP include the long term lease alternative.
- that the advisory committee review and make a recommendation to the City Manager on the best qualified operator.
- Council approve operator in late summer.

Background: The plans for the CMGC called for the development of a restaurant on the lobby floor. The building budget included funds to be used in connection with the development of this facility. The area to be used is approximately 4,000 square feet and would have a seating capacity of approximately 150. City staff and an advisory committee composed of Robert H. Percival, Percival's Inc; D. R. Cofer, Duke Power Company; and James W. Claiborne, Slug's Restaurants, reviewed various types of restaurant facilities and recommend that a "scramble system" best suits customer needs. This system allows the customers to select either hot entrees, salad bar, soup and sandwich and/or various drinks and desserts. J. N. Pease and Fadels, Inc. have made estimates based on two alternatives.

Alternate 1 - City design, construct, and lease the restaurant on a short term lease (5 years).

Advantages
- City can control quality of construction easier.
- Shorter term contract allows quicker and easier termination of unsatisfactory performance.

Alternate 2 - Long term performance lease for 25 years to operator. Operator constructs according to City plans and specifications using private financing. City to have buy out clause in case operator defaults on terms of the lease.

Advantages
- Private operator has more experience in designing and furnishing restaurant than City.
- Private operator more likely to maintain equipment that they own.

Recommendation: Alternative 2 is recommended with the provision that the contract would include our ability to terminate the lease for cause and purchase the unamortized cost at a predetermined price.

Funding: There is approximately $150,000 available in the food service development account for the proposed fee on this contract.

Clearances: Engineering, Real Estate, City Manager's Office, Budget and Evaluation Department, Finance and Legal Department have reviewed and concur in this request.

13. Consideration of 1988 Legislative Program.

The 1988 session of the General Assembly will convene on June 2 to consider certain limited legislative matters. Although designed to deal primarily with state budgetary considerations, non-controversial local bills are eligible for introduction. In addition, bills introduced in 1987 which have passed one house and are pending in the other are also eligible for consideration. The following is a list of suggestions accumulated by the City Attorney from various sources for possible consideration as part of the City's 1988 legislative package. The City Attorney will answer any questions about the proposed bills.

1. A bill that would authorize the City to designate certain areas within the City as conservation districts and to establish a conservation district commission. At the Council retreat, there was some sentiment expressed for pursuing conservation districts as an alternative to historic districts. The attached memo from the Planning Director and accompanying draft bill provide additional information.

2. An amendment to existing state law that will permit buses longer than 60 feet to operate on public streets. Currently state law limits the length of vehicles to a maximum of 60 feet. The City is in the process of purchasing 10 articulated buses for the City's system and these buses are apparently 60 feet 6 inches in length.

3. A bill delegating Council's authority to the City Manager to approve changes to job titles and job descriptions. This suggestion was approved at the Council workshop that considered ideas for delegating routine agenda actions to the City Manager.

4. A bill that would make several technical amendments and four substantive amendments to the Charlotte Firefighters Retirement System Act. Attached is a summary prepared by Robb Hubbs, Administrator for the Retirement System, that provides further information. The City does not recommend one of the amendments which broadens eligibility. We will provide additional information for Council in Friday's Council-Manager memorandum.

As indicated, bills that have passed one house in the 1987 session and which remain in committee in the other house at the time of adjournment are eligible for consideration in this session. The following bills fit into this category Council needs to determine whether or not it continues to support their passage.

1. There are a series of bills originally sought by the City and the County in connection with the comprehensive revision of the City and County zoning ordinances. At the time these bills were introduced, the revision and adoption of a new zoning ordinance was

ITEM NO.

on a different time schedule and it was believed that passage of this legislation would be necessary to implement some of the zoning changes then under consideration. However, since the revised schedule for adoption of a new zoning ordinance calls for the adoption in mid to late 1989, the Planning Director recommends that we ask the Legislative Delegation to kill these bills. Any legislation needed to implement the proposed new zoning ordinance can be introduced in the 1989 Session of the General Assembly.

2. Senate Bill 626 would authorize a referendum on a land transfer tax in Mecklenburg County. This bill passed the Senate and is pending in the House Finance Committee.

3. House Bill 473 has passed the House and is pending in the Senate Local Government II Committee. It was part of the City's 1987 legislative package and if passed would allow police reserves and fire auxiliary officers to have all the powers and duties of regular members of the Police and Fire departments subject to such rules and conditions as the respective chiefs shall prescribe. This is a bill that was primarily sought by the Police Department and I believe it simply fell through the cracks, since there is no apparent opposition to the bill. I recommend that the City continue to support passage of this bill.

Clearances: City Attorney and City Manager

Attachment No. 9

14. The following is the proposed workshop agenda for the Monday, May 2 monthly workshop.

1. Recommendation on communications plan.

2. FY89 operating budget amendment presentation, and FY89-93 Capital Improvement Program presentation.

BUSINESS

15. Recommend adoption of a budget ordinance for $208,290.00 and award a contract for construction of pools, pumps and other infrastructure for the Charlotte-Mecklenburg Government Center plaza fountains to the low bidder, Nu-Stone Surfacing, for $476,925.00.

Requested action: Council is requested to adopt a budget ordinance for $208,290.00 and award a contract for infrastructure for the fountains for the Charlotte-Mecklenburg Government Center.

Explanation of Request: The importance of a plaza that works for people has been a priority for City Council, the Citizen's Review Committee, Planning staff and the architect since the design development stage of the project. The elements emphasized to help make a people place work include trees, areas of sun and natural shade, seating areas and moving water. The design has progressed according to these directives with fountains and moving water as the focal point and main feature for the plaza.

It was decided that since the Art Commission wished to locate a major piece of art on the plaza, that combining the art work funds with the project funds budgeted for fountains, would best accomplish the above goal. Accordingly, $175,000 was allocated for pools and pumps and $159,000 for art work.

The artist selected by the Art Commission was presented to City Council and unanimously approved in January, 1987. The artist's hydraulic requirements for the approved design were received in June, 1987, and were substantially in excess of anyone's expectations. Because of the importance of the sculpture design to the Art Commission, they indicated that they would be willing to consider applying Art funds to the anticipated infrastructure shortfall. Bids for the infrastructure were received on March 29, 1988. The low bid was $476,925.00 which was still approximately $208,000 over available funds.

We have reviewed the importance of the original plaza design with members of the Citizen's Review Committee, Planning staff, the Arts Commission and the architect. They firmly endorse the importance of the fountain design. It is our recommendation that City Council award the full fountain design.

The architect and construction manager were also asked to negotiate an alternate with the low bidder that is within the funds allocated. After considerable discussion and review of alternatives, the most feasible is to replace three of the five water features with planted areas and use only two sculpture works and fountains at each end of the plaza.

The architect will outline the importance of the fountains and provide additional information when this agenda item comes up at the Council meeting.

Source of Funds	
General Fund Contingency	$104,145
Improvements to Existing Parks capital account	104,145
Building construction account/ art fund	93,635
Building construction account/ plumbing and piping	175,000
	$476,925

16. Recommend endorsing City participation in the Ramesses Exhibit to be at the Mint Museum October 1, 1988 through January 31, 1989 and adoption of a budget ordinance to be effective in FY89 appropriating $394,382 from the FY88 property tax for City services.

Requested action: Council is requested to endorse the City's support of the Ramesses exhibit and approve the expenditure of funds for this purpose. Upon Council's approval, these expenditures will be included in the FY89 operating budget.

Background: The Mint Museum has contracted with the government of Egypt to bring the Ramesses the Great exhibit to Charlotte from October 1, 1988 through January 31, 1989. Charlotte will be the last of six American cities where the exhibit is being shown.

The Mint Museum trustees have secured agreement with 43 businesses and individuals to underwrite the exhibit, including insurance against great loss.

The Mint Museum trustees have also prepared a $4,191,000 budget which has been approved by the underwriters. The Mint Museum trustees will borrow all funds necessary for advance expenses prior to an income flow from the exhibit. Proceeds from the exhibit are expected to offset expenses; however, the contract with the Egyptians does not permit a profit for the Mint.

The Ramesses exhibition is a large and complicated challenge with promised benefits to the community and is expected to attract nearly a half million visitors. The State legislature has endorsed the educational value of the exhibition by underwriting the visits of 40,000 North Carolina public school children. The City's Transportation Department will use the exhibit as a theme to promote bus ridership. The Charlotte Convention and Visitors Bureau is using the exhibition as its chief 1987-88 vehicle for promoting Charlotte and dozens of businesses and companies are gearing up to assist with the exhibition.

The City of Charlotte is asked to provide basic support services from the departments of General Services, Parks and Recreation, Transportation, Police and Fire. These services are not included in the underwriters' budget of $4,191,000 and will require inclusion in the City's FY89 budget. These costs for FY89 are estimated at $394,382. A list of services requested from these departments is attached.

At our request, the Mint Museum Board of Trustees have agreed to "reimburse reasonable, incremental costs incurred by the City," provided there are sufficient revenues in excess of their current budgeted expenses. Attached is a letter from Tom Cox in this regard.

Funding· The source of funding will be FY88 property tax revenues.

Clearances: City Manager's Office, Mint Museum, Operations, Police, Fire, Transportation, General Services, Parks and Recreation, and Budget and Evaluation.

Attachment No. 10

17. (A) Consider recommendation of Planning Commission Planning Committee to amend the ABC Special Project Plan for street improvements; and (B) Consider reimbursing McDonald's Hotel Corporation up to $25,000 for the cost of constructing certain street improvements; and (C) Adopt a budget ordinance for $25,000 if reimbursement is approved.

The Planning Committee of the Planning Commission will consider an amendment to the ABC Special Project Plan for street improvements at its next meeting scheduled for 4:00 p.m., Monday, April 25. The committee's recommendation will be provided to the Council at the Council meeting. An administrative amendment to McDonald's conditional rezoning petition will be required if Council approves the reimbursement.

18. Nominations for Appointment to Boards and Commissions.

A. Community Resources Board - One appointment to fill an unexpired term which will end December 31, 19~~88~~ 89.

The following nominations were made at the April 11th meeting:

1. Michael Jones, nominated by Councilmember Dannelly.
2. Carol Lynn Hardison, nominated by Councilmember Vinroot.

B. Municipal Information Advisory Board - One appointment to fill an unexpired term ending April 30, 1989.

Attachment No. 11

19. Appointments to Boards and Commissions.

A. Auditorium-Coliseum-Convention Center Authority - The following nominations have been made for a three-year term:

1. Jack Bacot, nominated by Councilmember Clodfelter.
2. Don Baker, nominated by Councilmember Dannelly.
3. Lecil Henderson, nominated by Councilmember Patterson.
4. Lloyd Scher, nominated by Councilmember Rousso.
5. Ann Thomas, nominated by Councilmember Vinroot.
6. R. G. Sanford, nominated by Councilmember J Campbell.
7. Ed Holland, nominated by Councilmember Scarborough.
8. Herbert Spaugh, nominated by Councilmember S. Campbell.
9. John Harris, nominated by Councilmember Woollen.
10. Virginia Bush, nominated by Councilmember Fenning.

B. Certified Development Corporation - The following nominations have been made for three-year terms·

1. Private Lending Institutions - One position.

a) Chandler Martin, nominated by Councilmember Clodfelter.
b) Harold Deal, nominated by Councilmember Fenning.

2. Business Organizations - One position.

a) Mitchell Aberman, nominated by Councilmember Clodfelter.
b) Michael Covington, nominated by Councilmember Dannelly.
c) Todd Johnson, nominated by Councilmember Vinroot.
d) Warren Linde, nominated by Councilmember S. Campbell.
e) Ron Covell, nominated by Councilmember Fenning.

C. Parks Advisory Committee - Two positions.

1. Woody Woodward, nominated by Councilmember Clodfelter.
2. Beth Brown, nominated by Councilmember Patterson.
3. Gene Kube, nominated by Councilmember Fenning.
4. Rickey Hall, nominated by Councilmember Scarborough.

D. Sister Cities Committee - Eight positions.

1. Vincent James, nominated by Councilmember Clodfelter.
2. Dorothy Crockett, nominated by Councilmember Clodfelter.
3. Ron Covell, nominated by Councilmember Clodfelter.
4. Linda Albright, nominated by Councilmember Dannelly.
5. Dr. Catherine Sanders, nominated by Councilmember Patterson.
6. Mary Wiggins, nominated by Councilmember Patterson.
7. Paul Hatten, nominated by Councilmember Rousso.
8. Kathy Jones, nominated by Councilmember Scarborough.
9. Carol Toepfler, nominated by Councilmember J. Campbell.
10. Helmut Renner, nominated by Councilmember Matthews.
11. Barbara Surratt, nominated by Councilmember S. Campbell.

12. Doug Mitchell, nominated by Councilmember Woollen.
13. Loretta Samuels, nominated by Councilmember Fenning.
14. Carol Clark, nominated by Councilmember Vinroot.
15. Michael Jones, nominated by Councilmember Vinroot.

Attachment No. 12

* * * * * * * * *

The City Attorney advises that agenda items no. 20 through 40 may be considered in one motion. However, any member of Council may request that an item be divided and voted on separately.

* * * * * * * * *

PERSONNEL

20. Recommend approval of an agreement for Presbyterian Medical Facilities, Inc. (Presbyterian HealthPlus) to administer an Employee Assistance Program for the City of Charlotte.

Requested action: Award of contract for $60,200 to low bidder, Presbyterian Medical Facilities, Inc. (Presbyterian HealthPlus) to administer an Employee Assistance Program. A summary of the contractor selection process is attached.

Background: During the FY88 budget review process, City Council approved the concept of contracting for Employee Assistance Program (EAP) services. An Employee Assistance Program provides counselling for employees who have personal problems which adversely affect job performance. Among the problems which are traditionally covered under an EAP, and which would be covered under the City's EAP, are alcoholism, drug addiction, and emotional distress.

Employee Assistance Programs are recognized by many employers as a means for controlling costs. Duke Power Company estimates that the return on each dollar spent on alcoholism programs is six to one.

Recommendation: It is recommended that the City contract with Presbyterian Medical Facilities, Inc. (Presbyterian HealthPlus) to provide an Employee Assistance Program. This is the clear choice of both the employee review committee and the Personnel Department. Specific reasons for this recommendation are as follows:

1. Presbyterian submitted the lowest bid ($60,200).

2. Presbyterian offers the most free counselling services.

3. Presbyterian has a special follow-up program after inpatient treatment, at no additional cost.

4. Presbyterian does not unnecessarily make referrals for inpatient treatment. The staff is sensitive to using effective outpatient treatment (which is less costly) where at all possible.

5. Presbyterian has a strong emphasis on employee orientation and supervisory training.

6. Presbyterian has good, accessible facilities, located adjacent to Presbyterian Hospital.

Funding: The contract cost is $60,200. This will be funded through the self insurance program.

Attachment No. 13

BUDGET ORDINANCE

21. Recommend adoption of a budget ordinance for $105,000 loaning funds from the Municipal Debt Service Fund in order to provide water and sewer service to the Coliseum Center project.

Requested action: Council is requested to adopt a budget ordinance for $105,000 loaning funds from the Municipal Debt Service Fund to provide water and sewer service up to the boundary of the Coliseum Center project. The amount expended will be repaid out of the ground rents generated by the project.

Background: The City is to provide water and sewer service up to the boundary of the Coliseum Center project. This is in keeping with the City's agreement with Lincoln Property Company and the standard City policy of the owner/developer (the City) putting up funds for water/sewer service. Lincoln is responsible for extending the infrastructure from that point to where it is needed. CMUD has estimated the cost to the City to be $105,000.

Clearances: Budget and Evaluation, Charlotte-Mecklenburg Utility Department.

22. Recommend adoption of a budget ordinance of $300,000 for the construction of the Mint Museum overflow parking lot.

Requested action: Adoption of a budget ordinance which will appropriate $300,000 in Mint Museum funds to be used for construction of the overflow parking lot at the Mint Museum.

Background: In July, 1987, the firm of Clark, Tribble, Harris & Li was hired to design an overflow parking area at the Mint Museum which is required to provide additional parking for the number of patrons anticipated to visit the Mint Museum during the Ramesses exhibit. A bid item for the construction of the overflow parking area and for the partial restoration of the area to its original state at the conclusion of the Ramesses exhibit is in the Bid section.

Project Cost: The total cost of this project is estimated at $450,000. The Mint Museum's Board of Trustees has agreed to contribute $300,000. The City's contribution of $150,000 is included in the FY88 CIP. This budget ordinance will appropriate the Mint Museum's contribution.

Funding: Mint Museum Board of Trustees contribution.

Clearances: The Mint Museum, the Budget and Evaluation Department and the Engineering Department concur with this request.

BID LIST

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

A. Sanitary Sewer Construction Oakdale Annexation — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Dellinger, Incorporated of Monroe, North Carolina in the amount of $2,312,390.69 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would extend sewer service to the Oakdale area, and would fulfill the City's legal annexation requirements for extension of sewer service to the Oakdale area.

Source of Funding: Water and Sewer Capital Improvement Fund - (Oakdale - Annexation).

ITEM NO.

B. Reflective Sheeting — Department of Transportation

Recommendation: By Purchasing Director and Director of Department of Transportation that the low bid 3M Company, St. Paul, Minnesota, in the amount of $30,502.80, be accepted for award of contract.

Project Description: Reflective sheeting is used in the manufacturing of new and replacement traffic control signs.

Source of Funding: General Fund - (Transportation Operations - Construction Materials and Supplies).

C. Traffic Signal Heads — Department of Transportation

Recommendation: By Purchasing Director and Director of Department of Transportation that the low bid, RGA, Inc., Richmond, Virginia, in the amount of $54,367.50, be accepted for award of contract.

Project Description: This proposed purchase is for 325 aluminum and polycarbonate traffic signal heads to be used in the installation of signalized intersections. New signal heads are needed to replace old signals and for installation of new signalized intersections.

Source of Funding: General Fund - (Transportation Operations - Specialized Departmental Supplies).

D. Cranbrook Drainage Improvements — Engineering

Recommendation: By the City Engineer that the low bid of $174,937.88, as submitted by McChesney Brothers of Charlotte, be accepted for award on a unit price basis.

Project Description: A petition from the Cranbrook Homeowners Association was submitted for the storm drainage improvements to the subject project, and the work will be performed under the Storm Drain Repair Policy.

This project will include construction of storm drainage pipe and drainage structures on Cranbrook Drive.

Source of Funding: General Capital Improvement Fund - (Special Storm Drainage Construction - 1986 Storm Drainage Bonds).

E. Parkwood Avenue Extension - Optimist Park — Engineering

Recommendation: By the City Engineer that the low bid of $1,730,280.77, as submitted by Crowder Construction Co., be accepted for award on a unit price basis.

Project Description: Project involves the extension of Parkwood Avenue on a new alignment from Davidson Street to the Caldwell-Brevard connector, and sidewalk and drainage improvements in the Optimist Park area. The work involves excavation, embankment, grading, concrete culvert, paving, drainage, sidewalks, curb and gutter, and miscellaneous associated work. The alignment was approved by Council in August, 1984.

Source of Funding: General Capital Improvement Fund - (Parkwood Avenue Extension - 1983 Street Improvement Bonds); (Small Area Plans - Pay-As-You-Go).

Water and Sewer Capital Improvement Fund - (Relocation of Mains in Widened Streets - Water/Sewer Operating).

F. Intersection Improvements at Archdale/I-77 — Engineering

Recommendation: By the City Engineer that the low bid of $218,728.48, as submitted by Rea Construction Co., be accepted for award on a unit price basis.

Project Description: This project involves intersection improvements at the intersection of Archdale Drive and Nations Ford Road at the I-77 ramp. The improvements will include asphalt pavement, concrete curb and gutter, concrete sidewalk and concrete medians.

Source of Funding: General Capital Improvement Fund - (Minor Intersection Improvement Program - Pay-As-You-Go and Capital Reserve).

G. Intersection Improvements at E. Independence Blvd. and N. Sharon Amity Road — Engineering

Recommendation: By the City Engineer that the low bid of $240,929.00, as submitted by Ferebee Corporation, be accepted for award on a unit price basis.

Project Description: The project involves widening N. Sharon Amity Road approximately 700 feet on each side of E. Independence Boulevard, median changes on Sharon Amity and Independence, storm drainage, asphalt paving, curb and gutter and sidewalks.

Source of Funding: General Capital Improvement Fund - (TSM Intersection Improvements - Capital Reserve and Auto Privilege Tax).

H. Hornet's Nest Park Playground Improvements — Engineering

Recommendation: By the City Engineer that the low bid of $75,201.75, as submitted by T. K. Browne Construction Co., be accepted for award on a unit price basis.

Project Description: This project is part of an ongoing program to improve and enhance existing City parks. This project includes installation and relocation of playground equipment, landscaping and other site improvements to the Hornet's Nest Park playground.

Source of Funding: General Capital Improvement Fund - (Improvements to Existing Parks).

I. Spirit Square Reroofing — Engineering

Recommendation: By the City Engineer, based upon the recommendation of the Architect, Middleton McMillan Architects, Inc., that the low base bid and Alternate G-1 totalling $61,976.00, as submitted by Roof-Tek, Inc., be accepted for award on a lump sum basis.

Project Description: On March 14, 1988 City Council approved a contract with CNH Construction to perform asbestos removal in the 1923 and 1952 buildings as part of the renovations project at Spirit Square. This includes removal of asbestos in the roofs of both buildings. When this work is complete the roofs on both buildings will have to be repaired under the reroofing contract. Alternate G-1: Installation of new 16 oz. copper cornice cap and accessories at the 1923 Building.

Source of Funding: General Capital Improvement Fund - (Spirit Square Completion - Governmental Facilities Lease Purchase and Spirit Square Contribution).

J. South Caldwell Street Widening — Engineering

Recommendation: By the City Engineer that the low bid of $131,420.25, as submitted by Asphalt Assoc. of Charlotte, Inc., be accepted for award on a unit price basis.

Project Description: South Caldwell Street between 4th Street and East Trade Street will be widened to three lanes. Widening will occur on both sides of the existing two-lane roadway. New concrete curb and gutter will be installed on both sides, storm drainage reworked, and the existing street resurfaced.

This block of South Caldwell Street is presently two-lane. It is mandatory that this block be widened to accommodate the traffic emanating from the two exits of the CMGC parking deck and to coincide with the completion of the Federal Reserve parking deck.

Source of Funding: General Capital Improvement Fund (Caldwell Street Realignment - Powell Bill Funding and Pay-As-You-Go).

K. FY88 Curb Improvements — Operations

Recommendation: By the City Engineer that the low bid submitted by Multi-State Contracting Corp., be rejected due to improper licensing and the bid of $275,288.00, as submitted by Ferebee Corporation be accepted for award on a unit price basis.

Upon review of the bid submitted by Multi-State Contracting Corp., it was discovered that they possess only a limited license which allows them to bid projects only up to a value of $175,000.00. The NC Licensing Board has informed us that we cannot legally award the contract to Multi-State. We have conferred with the City Attorney's Office on this matter and they concur with our recommendation.

Project Description: This contract is prepared annually by the Engineering Department to repair the curb and gutter system throughout the City. This program provides continuous maintenance and replacement of deteriorated curb and gutter.

Source of Funding: Powell Bill Fund (Operations).

L. Spring Resurfacing - 1988 — Operations

Recommendation: By the City Engineer that the low bid of $1,199,685.00, as submitted by Rea Construction Co., be accepted for award on a unit price basis.

Project Description: This is one of two contracts let each year to resurface City streets. This work is performed to maintain the City's approximate 1,300 miles of streets. These funds are allocated by the State from the gasoline tax revenue (Powell Bill) distributed annually to cities and towns.

This contract will include the resurfacing of approximately 43 miles of streets throughout the City with approximately 51,000 tons of asphalt.

Source of Funding: Powell Bill Fund (Operations).

M. Mint Museum Overflow Parking Lot Engineering

Recommendation: By the City Engineer, based upon the recommendation of the Architect, Clark, Tribble, Harris & Li, that the negotiated low bid of $380,000.00 as submitted by Jones Grading & Fencing, be accepted for award on a lump sum basis.

Project Description: The overflow lot is required to provide additional parking during the Ramesses exhibit.

This project includes labor, materials, equipment and services necessary for the complete construction of the overflow parking area which will be constructed of a combination of crushed stone base with Grasscrete. The negotiated project consists of a reduction in size of the facility. At the conclusion of the exhibit, the stone will be replaced with dirt and the entire parking lot will be planted in grass in order to comply with the deed restrictions which require a green lawn area.

Source of Funding: General Capital Improvement Fund - (Expanded Parking at Mint Museum - Pay-As-You-Go Funding).

CHANGE ORDER

24. Recommend approval of Change Order #2 in an amount not to exceed $650,000 to construct foundations for Piedmont Airline Aircraft Maintenance Hangar.

Requested action: Council is requested to approve Change Order #2 in an amount not to exceed $650,000 to construct foundations for Piedmont Airline aircraft maintenance hangar.

This change order will allow the City to compensate the contractor for additional rock removal at the contract unit price. Quantities will be measured and certified.

Contract:	Piedmont Maintenance Facility Aircraft Maintenance Foundation Package
Contractor:	Carlson Southeast
Date of Award:	September 28, 1987
Contract Award Date:	$1,594,000.00
Change Order No. 2:	650,000.00
New Contract Amount:	$2,244,000.00

Background: On September 28, 1987, City Council awarded a contract to the Carlson Southeast Corporation for $844,000, based on soil borings, to install the foundation system for the aircraft maintenance hangar for Piedmont Airlines. An integral part of the contract was a unit price of $1,540 per cubic yard to remove rock encountered during drilling of the caisson (footing) foundations. On March 14, 1988, Council approved a change order not to exceed $750,000 to cover an estimated volume of rock to be removed at the bid unit price. Currently 83 percent of the foundations have been completed, and the actual quantity of rock encountered requires that estimated amount to be further increased.

Funding: Airline Maintenance Facility Capital Project Fund (Piedmont Maintenance Facility - Special Facility Revenue Bond. This project is funded by a Special Facility Revenue Bond Issue based on Piedmont/USAir's credit and all project costs are debt serviced by Piedmont/USAir. They have authorized this change order.

Clearances: Odell Associates, Inc., architect, Day and Zimmermann, Inc., project manager, and Piedmont/USAir Airlines concur with this request.

25. Recommend approval of Change Order #1 for $60,592.00 to Moretti Construction Company for the installation of additional storm drainage and erosion control measures at Firestone Park.

Requested action: Approve Change Order #1 for $60,592.00 with Moretti Construction Company for the installation of additional storm drainage and erosion control measures at Firestone Park.

Background: On November 10, 1986, City Council awarded the Firestone Park construction contract to Moretti Construction Company for $197,124.50. Construction of the 25 acre site includes site utilities, water fountain, athletic field, basketball courts and other park furnishings. During initial development of the park, it was hoped that the most economical erosion control and seeding would be sufficient in the areas now experiencing erosion problems. Additional

measures are needed to correct deficiencies where seeding has failed to control erosion and to prevent future erosion of those areas.

Funding: General Capital Improvements Fund (Westside Park Development).

Clearances: Park and Recreation Department, Engineering Department and the City Attorney concur with this request.

26. Recommend approval of Change Order #2 for $122,453.00 to Blythe Industries, Inc. for the construction of additional storm drainage on the Highway 51/Highway 16 intersection improvement project.

Requested action: Approve Change Order #2 for $122,453.00 to Blythe Industries, Inc. for the construction of approximately 650 feet of additional storm drainage on Wharton Lane properties as part of the Highway 51/Highway 16 intersection improvement project. The cost includes all materials and work necessary to complete construction of the storm drainage improvement.

Background: On November 10, 1986, the construction contract for NC Highway 51/NC Highway 16 intersection improvements was awarded to Blythe Industries, Inc. for their bid of $2,294,711.24.

Change Order #2 involves the extension of a storm drainage system from Highway 51 for approximately 650 feet along the back property lines of private residences on Wharton Lane. After construction began on the intersection improvements, we realized that a pipe upgrading, which is part of the original intersection construction plans, would create flooding problems along these properties. Therefore, it is necessary to extend the storm drainage system.

Funding: General Capital Improvement Fund - Highway 51/16 Intersection - Allotment #322.00, Fund #2010.

Clearances: Engineering Department.

27. Recommend adoption of an ordinance to amend Ordinance No. 2198-X, the 1987-88 fiscal year budget ordinance, establishing an appropriation for the cost or purchase amount of capital equipment purchases pursuant to lease-purchase agreements and transferring the existing appropriation for lease-purchase principal and interest payments from operating funds to debt service funds.

Requested action: This accounting action will set up a capital equipment fund from which the City will buy capital equipment. Departmental costs will be maintained separately by department in the fund.

The creation of the equipment management fund would accomplish the following objectives:

1. Proper accounting and budgetary treatment of the lease-purchase agreements.

2. Appropriate reflection of the City's outstanding debt for lease-purchase agreements.

3. Segregate appropriations into separate funds so that reappropriation is not required in subsequent fiscal years for outstanding approved capital equipment items.

4. A more efficient procedure for controlling capital equipment purchases by department in relation to the authorized items.

5. Consistency in accounting and budgeting for principal and interest payments for outstanding debt.

28. Recommend adoption of a resolution to authorize an amendment to the Solid Waste Disposal Facilities Interlocal Agreement.

Requested action: This action formally approves the Solid Waste Management Plan and amendments which were informally approved bv Council.

Background: On November 23, 1987 City Council approved the executive summary of the Mecklenburg County Solid Waste Management Plan dated November 7, 1987 with three conditions: 1) that Mecklenburg County honor the free tipping of 170,000 tons of solid waste annually through 1996; 2) that cost containment be a decision criteria and tipping fees be consistent with those in counties operating comparable systems in the southeast; and 3) that both City and County governments make appointments to an advisory solid waste committee.

The City Manager notified the County Manager of those conditions and requested that five appointments to the Solid Waste Advisory Board be made by the City. On December 7, 1987, the Board of Commissioners reviewed these conditions, accepted them and approved the executive summary.

Recommendation: In order to document our approval of the Solid Waste Management Plan and address other solid waste issues, City Council is requested to authorize approval of an amendment to the Solid Waste Disposal Facilities Interlocal Agreement which does the following:

(1) Documents Council's approval of the Solid Waste Management Plan dated November 1987;

(2) Reflects Council's agreement to adopt a flow control ordinance;

(3) Reflects the City's agreement to deliver all solid waste collected within its corporate limits by either its own or contract haulers to County administered solid waste disposal facilities as directed by the County;

(4) Limits the location of disposal facilities used by the City to no more than 40 miles from the Square;

(5) Recognizes that municipal curbside collection of recyclables is a City responsibility and excludes recycling collection costs from disposal costs and/or tipping fees; and

(6) Extends the expiration date of the Interlocal Agreement to June 30, 2008.

Clearances: The Board of Commissioners approved the amendment at its meeting on April 5, 1988; City staff including the City Attorney's Office and the Operations Department have approved the amendment.

BUDGET ORDINANCE/AGREEMENT

29. Recommend adoption of a budget ordinance for $638,000 and approval of an agreement for engineering services with Florence & Hutcheson, Inc. for $524,750 for the planning and design of Shamrock Drive widening.

Requested action: Using the Council-approved selection process, the engineering firm of Florence & Hutcheson, Inc. is recommended for planning and design services for the Shamrock Drive widening project. City Council is asked to adopt a budget ordinance for $638,000 and approve an agreement for engineering services with Florence & Hutcheson, Inc. for $524,750. The budget ordinance includes the cost of the planning, design, City administrative costs, and some right-of-way costs.

Background: This project, which was included in the November, 1987 transportation bond package, will include approximately 1.9 miles of roadway widening from the intersection of Shamrock Drive and Eastway Drive to the intersection of Shamrock Drive and Sharon Amity Road. This project will include improvements to the intersections of:

- Shamrock Drive/Eastway Drive
- Shamrock Drive/Tipperary Place/Wesley Drive
- Shamrock Drive/Sharon Amity Road

Funding: Transfer of capital funds and prior street improvement bonds.

Clearances: The contract has been reviewed and approved by appropriate City staff including the City Attorney.

AGREEMENT EXTENSION

30. Recommend approval of a one-year extension of service agreement with Johnson Controls, Inc. for Airport terminal building automation and mechanical systems for $173,220.

Requested action: Approve a one-year extension of the service agreement with Johnson Controls, Inc. for the Airport terminal building automation and air conditioning systems for $173,220. This agreement represents a decrease in the contract amount from the existing contract of $187,188. The decrease is due to the installation of new mechanical equipment installed under the Central Energy Plant project, which allows the Airport to take advantage of warranties and thereby will reduce the requirements of this service contract.

Background: This service contract has been extended annually since 1984. On November 9, 1987, Council approved an amendment of the service agreement with Johnson Controls, Inc. which provides the services of a full-time building engineer. This was necessary to consolidate responsibility for coordination and supervision of the overall maintenance and operation of the building automation and mechanical systems. It is anticipated that the programmed organizational study for the Airport Department will also evaluate the overall building maintenance program and will make recommendations for the level of Airport staffing as it relates to contractual services for building maintenance.

Funding: Funds are budgeted in the Airport Operating Fund to cover this contract. The majority of this expenditure will be reimbursed by the airlines and other tenants through monthly maintenance and operating charges.

Clearances: The project manager, Day and Zimmermann and the terminal architect, Odell Associates, concur in this recommendation.

31. Recommend adoption of an amendment to the Storm Drainage Repair Policy to revise the Low Income Assistance Program.

Requested action: Amend the Council-approved Storm Drainage Repair Policy to revise the low income assistance program by using Community Development Department guidelines as criteria for assistance for low income property owners rather than Mecklenburg County Department of Social Services' guidelines.

Background: It has been determined that we cannot use Mecklenburg County Department of Social Services criteria in qualifying homeowners for the low income assistance program because persons qualifying for their assistance typically cannot own a home, but persons must own their home to qualify for our drainage low income assistance program.

Income Guidelines to be Used: The Community Development Department income guideline used is the median income level for the Charlotte Metropolitan Statistical Area (MSA) as published annually by the State of North Carolina. Two levels of assistance are offered for low income families. Those with a gross income of 80% or less of the median family income for Charlotte would be required to contribute a maximum of $2000 for storm drainage repairs. For FY88, a four-person family must earn less than $26,150 to qualify at the $2,000 level. Income level guidelines vary depending on family size. Families with a gross income of 50% or less of the median income for Charlotte would be required to contribute a maximum of $1,000 for storm drainage repairs. For FY88, a four-person family must earn less than $16,350 to qualify at the $1,000 level. Homeowners would still apply to the Mecklenburg County Department of Social Services, which will qualify them based on the revised income guidelines. As with other assessments, payments may be made in ten annual installments subject to 8 percent interest.

Clearances: These recommendations are the consensus of a task force representing the Engineering Department, the Budget Office, and the Mecklenburg County Department of Social Services.

The current Storm Drainage Repair Policy is attached, marked with the proposed deletion.

Attachment No. 14

STORM DRAINAGE REPAIR

32. Recommend adoption of a resolution to repair the storm drainage system at 4463-4479 Applegate Road and 541-547 Kenlough Drive, in accordance with the Storm Drainage Repair Policy.

Requested action: Adoption of a resolution to make storm drainage improvements in accordance with the Storm Drainage Repair Policy. Since all involved property owners have signed a petition requesting that the storm drainage repairs be made and that one-fifth of the private property cost be assessed against their properties, no public hearing is needed.

Background: The Engineering Department investigated the drainage problem at 4463, 4469, and 4479 Applegate Road and at 535, 541, and 547 Kenlough Drive, ranked the problem as a high priority, and determined that the problem qualified for assistance through the Storm Drainage Repair Policy. Six property owners petitioned the City to make storm drainage improvements involving installation of 100 feet of 18-inch pipe and associated drainage structures on private property at an estimated cost of $20,000.

Assessment: The Storm Drainage Repair Policy authorizes City Council to make storm drainage repairs and assess a share of the cost on the property owners who sign a limited petition. For a high priority problem, the City pays four-fifths of the cost of improvements on private property ($16,000) and the involved property owners share the remaining one-fifth private property cost ($4,000).

Funding: Storm Drainage Repair Account.

Clearances: The involved property owners have signed a limited petition as provided in the Storm Drainage Repair Policy. The petition was filed in the office of the City Clerk on April 1, 1988, and the City Attorney has approved the Resolution as to form.

33. Recommend adoption of a resolution to repair storm drainage system at 1001 Everette Place and assess a portion of the cost to the involved property owner in accordance with the Storm Drainage Repair Policy.

Requested action: Adoption of a resolution to make storm drainage improvements and assess $2000 of the cost to the petitioner. Since the one property owner has signed a petition requesting the storm drainage repairs be made and a portion of the cost be assessed against her property, no public hearing is needed.

Background: The Engineering Department investigated the drainage problem at 1001 Everette Place, ranked the problem as a "moderate priority", and determined that the problem qualified for assistance through the Storm Drainage Repair Policy. An existing pipe culvert

has broken near the house, creating a large hole which threatens the structural integrity of the house. Although this is a severe problem to the single property owner, it does not present a direct public hazard, so it ranks as a "moderate priority." Engineering resources are now being allocated to "high priority" projects before any others. However, when a property owner inquires about a moderate priority problem for which a valid engineering study is on file, petition forms are prepared and delivered to the citizen.

Improvements/Cost: The repairs involve the replacement of approximately 42 feet of 36-inch pipe and the associated drainage structures. For a moderate priority problem, the City pays one-half of the cost of improvements on private property and the property owner pays the remaining one-half. The estimated cost of this repair is $12,200 or $6100 each. The petitioner has qualified for a waiver of all but $2000 of the amount in accordance with the Policy's Low Income Assistance Program. Therefore, the City's share is estimated at $10,200 and the property owner's share is $2000.

Funds: Storm Drainage Repair Account.

Clearances: The involved property owner has signed a limited petition as provided in the Storm Drainage Repair Policy. The petition was filed in the office of the City Clerk on April 1, 1988, and the City Attorney has approved the Resolution as to form.

REHABILITATION LOAN

34. Recommend a rehabilitation loan to Frances Swindler for $31,675 to purchase an existing house at 916 Interuban Street for replacement housing purposes.

Requested action: Request City Council to approve a rehabilitation loan to Frances Swindler for $31,675 to purchase an existing house at 916 Interuban Street for replacement housing purposes. A summary of the Rehabilitation Loan Program is attached.

Background: In February 1987 an application for financial assistance to repair Mrs. Frances Swindler's home at 1031 Roy Street was taken. Based on Mrs. Swindler's income, it was determined that she was eligible for a deferred payment loan. Under the Community Development Standard Rehabilitation Loan and Grant Program existing at that time, the maximum deferred payment loan amount was $20,000. The estimated cost to repair Mrs. Swindler's home was a minimum of $27,929. The tax value of this structure is $5,810. Rehabilitation is not considered feasible when the cost of rehabilitation exceeds 65% of the value of the property.

Options: In order to assist this homeowner in obtaining housing, several options were explored:

1. Demolish present house and build new house on the same lot using last resort funds.

This was not considered because the lot is not located on a City-maintained street and, therefore, not recommended for redevelopment.

2. Purchase an existing house using last resort funds.

The alternative was not chosen because in October 1987 Council approved modifications to the Rehabilitation Loan and Grant Program which provided for financing of replacement housing for owner occupants whose income is 80% or less of the median income and whose house is not feasible for rehabilitation. In addition, both alternatives would require adding this person to the relocation workload and the use of relocation last resort funds.

Rehabilitation Loan: It was determined that purchasing an existing house for Mrs. Swindler under the Rehabilitation Loan Program would be the most practical option since the City would be placing a lien on the property for the deferred payment loan. This deferred payment loan would be repaid to the City upon the death of the owner or the sale of the property thereby regenerating our loan funds for future needs of lower-income families.

Assistance: The total assistance to Mrs. Swindler is $39,175 which includes the purchase price of the structure at 916 Interuban Street, closing cost, demolition of her present home, moving costs and legal fees. The breakdown of the total cost is as follows:

Purchase Price	$36,500
Closing Cost	855
Demolition, Moving Costs and Legal Fees	1,820
	$39,175

Under the present Rehabilitation Loan Program, Mrs. Swindler qualifies for a grant of $7,500 and a deferred payment loan of $31,675.

Funding: Community Development Block Grant Funds.

Clearance: The loan application has been reviewed by the City Loan Officer, Community Development Department, and all criteria to qualify for financial assistance have been met by the applicant in accordance with the requirements outlined in the Community Development Standard Rehabilitation Loan and Grant Program.

Attachment No. 15

GRANT APPLICATION APPROVALS

35. Recommend adoption of a resolution authorizing the City of Charlotte to file an application with the North Carolina Department of Transportation for a grant of $29,317 for assistance in the City's 1989 Rideshare Program.

Requested action: Approval to apply for a grant of $29,317 from the North Carolina Department of Transportation to partially fund one-third of City's 1989 Rideshare Program.

Background: In October, 1982, ridesharing in Mecklenburg County was functionally consolidated under the Charlotte Department of Transportation. The funding was set up as a three-way arrangement, equally shared by the City, County, and State.

The 1989 Rideshare program will:

1) Increase the number of operational vans to 13
2) Survey 8 major companies
3) Participate in the promotion of rideshare activities at four community events
4) Increase poolmatch data base by at least 10 percent
5) Update rideshare map to include accurate transit information and better carpool and vanpool matches

Funding: Funding will come from the North Carolina Department of Transportation ($29,317), from Mecklenburg County ($29,317), and from the City ($29,317).

Clearances: City Attorney has approved resolution as to form and Grant Review Committee has concurred in this application.

36. Recommend approval of a resolution authorizing City Manager to file applications with the Urban Mass Transportation Administration and the North Carolina Department of Transportation for a planning assistance grant for FY1989 for $54,000.

Requested action: Approval to apply to the Urban Mass Transportation Administration and the North Carolina Department of Transportation for a planning assistance grant of $54,000.

Background: In support of the Unified Planning Work Program, the City of Charlotte annually applies to the Urban Mass Transportation Administration and the North Carolina Department of Transportation for planning assistance grants.

Section 8 of the Urban Mass Transportation Administration Act is designed to fund transit planning and technical studies. In the past, the City has used these funds for a variety of continuing projects.

In 1987 and 1988, this assistance funded a transit corridors study now in progress.

Proposal: This year, the Department of Transportation proposes a two-fold analysis for transportation service planning. One focus will be an assessment, through an on-board survey, of the success of the two-year transit service expansion. Results will be compared to an on-board survey undertaken in May 1987, prior to transit service increases.

The second focus will be an updated survey of the handicapped population's transportation needs and expectations.

Funding: UMTA $43,200; NCDOT $5,400; and City $5,400.

Clearances: City Attorney has approved resolution as to form; Grant Review Committee concurs in this grant application.

SET PUBLIC HEARING

37. Recommend adoption of a resolution of intent to abandon an alleyway off Barnette Place and set a public hearing for May 23, 1988.

UTILITY CONTRACTS

38. Recommend approval of contracts between the City of Charlotte and the applicants listed below:

These are extension contracts for new development in accordance with the Water/Sewer Extension Policy. The applicants are to construct the entire systems at their own proper cost and expense. The City is to retain all revenue. There is no cost to the City and no funds are needed. Utility and Planning Directors recommend approval.

1. Harris-Houston Associates, to construct 5,284 linear feet of 8-inch sanitary sewer main to serve Finchley Subdivision, located east of Harris Houston Road and north of N.C. Highway 49, outside the Charlotte City Limits. Estimated Cost - $184,940.00. Sanitary Sewer Job No. 100-87-685.

2. Matthews-Heathers Land Corporation, to construct 5,986 linear feet of 8-inch sanitary sewer main to serve Cheshunt Subdivision, Phase I, located west of Browne Road, north of David Cox Road and south of Hucks Road, outside the Charlotte City Limits. Estimated Cost - $209,510.00. Sanitary Sewer Job No. 100-88-515.

3. William Trotter Company, to construct 1,827 linear feet of 8-inch sanitary sewer main to serve Sardis Plantation Phase IV Subdivision, located east of Elizabeth Lane, west of Courtney Lane and south of N.C. Highway 51, outside the Charlotte City Limits. Estimated Cost - $63,945.00. Sanitary Sewer Job No. 100-88-503.

4. Braewood Development Corporation, to construct 1,506 linear feet of 10-inch and 8,496 linear feet of 8-inch sanitary sewer main to serve Westlake Business Park, located east of N.C. Highway 160 and north of Westinghouse Boulevard, outside the Charlotte City Limits. Estimated Cost - $350,070.00. Sanitary Sewer Job No. 100-87-704.

PROPERTY TRANSACTION

39. Recommend approval of the following property transactions.

A. Recommend adoption of a resolution of condemnation for 665.0 square feet (0.015 acres) plus construction easement of 2,037 square feet (0.05 acres), at 128 South Caldwell Street, from Wilson Lewitth, Trustee and any other parties of record, for $28,400.00, for the Caldwell Street widening project.

Property owner refuses to accept City's offer or execute right of entry. Property is zoned UMUD and is presently used for surface parking. The appraisal indicates severe severance damages due to the grade changes in the property and road right of way acquisition.

EXECUTIVE SESSION

40. Consider adoption of a motion to hold an executive session for the purpose of considering the qualifications of persons nomimated for the Auditorium-Coliseum-Convention Center Authority in accordance with G.S. 143-318.11(a)8.

- PENDING MATTERS -

In meeting on Monday, May 9, 1988, City Council will make nominations for appointment to the following boards and commissions:

1. Civil Service Board - One appointment for a three-year term. The incumbent is eligible for reappointment.

2. Charlotte Uptown Development Corporation - One appointment to fill a vacancy in the Residential Category caused by a resignation. The term will expire August 31, 1990.

3. Zoning Board of Adjustment - One appointment to fill a vacancy caused by a resignation. The term will expire January 30, 1989.

4. Spirit Square Board of Directors - One appointment to fill a vacancy caused by the enforcement of the attendance policy. The term will expire June 30, 1989.

SCHEDULE OF MEETINGS
April 25 - May 6, 1988

Monday, April 25	PLANNING AND PUBLIC WORKS COMMITTEE 2nd Floor Conference Room, City Hall	12:00 Noon
	PRESENTATION ON DISCOVERY PLACE	12:30 p. m.
	COUNCIL/MANAGER LUNCHEON Training Center, City Hall Annex	1·00 p. m.
	CITIZENS HEARING	2:00 p. m.
	COUNCIL MEETING Council Chamber, City Hall	3·00 p. m.
Wednesday, April 27	MAYOR'S MEETING WITH AREA & ELECTED OFFICIALS Conference Room, Airport	5:40 p. m.
Thursday, April 28	TRANSPORTATION COMMITTEE 2nd Floor Conference Room, City Hall	4:00 p. m.
Monday, May 2	REGULAR COUNCIL WORKSHOP Training Center, City Hall Annex	5.00 p. m.
Wednesday, May 4	CAPITAL IMPROVEMENT PROGRAM WORKSHOP Training Center, City Hall Annex	5:00 p. m.
Thursday, May 5	CAPITAL IMPROVEMENT PROGRAM WORKSHOP Training Center, City Hall Annex	5:00 p. m.