AGENDA

Meeting Type:	BUSINESS
Date:	05/23/1988

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, May 23, 1988

1:00 PM. . . . . Council-Manager luncheon
2:00 PM. . . . . Citizens Hearing
2:30 PM. . . . . Council Meeting

ITEM NO.

1. Invocation by Rev. Howard Fortenberry of First Assembly of God Church.

2. Consider approval of minutes of the Regular Meetings on April 25, and May 9 and Council Workshop on May 2, 1988.

PUBLIC HEARINGS

3. A. Conduct a public hearing to abandon an alleyway off Barnette Place.

B. Recommend adoption of a resolution to close an alleyway off Barnette Place.

Petitioner: The Presbyterian Health Services Corporation.

Street to be abandoned: Alleyway off Barnette Place; alleyway is non-maintained right of way approximately 12 feet wide and 178 feet long.

Intent: Utilize right of way in conjunction with the adjoining property for future development. Other adjoining property owner, the Presbyterian Hospital, concurs with abandonment.

Map: Attached.

Clearances: All City departments and private utility companies and the Myers Park Homeowners Association Incorporated were notified and are in concurrence with the abandonment.

Funding: No City funds are involved.

Attachment No. 1

4. Conduct a public hearing on the Preliminary FY89 budget and expenditures of General Revenue Sharing funds.

The North Carolina Local Government Budget and Fiscal Control Act, as well as General Revenue Sharing regulations, require that a public hearing be conducted to give citizens the opportunity to make suggestions and comment on the proposed budget.

The proposed FY89 operating budget totals $304.5 million and includes funding for police, fire, refuse collection, traffic operations, water and sewer service, airport operations, the transit system and debt service payments.

The proposed FY89 Capital Improvement Program includes $650,000 in General Revenue Sharing funds for FY89. Revenue Sharing funds are estimated to be available from interest earnings and fund balance. Planned uses for the revenue sharing funds are summarized below:

Capital Project	
Stepping Stone Housing Program	$400,000
Wilmore Neighborhood	50,000
In-Rem Housing Repair	160,000
Housing Rent Options	50,000
Total	$650,000

POLICY

5. Consider recommendation of Planning and Public Works Committee on a process for updating the Central Area Plan and a process for studying the Convention Center expansion.

The Planning and Public Works Committee held discussions regarding the Convention Center expansion issue and update process for the Central Area Plan as well as their inter-relationship. The Committee recommends an update of the Central Area Plan and for the City Council to use the July or August Council workshops to structure this analysis and develop budget costs. The Committee also recommends that Council approve a process for getting a better understanding of Convention Center needs and alternatives. If Council approves the

Convention Center study process, the report will come back to Council by January 1989 for final Council review.

Central Area Plan

It is anticipated that the Central Area Plan update will include an extensive involvement and coordination effort and focus on the following elements:

(a) Economic forecasts (update of 1980 data) for office, retail specialized commercial, housing, hotel and public facilities. Contract services will be needed for this effort.

(b) Land Use Plan evaluation focusing on a 2010 Land Use Concept and a 1990-2000 Urban Design and action program.

(c) Transportation evaluation addressing the transit system with emphasis on bus transit routes and transfer points as well as trolley and light rail potential. Contract services will be required for this effort.

(d) Parking Plan evaluation.

(e) Urban Design evaluation including pedestrian system, open space system, historic assets, streetscape program, urban form and priority development targets. Contract services for the graphic design portion of this effort is needed.

(f) Public Facilities Plan evaluation including coordination with Convention Center Study by CUDC.

Planning, CDOT and Engineering are the primary staff to be involved in this effort with support from the Charlotte Uptown Development Corporation (CUDC) and Central Charlotte Association (CCA). The study period will extend from July 1, 1988 to June 30, 1989 with enough information to coordinate with the Convention Center review in December 1988.

Part of this study has been included in the Planning Department work plan for 1988-89. Much of the work, however, will require other City department's effort and contractual services such as light rail and economic forecasts. We suggest using the July and August Council workshops to structure this analysis and develop budget costs.

Convention Center Study Process

The Convention Center Study will be coordinated by CUDC with support from the Convention and Visitors Bureau, CCA and City agencies, and focus on the following components:

(a) Issues/Strategy Charettes

Through a series of charettes, the "stockholders" (managers, marketers, users, interest groups) and out-of-market sources

will work to build a consensus on key issues and need for an expanded Convention facility.

(b) Facility Program

Based upon outcome of the charette process and progress under the Central Area Plan update, the following building program and locational work will be completed.

(c) Site Options

The potential for Convention Center expansion will be evaluated through the following three steps:

1. Develop Site Options along with Planning Commission to be considered by December, 1988.

2. Test Options with Stockholders.

3. Select Preferred Site Options.

(d) Cost Estimates

Based upon the reflected site option develop estimates of:

1. Land Cost
2. Hard Cost
3. Soft Cost
4. Operating Cost

(e) Strategy

Formulate a funding and development strategy.

It is anticipated that (a) - (c) will be low cost items estimated at $20,000 - $30,000. If (d) is over $30,000, there will be a Request for Council Action. $100,000 has been allocated in the proposed CIP for Planning for the Convention Center.

Attachment No. 2

6. Consider a request to provide support services for the Mint Museum Ramesses Exhibit and adopt a budget ordinance to be effective in FY89 appropriating $118,923 to provide out-of-pocket expenses for the services.

Council is requested to consider endorsing the City's support of the Ramesses exhibit by reassigning personnel and approve the expenditure of $118,923 out-of-pocket expenses for these support services. Upon Council's approval, the $118,923 will be included in the FY89 operating budget.

The Mint Board has now agreed to unconditionally reimburse the City for the $118,923 out-of-pocket expenses. (A letter from Tom Cox, Board President, is attached.) The Board states that if revenues fall short, they will request a time extension on the payback terms.

An outline of the support services and costs is attached.

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.

Attachment No. 3

7. Recommend adoption of a budget ordinance for $181,495.00 and award a contract for $450,130.00 for infrastructure for fountains for the Charlotte-Mecklenburg Government Center to the low bidder, Nu-Stone Surfacing.

At the April 25, 1987 Council meeting, Council did not award the contract for the infrastructure for the fountains at the Government Center, but asked staff to look for other sources of revenue.

After further negotiations with the low bidder, Nu-Stone Surfacing, an additional $26,795.00 was negotiated out of the bid, and the low bid is now $450,130.00, or $181,495.00 more than available funds if all five fountains are installed.

The alternatives for Council's consideration are:

1. Complete design, five fountains. Cost: $450,130.00. Funding needed: $181,495.00.

2. Reduced design with two fountains at each end and bubblers in the middle three pools. Cost: $393,854.00. Funding needed: $125,639.00.

We recommend the first alternative, full design.

The majority of the funding, $128,000.00 would come from settlement of claims for damage to City property and various funding from over-collection of non-property tax accounts such as sale of surplus materials and rental of buildings. The remainder of the funding, $53,495.00, would come from future art fund appropriations.

The April 25 agenda item is attached.

Attachment No. 4

8. The following is the proposed workshop agenda for the Monday, June 6 monthly workshop:

Budget, final decisions

Brief overview of proposed annexation - (15 minutes)

The workshop begins at 5·00 p.m. There is a motion at the end of the agenda setting an executive session for 4:00 p.m. on June 16 for Council to receive a status report on Airport noise litigation. The executive session would be in the second floor conference room.

BUSINESS

9. Recommend an amendment to the loan agreement between the City of Charlotte and Trenton Properties to allow an additional three months to secure equity financing and six months to close the loan for the development of the Hoskins Mill site into 189 housing units for low income families and the elderly.

Background: On October 12, 1987 Council approved an Innovative Housing Fund loan of $1,600,000 with Trenton Properties (James A. Mezzanotte and Russell E. Jones) for the adaptive reuse of the Hoskins Mill site for 189 housing units for low income families and the elderly.

On November 23, 1987, Council approved an amendment that would advance $500,000 of the City's $1,600,000 loan to be used for acquisition of the mill. This was done in order to meet the seller's deadline and first mortgage lender could not advance funds until Trenton Properties provided required equity funds. The City's loan was closed on November 30, 1987; the $500,000 was advanced, and the City holds a first lien as security.

Request for six month extension: Trenton Properties' loan agreement with the City provides six months to have equity funds in place; it expires May 31, 1988. The developer has not obtained firm commitments for the necessary financing. An extension of three months is being requested in order for the developer to obtain equity financing and six months to close the loan.

Complete background information is attached, along with the two previously approved agenda items.

Clearances: Community Development Department.

Attachment No. 5

10. Recommend adoption of a resolution providing for the issuance of $40,000,000 in General Obligation Bonds on June 7, 1988.

Adoption of this resolution will:

- Authorize issuance of bonds stating amount, date and purpose of issue;
- Fix the form and manner of execution of the bonds;
- Ratify actions taken by the Local Government Commission; and
- Approve the Official Statement relating to such bonds.

Background: Through the City's normal bond sales and capital expenditure planning cycle, bond sales are scheduled based on cash flow needs identified by administering departments. This process has provided the basis for an upcoming General Obligation bond offering.

It is anticipated that current market and economic conditions will result in favorable debt cost to the City. The City's Finance Department will continue to closely monitor market and economic conditions. As the sale date approaches, if market conditions have changed to the extent that they may produce unfavorable debt cost to the City, either the size of the sale will be reduced or the sale will be postponed until a more favorable market occurs.

Bonds that are planned for issuance on June 7, 1988 have been authorized by referenda as shown on the attached list.

Attachment No. 6

11. Recommend adoption of an ordinance to amend Ordinance No. 2198-X the 1987-88 budget ordinance to provide for the year-end transfer of funds.

Background: At the close of the fiscal year, Council approval for appropriation adjustments within various funds is necessary so that all expenditures anticipated by fiscal year-end will be covered. As a result of events and circumstances unforeseen at the time of the original budget preparation, some department or fund expenditures will either be greater or less than the original appropriation. This is a normal occurrence and results primarily from the fact that the original budget is a plan for revenues and expenditures based on estimates generated 18 months before the fiscal year end.

A brief review of the recommended budget adjustments is provided below:

General Fund

The majority of expenditures in the General Fund will be less than budgeted for Fiscal Year 1988. However, the following expenditure centers will require supplemental appropriations to be financed with a transfer of funds made available from the Fire Department as a result of discontinuation of the hire-back program.

- An increase of $10,000 is recommended for the City Clerk's Office to complete implementation of the productivity recommendations made mid-year in FY88, including purchase of a micro-film reader/printer and dictaphone equipment.

- An increase of $29,000 for the Department of Transportation is recommended to retain a consultant to evaluate the one-way street aspect of the CUTRATE program.

- Increases of $250,000 to cover FICA and Retirement costs and $75,000 to cover Employee Insurance are recommended to cover General Fund Non-Departmental costs. These accounts underestimated the FICA increase. Additional funds are also required to fund new mid-year positions and the implementation of the Senior Police Officer Program.

- The ordinance revises data processing charges to reflect the charge-out accounting system.

- The ordinance eliminates a restricted reserve for an anticipated Urban Development Action Grant. These grants are no longer available. The appropriation of $754,000 to the General Insurance Reserves from the General Fund Fund Balance keeps the City in compliance with the Trust Agreement between the City, the County and the Board of Education to establish sufficient reserves for self-insurance.

- An appropriation of $3,597,000 is recommended from the General Fund Balance (Reserve for Capital Projects) to the General Capital Project Fund for Delta Road Extension.

- An ordinance was approved by City Council on October 26, 1987 appropriating $15,400 from the Governor's Highway Safety Program Grant to the Department of Transportation. The ordinance, however, did not specify that the project would extend beyond the current fiscal year. It is recommended a section be added to extend the project duration until the program is concluded.

- A loan from the Municipal Debt Service Fund was established to construct utility lines at the Coliseum project. Since all revenues generated by this project will come into the General Fund as an operating revenue, this ordinance reverses the source of funding from Municipal Debt Service to General Fund fund balance.

Other Funds:
Adjustments to other funds are recommended as follows:

- An increase of $18,764 in the loan advance from the Municipal Debt Service is recommended for skyboxes and other amenities at the Coliseum. The loan will be repaid by skybox sales and licenses.

- The Community Development Section of the FY88 Annual Ordinance is recommended to be amended to re-distribute the sources of revenue between CDBG funding and program income. The total for the Community Development Fund is unchanged.

- The Housing Rehabilitation Revolving Loan Fund was established in 1980 in association with MOTION, a former federal program. Loan repayments deposited back to the fund, General Revenue Sharing deposits, and interest earned now totals $266,522, yet the program is now discontinued. This ordinance appropriates the balance to the active Community Development Rehabilitation loan program.

- The original source of funding for Ramblewood District Park was advanced from Bond Funds. It is recommended that this $125,000 now be replaced with grant funding from N.C. Natural Resources and Community Development.

- An ordinance approved by City Council on November 23, 1987 appropriated $520,748 in operating funds for Insurance and Risk Management (IRMA) to the Finance Department. IRMA has now been established as a separate fund; therefore, it is recommended that operating funds be placed in the IRMA fund.

- It is recommended that $64,036 is appropriated within the Water and Sewer Fund to increase local funding for the McAlpine Creek Plant, N.C. 51, and Mallard Creek Water Main projects.

- Appropriate the actual amount of State Grant funds for 20 projects funded by Ordinances 1923-X and 2161-X. The grants were underestimated by $316.

- A total of $298,724 is available from Piedmont Airlines for the cost of issuing bonds for the maintenance facility. The original ordinance anticipated that the Airport Fund would be required to pay all costs.

- The FY88 budget established a transfer of funds from the Airport Operating Fund as required by the Airline Lease Agreements, but did not establish the actual appropriation. This will appropriate the transfer to the Airport Discretionary Fund.

- Earlier this year, an ordinance established a loan from the Municipal Debt Service Fund for the construction of additional parking spaces at Cityfair to be repaid with operating revenues. The Cityfair Debt Service Fund currently has $300,000 available in interest earnings from the revenue bonds due to delayed construction. These earnings will repay $300,000 of the $409,000 loan.

- The $4.2 million balance of the State grant for the Performing Arts Center is recommended for appropriation.

- An additional appropriation of $242,471 is necessary to complete the Sweden Road Satellite Yard Facility. The construction of a new Sanitation/Street Maintenance Administration/ready room facility at the Sweden Road site was approved in the Capital budget for $450,000 from the Municipal facilities lease purchase agreement. The project was designed to meet minimum requirements for showers, ready room and office space. It has been bid twice and the original estimate is not sufficient to construct the building.

- It is recommended that anticipated interest earnings be increased and appropriated in the General Fund, Airport Operating Fund, Cityfair Debt Service Fund, and to Municipal Debt Service.

The end-of-the-year ordinance has been prepared with the City's operating departments, the Finance Department and the Budget and Evaluation Department.

12. Recommend approval of a Development and Revitalization Fund loan for $400,000 between the City of Charlotte and S.G.L. Properties to provide funds for the purchase of land and equipment, and the construction of a fiberglass production plant.

Background on S.G.L. Properties: S.G.L. Properties is a real estate partnership for Southeastern Glass Laminates, Inc. The partners of S.G.L. Properties are Ernest A. Anderson, Jr. and James B. Templeton, who are the sole stockholders of Southeastern Glass Laminates, Inc., a local corporation that was founded by Mr. Anderson and Mr. Templeton in 1969. The company designs and manufactures fiberglass products, primarily heavy truck cabs and components for Freightliner Corporation in Mount Holly, N. C. and Mack Trucks in Winnsboro, S. C. The company also is doing business with Volvo-White, Peterbilt and Navistar. Although vulnerable to the trends of the trucking industry, the fiberglass products offer the potential for growth, both short and long-term, as the company broadens its customer base.

The company currently operates at four sites in Charlotte:

1) a 47,000 square foot manufacturing plant on Brookshire Blvd.;
2) a 74,000 square foot plant on Hovis Road;
3) a 20,000 square foot research and development facility on Parkside Drive;
4) a 30,000 square foot warehouse on North Tryon Street.

Project Description: Southeastern Glass has requested that the City be a participant in financing part of the cost of a new plant site which will be 131,672 square feet and located on 18.85 acres in the Chemway Industrial Park on Exchange Street in Charlotte. The new plant will allow the company to produce their products more efficiently in an improved work environment and employ at least 135 new workers at good wages. Godley Builders will develop the new site for Southeastern Glass.

A description of the source and use of funds is attached.

Public Purpose: Will create 135 new jobs in two years; 95% of the jobs will be available for individuals from low to moderate income households.

A. Description of Jobs Created: There are currently 240 workers employed by the company; 80% are from low to moderate income households and are minority.

The new jobs to be created are:

Additional Workers 1988	1989	Anticipated Jobs	Labor Rate Range
5	2	Supervisors	$ 8.00 to $12.00
5	2	Lead People	7.00 to 10.00
7	5	Gun Operators	7.00 to 9.00
12	6	Fiberglass Rollouts	4.25 to 6.00
5	3	Air Saw Operators	5.00 to 7.00
6	4	Grinder/Routers	5.00 to 7.00
6	3	Machine & Drill Oprs.	5.00 to 8.00
26	12	Finishing People	5.00 to 9.00
3	2	Quality Control	6.00 to 9.00
2	2	Maintenance	6.00 to 10.00
2	1	Cleaners/Janitors	4.25 to 5.25
2	1	Piece Puller	4.50 to 6.00
2	1	Mold Prep/Repair	6.00 to 8.00
1	1	Driver	5.50 to 7.50
1	1	Receiving & Stock Control	5.50 to 7.50
2	2	Office Help	6.00 to 8.50
87	48		

The City Employment and Training Department will assist the company with referrals and training. The company currently hires through the jobs credit program administered by the Employment Security Commission.

B. Needs: New employees will be provided training commensurate with increases in wage rates for upward mobility. Some employees will be advanced to supervisory positions.

Promotion of revitalization efforts in areas targeted by public policy: The proposed facility on Exchange Street within the Chemway Industrial Park is not within the Pocket of Poverty boundary or a redevelopment area, but the conditions of loan agreement require all low or moderate income new permanent employees, at the time of their initial hire, to reside within the Pocket of Poverty.

Promotion of development projects which support redirection of growth policies: One of the basic goals of 2005 Plan for the northwest is to promote development of quality employment areas and reinvestment in existing industrial areas. As employment opportunities increase in the northwest, more residential development should gravitate to the northwest from existing areas.

Retention of a unique or indigenous enterprise: The proposal could not be evaluated with respect to this criterion based on the information available.

C. Land Use and Urban Considerations: The proposal is consistent with the Northwest Area 2005 Plan strategies for development of quality employment and reinvestment in industrial areas.

D. Planning Staff Assessment and Recommendation: Within the context of the Council-approved policy framework, the proposal meets Criterion #1 under Public Purpose and Criterion #2 under Needs based on the conditions of the loan agreement and Criterion #3 under Needs based on a review of the goals and policies of 2005 Plan Northwest Area and is consistent with the adopted land use plans and policies for the area. The proposal has met the requirements subject to the Planning Department review.

City participation: Determined to be appropriate since the loan request meets the Development and Revitalization Loan Policy. The private lender has also made the City's loan necessary for their participation. Therefore, "but for" the City's participation, the project could not be financed.

Funding: Development and Revitalization Fund.

Clearances: The Economic Development Review Committee approved the loan on April 13, 1988. The Economic Development Revolving Loan Fund Committee approved the loan on May 12, 1988. The Charlotte Certified Development Corporation loan is being reviewed by SBA for final approval. Approval is anticipated by the end of May.

A summary of the Development and Revitalization Fund is attached.

Attachment No. 7

13. Recommend addition to legislative program involving City Manager execution of contracts on behalf of City.

It is requested Council include a bill in its legislative program to amend the City Charter to allow the City Manager or his representative to execute contracts on behalf of the City after Council approval of the contract.

This suggestion came about because of concern expressed by a small business person who felt that more timely payment for services would increase contractor interest in City projects. We are on an accelerated schedule of notifying contractors of bid awards immediately following Council approval. This action will shorten the contract execution timeframe by several days and will allow quicker initial payments, which are particularly important to smaller contractors. It will also reduce the Mayor's workload.

Clearances: The Mayor's Office, City Attorney, Finance and Engineering Departments.

14. Recommend adoption of an ordinance lowering the speed limit on three neighborhood streets from 35 miles per hour to 25 miles per hour.

In accordance with Council's approved policy, three streets in two neighborhoods have had petitions validated and are determined by the engineering study to be appropriate for a 25 mile per hour speed limit. The streets are:

Brigmore Drive (Shadowlake) between Carmel Road and end of street.
Connan Lane (Shadowlake) between Brigmore and end of street.
Delchester Drive (Montclaire) between Archdale Drive and Montpelier Road.

15. Nominations for Appointment to Boards and Commissions.

A. Board of Trustees, Community Housing Development Corporation

On April 18, 1988 the Mecklenburg County Board of Commissioners approved a housing plan to establish long term, affordable and permanent housing for the chronically mentally ill and established a non-profit housing development corporation known as Community Housing Development Corporation. The bylaws provide for a seven-member Board of Trustees, one of whom is to be appointed by City Council and must have knowledge or experience in real estate law. The term is for three years.

B. Parks Advisory Committee - One appointment to fill the unexpired term of Erman E. Lepley who has resigned effective May 31, 1988. The term expires June 1, 1990.

Attachment No. 8

16. Appointments to Boards and Commissions.

A. Charlotte Uptown Development Corporation - The following nominations have been made for an unexpired term in the Residential category. The term will expire August 31, 1990.

1. Cullie Tarleton, nominated by Councilmember Patterson.
2. Daniel Levine, nominated by Councilmember Rousso.

B. Zoning Board of Adjustment - The following nominations have been made for an unexpired term ending January 30, 1989:

1. Thomas E. Mullinax, nominated by Councilmember Fenning.
2. Donald Points, nominated by Councilmember Woollen.
3. Ed McMahan, nominated by Councilmember S. Campbell.

Attachment No. 9

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The City Attorney advises that agenda items no. 17 through 29 may be considered in one motion. However, any member of Council may request that an item be divided and voted on separately.

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BUDGET ORDINANCE

17. A. Recommend adoption of a budget ordinance to transfer $425,000 from prior sewer bond fund balances to the Stewart Creek Outfall Capital Account.

This action will provide additional funds needed for the Stewart Creek outfall improvement bid which follows in the bid section, and also provide a reasonable amount for project contingency. The recommended low bid award is for $546,444 to BRS, Incorporated.

$225,000 was approved in the FY84 CIP for construction of a new sewer main parallel to the existing sewer along Stewart Creek from Brookshire Freeway to a point north of Southwest Boulevard. During the project planning stage, rehabilitation on a section of the existing pipe further downstream was required to permit continued use until the future project could be constructed.

Because of the rehabilitation work along with expensive right-of-way acquisitions, the project account balance has been reduced to approximately $165,000.

The construction cost is higher than originally projected because:

1. A larger size pipe than originally planned is required to properly serve the area.

2. The existing sewer main must be replaced past Southwest Boulevard and under I-85 to prevent sewer overflows in the area.

3. A Mecklenburg County floodway improvement program underway in this area conflicts with portions of the existing sewer pipe and alignment.

Clearances: Utility Department.

Funding: Prior sewer bond fund balances.

B. Recommend adoption of a budget ordinance to transfer $140,000 from prior sewer bond fund balances to the Sanitary Sewer Line Replacement capital account.

This action will provide additional funds needed to award the Irwin School sanitary sewer trunk replacement bid which follows in the bid section. The recommended low bid award is $388,692.15 by Trans-State Construction Company.

This project is for the replacement of the Irwin School sanitary sewer trunk located along Sixth Street and under several buildings in the business district of the City. This project was targeted for replacement in the Utility Department's on-going sewer line replacement program because of its undersized pipe as well as being located under buildings, thus presenting difficult and expensive maintenance problems.

The sewer line replacement account has a balance at this time of approximately $285,000. Due to the complexity of the project it is the opinion of the Utility Department engineers that the bid price is reasonable.

Clearances: Utility Department.

Funding: Prior sewer bond fund balances.

BID LIST

18. 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. 80 - 4-Door Sedan Police Specials (Marked Police Vehicles) — Police Dept

Recommendation: By Purchasing Director and Police Chief that the low bid, Young Ford, Inc., Charlotte, N. C., in the amount of $949,334.40, be accepted for award of contract.

Project Description: These replacement vehicles will be used to replace high mileage vehicles and vehicles that have been wrecked.

By taking bids now instead of October for FY89 vehicles, we will avoid a projected 3% price increase and realize a savings of $28,480.00.

By purchasing these vehicles now delivery is anticipated in August, 1988 instead of April, 1989 which is when delivery would be made if bids were taken in October.

Replacement Policy: The replacement policy for marked police vehicles is that all vehicles will be replaced on a two-year replacement cycle. This two-year replacement is recommended due to the high mileage marked vehicles incur due to 24-hour-a-day use, 365 days per year.

Vehicles scheduled for replacement will either be reassigned to other City departments for routine use to avoid new purchases, or will be auctioned at public sale.

Source of Funding: Capital Equipment Fund - (Fund not year established) - Approximately $3.3 million. (Replacements)

B. Sanitary Sewer Construction
Stewart Creek Outfall Improvements

Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by B.R.S., Incorporated of Richfield, North Carolina in the amount of $546,444.09 be accepted for award of contract on a unit price basis.

Project Description: This project provides for replacement of the current sewer line which is undersized and which regularly overflows.

Source of Funding: Water and Sewer Capital Improvement Fund - (Stewart Creek Outfall Improvement). *Pending Council's approval of Budget Ordinance.

C. Sanitary Sewer Construction
12-Inch Sanitary Sewer Along
West 6th Street - Irwin School
Sewer Replacement

Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Trans-State Construction Co. of Denver in the amount of $388,692.15 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would replace deteriorated old sewer mains located under existing buildings. These mains are inaccessible for maintenance and pose a serious threat to the ability to continue operation should one of the mains become blocked. The existing lines are undersized for the current flow. These lines carry most of the sewer flow from the central business district.

Source of Funding: Water and Sewer Capital Improvement Fund - (Sanitary Sewer Line Replacement). *Pending Council's approval of Budget Ordinance.

D. Independence Park Playground Surface Improvements — Engineering

Recommendation: By the City Engineer that the low bid of $67,259.85 as submitted by Multi-State Contracting Corp. be rejected as being non-responsive and the contract be awarded to T. K. Browne for their bid of $69,510.00 on a unit price basis.

Project Description: This project is part of an ongoing program to improve and enhance existing City parks, and includes installation and relocation of playground equipment, landscaping and other site improvements. Independence Park playground was one of the parks designated for improvement on Park Playground Improvements, Phase I approved in 1982.

M/WBE Status: The low bidder, Multi-State Contracting Corp. (an MBE firm), did not include any MWBE documentation with their bid as required by the MWBE provisions. The Engineering Department, Community Relations Committee, and the MWBE Program Director have reviewed their bid, determined that they did not make a good faith effort to comply with the MWBE provisions, and recommend rejection of the bid and award to the second low bidder. The MWBE Plan requirements apply to all bidders, regardless of ownership.

The City Attorney's Office has also reviewed the situation, and rendered an opinion that Multi-State's bid may be rejected and the contract awarded to the second low bidder as authorized by Senate Bill 290.

An item that was included in the May 13 Council-Manager memorandum is attached.

Source of Funding: General Capital Improvement Fund - (Improvements to Existing Parks - Pay-As-You-Go Funds).

Attachment No. 10

E. Arrowood Road Relocation at South Boulevard and Old Pineville Road — Engineering

Recommendation: By the City Engineer that the low bid of $307,249.77, as submitted by Rea Construction Co., be accepted for award on a unit price basis.

Project Description: This one of the projects under the Capital Improvement Program for TSM Intersection Improvements. A portion of the Old Pineville Road/Arrowood Road is being moved south to a new location. Arrowood Road is being improved along with its intersection with South Boulevard. A map is attached.

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

Attachment No. 11

F. Intersection Improvements - S. Boulevard at Scaleybark and Old Pineville Road — Engineering

Recommendation: By the City Engineer that the low bid of $274,704.19, as submitted by Ferebee Corporation, be accepted for award on a unit price basis.

Project Description: This project is one of six designed to upgrade urban intersections, and was funded in the 1984 Transportation System Management Program.

The project involves improvements to the intersection of South Boulevard/Scaleybark Road and Old Pineville Road. The improvements include realignment of the intersection, median changes on South Boulevard, addition of a right turn lane from Scaleybark on to South Boulevard and modifications to an adjacent parking lot caused by the intersection widening and realignment.

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

G. Sidewalk Bond Program - Phase 13 — Engineering

Recommendation: By the City Engineer that the low bid of $47,229.00, as submitted by Cardinal Construction Co., be accepted for award on a unit price basis.

Project Description: This sidewalk project is high on the Engineering Department's priority list. This project consists of constructing 4" concrete sidewalk at Belfast Drive, Dickens Avenue, Moravian Lane and Scaleybark Road.

Source of Funding: General Capital Improvement Fund - (Sidewalk Programs - 1983 Street Improvement Bonds).

The following four bids are for the Sweden Road Operations Facility which was funded in the FY87 Capital Improvement Program. The project provides for the construction of a combined Sanitation and Street Maintenance administration/ready room building at the Operations Department satellite facility on Sweden Road off South Boulevard. (A ready room is where line personnel take showers, store and change clothes, and conduct meetings.)

This facility will replace some of the existing facilities which were located on the Sweden Road property purchased from J. A. Jones Construction Co. in the late 1970's. The buildings had been built for and used as a garage and although inappropriate for our use, we have continued using them. The spaces currently being used for the administration/ready room functions have become deteriorated and are experiencing energy inefficiencies. The administration areas of the divisions are separated which causes inefficiency in management and communications. Construction of the new facility will reduce energy costs and improve management and communication effectiveness by combining these functions into one facility.

The year-end transfer of funds ordinance (Item No. 4) includes a supplemental appropriation of $242,471 from the Pay-As-You-Go Fund Balance - Estimated Interest Earnings to cover the project bids.

H. Sweden Road Operations Ctr. Additions — Operations
General Contract

Recommendation: By the City Engineer, based upon the recommendation of Wilber, Kendrick, Workman and Warren, that the low base bid and Alternate G-2 totalling $373,789.00, as submitted by H. C. Rummage, Inc. be accepted for award on a lump sum basis.

Source of Funding: General Capital Improvement Fund - (Public Works Satellite Yard - Lease Purchase and Pay-As-You-Go Funding).

I. Sweden Road Operations Ctr. Additions — Operations
Plumbing Contract

Recommendation: By the City Engineer, based upon the recommendation of Wilber, Kendrick, Workman and Warren, that the low base bid and Alternate P-2 totalling $60,776.00, as submitted by J. V. Andrews, be accepted for award on a lump sum basis.

Source of Funding: General Capital Improvement Fund - (Public Works Satellite Yard - Lease Purchase and Pay-As-You-Go Funding).

J. Sweden Road Operations Ctr. Additions Mechanical Contract — Operations

Recommendation: By the City Engineer, based upon the recommendation of Wilber, Kendrick, Workman and Warren, that the low base bid and Alternate M-2 totalling $55,605.00 as submitted by All South Mechanical Contractors, be accepted for award on a lump sum basis.

Source of Funding: General Capital Improvement Fund - (Public Works Satellite Yard - Lease Purchase and Pay-As-You-Go Funding).

K. Sweden Road Operations Ctr. Additions Electrical Contract — Operations

Recommendation: By the City Engineer, based upon the recommendation of Wilber, Kendrick, Workman and Warren, that the low base bid and Alternate E-2 totalling $31,954.00 as submitted by Overcash Electric, Inc., be accepted for award on a lump sum basis.

Source of Funding: General Capital Improvement Fund - (Public Works Satellite Yard - Lease Purchase and Pay-As-You-Go Funding).

CONTRACT

19. Recommend approval of a contract for furnishing relocation services for the Airport with Centralina Council of Governments estimated to cost $33,494.00.

The contract provides for Centralina Council of Governments to perform relocation services for 15 households and one business in accordance with the requirements of the Federal Aviation Administration. The City agrees to compensate the Centralina Council of Governments based upon the manhours used in providing these services. The estimated costs of these services is $33,494.00.

The Centralina Council of Governments is experienced in relocation services, and of the three bids received, their proposal was the most economical.

Funding: Funds are available in the project account from the 1985 Airport Revenue Bond issue.

Clearances: The Community Development Director, Budget and Evaluation Director and the Airport Manager.

CONTRACT AMENDMENT

20. Recommend approval of an amendment of $30,500 to Froehling & Robertson, Inc.'s professional services contract for testing and inspection of the general trades work at the new Coliseum.

Contract: Testing and inspection, general trades work, Coliseum
Contractor: Froehling & Robertson, Inc.

Date of Award:	September, 1986
Contract Amount to Date:	$ 81,057.50
Amendment:	$ 30,500.00
New Contract Amount:	$111,557.50

This amendment is necessary because the scope of work has been expanded to include testing and inspection of the canopy and skybox contracts. Because this firm was already on site inspecting similar work, new proposals were not solicited.

Invoices for the work will be based on the original unit prices. The architect and construction manager have recommended that the amendment be awarded so that inspection can continue at the current level on the general trades work as well as on the canopy and skyboxes. The testing is required to assure that concrete and soil placement, welding, fireproofing, and masonry work meet all applicable codes and public safety interests.

Funding: Funds are currently available in the Coliseum capital account.

Clearances: The Engineering Department and Attorney's Office have reviewed and approved this amendment.

AGREEMENT AMENDMENT

21. Recommend approval of an amendment to the agreement for construction management services for the new Coliseum with Turner Construction Company for $190,000.00.

Contract: Construction Management Services, Coliseum
Contractor: Turner Construction Company

Date of Award:	June, 1985
Agreement Amount:	$3,158,082.00
Amendment:	$ 190,000.00
New Agreement Amount:	$3,348,082.00

This amendment will increase the reimbursable costs allowance in Turner's contract from $772,750.00 to $962,750.00. The increase includes the following: liability insurance ($68,212.00), utility costs for the construction site ($90,000.00), outside legal counsel specializing in construction law ($10,000.00) and permits and miscellaneous office supplies associated with the addition of the recently added amenity package.

Funding: Adequate funds for the amendments are available in the Coliseum capital account.

Clearances: The City Attorney's office has reviewed and approved this amendment.

CHANGE ORDER

22. A. Recommend approval of Change Order No. 1 for structural steel and erection contract of Piedmont/USAir Maintenance Facility Aircraft Maintenance Hangar for $155,938.00.

Contract: Piedmont Airlines Maintenance Facility
Aircraft Maintenance Hangar
Structural Steel and Erection Contract
Contractor: Owen Steel Company of North Carolina, Inc.

Date of Award:	September 14, 1987
Contract Amount to Date:	$6,640,000.00
Change Order No. 1:	$ 155,938.00
New Contract Amount:	$6,795,938.00

The change order addresses the following:

- revisions to structural steel to accommodate changes in stairs, elevators, door locations and addition of columns and upgrading beam sizes; and
- revision to steel joint schedule to incorporate some of the changes specified above.

Funding: City Council has previously appropriated the proceeds of Special Facility Revenue Bonds which are guaranteed bv revenue commitments from Piedmont/USAir Airlines. Funds are available in project contingency to cover this change order.

Clearances: Odell Associates, Inc., architect, Day and Zimmermann, Inc., project manager, and Piedmont/USAir concur in this change order.

B. Recommend approval of Change Order No. 1 for general construction contract of Fuel Farm Expansion for $32,039.03.

Contract: Fuel Farm Expansion, General Construction Contract
Contractor: Blythe Industries, Inc.

Date of Award:	September 18, 1987
Contract Amount to Date:	$380,000.00
Change Order No. 1:	$ 32,039.03
New Contract Amount:	$412,039.03

This change order addresses the following:

- addition of a retention pond necessary to eliminate on-site soil erosion and stormwater runoff to adjacent property, and
- installation of additional utilities per Charlotte-Mecklenburg Utility Department.

Funding: Funds are available in the project contingency to cover this change order. This cost is included in project costs and is debt-serviced by rents and charges from the users of the fuel storage facility.

Clearances: Talbert Cox and Associates, project engineer, and Day and Zimmermann, Inc., project manager, concur in this change order.

C. Recommend approval of Change Order No. 1 for mechanical construction contract of fuel farm expansion for $37,344.00.

Contract: Fuel Farm Expansion, Mechanical Construction Contract
Contractor. ROW Industrial Service, Inc.

Date of Award:	August 24, 1988
Contract Amount to Date:	$849,700.00
Change Order No. 1:	$ 37,344.00
New Contract Amount:	$887,044.00

This change order provides for the following:

1. Addition of cathodic protection for the two new 30,000 barrel tanks to provide rust protection, amounting to $20,592.00.
2. Addition of insulating flange kits as required by the project engineer.
3. Deletion of two underground concrete valve pits and modification of 20" suction header piping due to conflicts with existing underground conduits and existing site lighting bases, amounting to $5,216.00.

Funding: Funds are available in the project contingency to cover this change order. This cost is included in project costs and is debt-serviced by rents and charges from the users of the fuel storage facility.

Clearances: Talbert Cox and Associates, project engineer, and Day and Zimmermann, Inc., project manager, concur in this change order.

23. Recommend that Council rescind one change order and reduce another change order to the mechanical contract at the Coliseum and award the same work by change order to the plumbing contractor, Embree-Reed, Inc. in the amount of $38,700.

Background: In March, 1988, Council approved a financial plan and related change orders allowing the addition of skyboxes and a video control booth to the new Coliseum. At that time, not-to-exceed change orders were approved by Council for the HVAC system in the booth and HVAC upfit to the skyboxes. During final negotiations, the HVAC contractor requested more money and a second quote was solicited from the on-site plumbing contractor who is also a licensed mechanical contractor. The plumbing contractor, Embree-Reed, Inc.'s, proposals were less than the original change orders awarded to the HVAC contractor.

Council is requested to: (1) rescind the $21,900 change order to John J. Kirlin, Inc. for an HVAC system in the Coliseum video control booth; and (2) reduce the $32,136 change order for the HVAC upfit of the skyboxes to $13,599. The $13,599 remaining on Kirlin's original change order will be for other work that was included in the change order.

It is also requested that Council award a new change order of $38,700 to Embree-Reed for skybox ductwork ($17,100) and video control booth HVAC system ($21,600).

Funding: Funds are available in the Coliseum capital account.

Clearances: These change orders have been negotiated by the construction manager, reviewed by the City Attorney's Office and recommended by the architect and Engineering Department.

INTERLOCAL AGREEMENT

24. Recommend an interlocal agreement for Park Land Acquisition.

This action will formalize the Council decision on March 28, 1988. The details are:

1. City to purchase two tracts of land on Clanton Road known as Tax Codes 145-125-10 containing 12.2 acres valued at $117,780 and 145-128-01 containing 8.2 acres valued at $67,990; both parcels to be acquired from the Public Library of Charlotte and Mecklenburg County for $185,000.

ITEM NO.

2. The funds received by the Library will be used to reconstruct Arequipa Park.

3. The City will lease a small piece of additional land from the Library for $1.00 per year to expand the park with the term continuing through June 30, 2008. This is necessary to make the park work.

4. The reconstructed park will be maintained, operated and managed by the City.

5. The park will be designed and constructed by the Library.

6. The City will contribute to the library $20,000 additional for the park project, coming from the City's capital account for improvements to existing parks.

7. The City has appropriated $195,000 for the purchase of a fire station site in the Mineral Springs area. The City is negotiating with Mecklenburg County for a suitable site which meets the operational criteria of the Fire Department. At such time as the County provides the City with title to the property, the City agrees to disburse to the Library $195,000 to be used solely for the design and reconstruction of Arequipa Park.

Funding: Capital Account for Improvements to Existing Parks, Land Acquisition Funds for Mineral Springs Fire Station Site, and Park Land Acquisitions Funds.

Clearances: Parks and Recreation, Legal, Budget and Evaluation and Engineering/Real Estate have reviewed and concur in this request.

LAST RESORT GRANT

25. Recommend approval of a last resort grant not to exceed $40,653 to construct a house at 303 E. Todd Lane, demolish the on-site unit and cover related costs for a displaced homeowner, Mr. and Mrs. Lewis Smith, whose on-site house is located at 531 E. Todd Lane.

Mr and Mrs. Lewis Smith, 531 E. Todd Lane: The Smith's are being displaced from their home through code enforcement action and placed on the relocation workload. Their severely substandard house is over 40 years old and has no running water or bathroom facilities. The Housing Rehabilitation Specialist estimates the repair cost to bring the house into compliance with the Housing Code to be $49,410. The house has no tax value; the value of the land is $100. The Housing Code recommends demolition when the repair cost exceeds the value of the structure by 65%. Even if the repair cost was not excessive, the size of the lot (30' x 200') prohibits the additions to the house that would be required.

The Smiths are elderly homeowners receiving Social Security benefits. They have two mentally retarded adult children and one grandchild living with them. Mr. and Mrs. Smith have lived in Todd Park for over 40 years and wish to remain there. Although they were offered the opportunity to buy a house somewhere else, the Smiths remained adamant in their desire to remain in Todd Park.

Requirements: The Uniform Relocation and Real Property Acquisition Act requires that a displaced person should not pay more for replacement housing costs than they were paying at their on-site unit. Since the Smiths do not have a mortgage payment now, they cannot be asked, according to the Uniform Act, to assume additional housing costs and would be entitled to a comparable house without any cost to them.

The decision to pursue construction of a new house for the Smiths was made following the completion of the attached rehabilitation/relocation financial analysis, which shows new construction to be the most feasible option. Staff researched land in the Todd Park area and found that 303 E. Todd Lane was only lot available for sale. Request for Proposals were sent to nine companies to built a comparable house for the Smith family. Only two proposals were received:

BUILDER	TYPE	SQ.FT.	PRICE
American Family	Stick Built*	1056	$43,594.00
SYME NATIONAL	Modular*	1152	49,414.98

* (stick built - constructed on-site; modular - constructed in units off-site and moved to site for assembly).

Under the Uniform Relocation and Real Property Acquisition Act, as a displaced homeowner, Mr. and Mrs. Smith are entitled to $15,000 Homeowner Assistance. The balance needed to construct a new house would be $28,594 which would be provided through last resort funds. A last resort grant in an amount not to exceed $40,653 requested to cover the balance of the construction costs ($28,594), acquire the land ($4,500), provide water/sewer hook-up ($2,700), demolish the old house ($500), and provide a contingency fund ($4,359) for any unforeseen work that may have to be performed. A summary of Last Resort Assistance is attached for your information.

The Smith's will retain the lot at 531 East Todd. The City would be unable to use the lot for housing purposes because the narrow width of the lot prohibits adequate setbacks for construction of a new house. The cost to the City to dispose of the property would exceed the value of the land.

Funding: Community Development Block Grant Funds.

Clearances: Community Development Department.

Attachment No. 12

REHABILITATION LOAN

26. A. Recommend approval of a rehabilitation loan agreement with Mable I. Thomas for $31,290 to rehabilitate her home at 336 Kirby Drive.

Background: Mable I. Thomas' home, 336 Kirby Drive, is in violation of the City's Housing Code. The total loan amount to rehabilitate her house and bring it into code compliance is $31,290.

Under the Council-approved Rehabilitation Program, a homeowner is to pay no more than 35% of their household income toward housing expense. Based on Ms. Thomas' income, she qualifies for a deferred payment loan (DPL) of $31,290 which will be repaid upon the death of the owner or the sale of the property. A lien of $31,290 will be placed on the property. This will regenerate our loan funds for future needs of lower-income families.

The rehabilitation assistance is as follows:

Borrower	Property Address	Amount	Loan Term	Interest Rate	Type of Assistance
Mable I. Thomas	336 Kirby Drive	$31,290	N/A	0%	DPL

A summary of the Rehabilitation Loan Program is attached for your information.

Funding: Community Development Block Grant Funds.

Attachment No. 13

B. Recommend approval of a rehabilitation loan agreement with Vivian Moss for $33,161 to rehabilitate her home at 2120 "B" Avenue.

Mrs. Vivian Moss' home at 2120 "B" Avenue is in violation of the City's Housing Code. The total loan amount to rehabilitate her house and bring it into code compliance is $33,161. Ms. Moss' house is located in Census Tract 54.01.

Based on Mrs. Moss's income, she qualifies for a deferred payment loan of $33,161 which will be repaid upon the death of the owner or the sale of the property. A lien of $33,161 will be placed on the property. This will regenerate our loan funds for future needs for lower-income families.

The rehabilitation assistance is as follows:

Borrower	Property Address	Loan Amount	Term	Interest Rate	Type of Assistance
Vivian Moss	2120 "B" Avenue	$33,161	N/A	0%	DPL

Requested action: A rehabilitation loan agreement with Vivian Moss for $33,161 to rehabilitate her home at 2120 "B" Avenue.

Funding: Community Development Block Grant Funds.

SPECIAL OFFICER PERMIT

27. Recommend approval of applications for Special Officer Permits to Dennis Ray Summers, Lynda Ann Jones, and Sabrina Renee Bishop for use with the Park Rangers Division, Parks and Recreation Department.

PROPERTY TRANSACTIONS

28. Recommend adoption of a resolution of condemnation of 9,131.46 square feet (0.210 ac.) plus 10,461.79 square feet of temporary construction easement (0.240 ac.), at 433 Sardis Road North, from Merlinda Jones Graham and Thomas Graham and any other parties of record for $1,800.00 for the sanitary sewer to serve Wyre Forest Subdivision.

Property owner's attorney has not supplied a counteroffer.

EXECUTIVE SESSION

29. Recommend adoption of motion to hold an executive session on Monday, June 6 at 4:00 p.m. prior to the Council Workshop for the purpose of receiving a status report on Airport Noise litigation.

- ANNOUNCEMENT -

In meeting on Monday, June 13, 1988, City Council will make nominations for appointment to the following boards and commissions:

1. Clean City Committee - Six (6) appointments for three-year terms. Five incumbents are eligible for reappointment; one position is open.

2. Historic District Commission - One (1) appointment for a three-year term. Incumbent has served two full terms and is not eligible for reappointment. Appointee must reside within the corporate limits of the City of Charlotte.

3. Planning Commission - One (1) appointment for a three-year term. Incumbent is eligible for reappointment.

4. Spirit Square Board of Directors - One (1) appointment for a three-year term. Incumbent is eligible for reappointment.

5. Tree Advisory Commission - Two appointments to provide for the increase in commission membership provided for in the new tree ordinance which becomes effective June 30, 1988. One term will expire December 13, 1989, the other, December 13, 1990.

SCHEDULE OF MEETINGS
May 23 - June 10, 1988

Monday, May 23	COUNCIL/MANAGER LUNCHEON Training Center, City Hall Annex	1:00 p. m.
	CITIZENS HEARING	2:00 p. m.
	COUNCIL MEETING Council Chamber, City Hall	2:30 p. m.
Wednesday, May 25	OPERATING BUDGET WORKSHOP Training Center, City Hall Annex	5:00 p. m.
Thursday, May 26	OPERATING BUDGET WORKSHOP Training Center, City Hall Annex	5:00 p. m.
Monday, May 30	MEMORIAL DAY - All City Governmental Offices Closed	
June 1, 1988	OPERATING BUDGET WORKSHOP (tentative) Training Center, City Hall Annex	5:00 p. m.
Monday, June 6	REGULAR COUNCIL WORKSHOP Training Center, City Hall Annex	5:00 p. m.