AGENDA

Meeting Type:	BUSINESS
Date:	05/09/1988

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 *Lila Butler Scarborough*
Charlie S Dannelly *Richard Vinroot*
Gloria Fenning *Velia W Woollen*

Council Agenda

Monday, May 9, 1988
District 5 Council Meeting
East Mecklenburg High School
6800 Monroe Road

6:00 PM. . . . . Council-Manager dinner
7:00 PM. . . . . Citizens Hearing
7:30 PM. . . . . Council Meeting

ITEM NO.

1. Invocation by Rev L. Jervais Phillips, Jr. of Unity of Charlotte Church.

2. Consider approval of minutes of regular meeting of April 11, and zoning meeting of April 18, 1988.

PUBLIC HEARINGS

3. Conduct a public hearing to receive citizens comments on the proposed Housing Assistance Plan (HAP) for the three-year period October 1, 1988 through September 30, 1991.

Requested action: HUD requirements state that at least one public hearing must be held to obtain citizens views and respond to questions on the Housing Assistance Plan.

In the past after the public hearing has been held, the Council's Community Development and Housing Committee has reviewed the HAP and then forwarded it to City Council for consideration.

Background: The Housing Assistance Plan (HAP) is a narrative and statistical document that outlines the needs, goals and locations for various types of housing for low and moderate income households. The HAP identifies all housing policies and housing programs for the City of Charlotte including some activities not funded by Community Development Block Grant (CDBG) funds. Each City which expects to receive a CDBG entitlement grant must have a three-year HAP approved in accordance with HUD regulations. The current HAP expires September 30, 1988.

Information attached: The attached information outlines· HAP background, purposes, uses, components, and options for Council's consideration in submitting the 1989-91 HAP. Also attached are the goals and achievements for the current HAP, and a summary of proposed components for the 1989-91 HAP.

Funds: None required for the submission of the HAP.

Clearances: Community Development Department.

Attachment No. 1

4. Consider (1) adoption of a budget ordinance for $500,000, and (2) execute a contract granting the United Way of Central Carolinas' Inc. $500,000 for the acquisition of property located at 1210 North Tryon Street, Charlotte, N.C. to be used as a shelter for the homeless, and (3) adopt a policy statement reaffirming that the City will not provide funds to operate the homeless shelter.

Requested action· The closing date on the property at 1210 North Tryon Street is scheduled for May 31, 1988. The United Way and private contributions total $90,000 for land and building acquisition. Council is being asked to participate in this project by adopting a budget ordinance making funds available for a grant in the amount of $500,000 to the United Way of Central Carolinas. Council is further requested to award a grant in accordance with terms set forth in a grant agreement to be executed with the United Way of Central Carolinas and the City of Charlotte. The United Way will procure monies needed for renovation and operations, and is assuming full responsibility for the facility.

In addition, Council could adopt the following policy statement defining its role in support of the homeless shelter project:

The City of Charlotte will limit its participation to a one-time capital contribution for property acquisition of the homeless shelter and is not committed to funding the operations of the shelter or future upfitting. Furthermore, at such time as the U. S. Department of the Navy conveys to the city the Naval Reserve Center located on City-owned land at 725 West 6th Street, the City Manager will submit for Council's consideration a proposal for the sale or lease of said facility and property.

The City is currently leasing the land to the Navy under a 1947 agreement. The Navy Reserve is expected to move into a new complex by next spring.

Funding: Funds are available from the unappropriated balance of the Pay-As-You-Go Fund.

Clearances: Budget and Evaluation Department, City Attorney's Office, City Manager's Office.

Attachment No. 2

5. Consider Finance and Long Range Funding Committee's recommended User Fee Policy Statements and, if approved, adopt a resolution on User Fee Policy.

Requested action: Council is requested to adopt a resolution establishing a User Fee Policy for the City of Charlotte. The resolution contains the following policy statements.

1. User fees are a reasonable means of financing services that offer a direct benefit to those who use them.

2. Recovery of direct costs is a valid and reasonable means of establishing appropriate user fees and charges.

3. Engineering-related fees will be developed in conjunction with Mecklenburg County staff (for the fees to be as close as reasonably possible) with the goal being to recover 100% direct costs only. The coordination of fees with Mecklenburg County will ensure that consistent fees are presented to the development community for similar services rendered by the City or the County.

4. Planning fees are to be established with the goal to recover 100% of direct costs only.

5. Adult athletic fees and rental of Parks and Recreation facilities are to be established to recover 100% of direct costs only.

6. Youth athletic associations and City-sponsored youth athletic programs are exempt from user fees and charges for reserving and using parks and recreation facilities.

7. Individuals identified as indigent will be exempt from fees. The same waiver application form currently used by Parks and Recreation will continue to be used to determine indigency.

8. The annual user fee review process will be used for Council to review user fees as part of the budget process.

9. Cost recovery for other services should be 100% of all direct costs, except in the following situations·

   - When fees are charged to another governmental agency,
   - When fees would negatively impact the demand for service.

The recommended implementation date for new user fees is October 1, 1988.

Implementation of user fees in accordance with this schedule is estimated to generate an additional $400,000 in user fee revenues during FY89. These additional revenues are not included in the FY89 Operating Budget already presented to Council.

Background: On February 4, 1988, the Finance and Long Range Funding Committee met to discuss the proposed user fees methodology and user fee policy assumptions. The committee held a public hearing on proposed user fees on February 25, 1988. Based on the committee meeting and public hearing, the Finance and Long Range Funding Committee developed User Fee Policy Statements for City Council consideration.

Attachments include: user fee background; chronology of user fee study; list of fees; and Finance and Long Range Funding Committee minutes of February 4 and public hearing minutes of February 25, 1988.

Funding: No additional monies are necessary to implement User Fees.

Clearances: Budget and Evaluation

Attachment No. 3

6. Recommend (1) approval of the "Final Statement of Community Development Objectives and Projected Use of Funds" and (2) approve the filing of the application with HUD for Community Development Block Grant (CDBG) funds for FY89 (July 1, 1988-June 30, 1989) of $3,335,000, program income of $1,350,000, and reprogrammed funds of $75,000 for a total of $4,760,000.

Requested action: In order to apply for Community Development Block Grant funds, Council has to approve the final statement of Community Development objectives and projected use of funds, and approve filing of the application. Council is requested to (1) approve the "Final Statement of Community Development Objectives and Projected Use of Funds", and (2) approve the filing of the application with HUD for Community Development Block Grant (CDBG) funds for FY89 (July 1, 1988-June 30, 1989) of $3,335,000, program income of $1,350,000, and reprogrammed funds of $75,000 for a total of $4,760,000.

Public hearing process: Council held a public hearing on March 14, 1988; comments received were considered in the preparation of the Final Statement of Community Development Objectives and Projected Use of Funds. A copy of citizens' comments, along with staff responses to issues raised at the public hearing, is attached. The Community Development Department held a second public hearing on April 20, 1988 to review program performance and the proposed activities for the FY89 application. There were no requests or concerns raised that required written responses to the citizens who attended the hearing.

FY89 Grant: The Final Statement provides detailed information on the proposed use of Community Development Block Grant funds. The following are principal elements for which the FY89 grant, program income and reprogrammed funds will be spent:

Program Activity	
Residential Rehabilitation Assistance (Estimated 189 loans)	$2,828,713
Human Services Contracts - Gethsemane Enrichment ($377,789) (Estimated 440 clients) - Bethlehem Center ($122,461) (Estimated 225 clients)	500,250
Economic Development (Estimated 8 loans of $25,000 to leverage $320,000 in private investment)	200,000
Sub Total	$3,528,963
Program Delivery and Administration Cost	1,231,037
TOTAL	$4,760,000

The grant application emphasis is on housing rehabilitation and job creation through the economic development loan fund and continues to expend 15% of the grant amount for human services programs. This application also includes $1,350,000 in program income and $75,000 of reprogrammed funds from cost savings. This year's grant of $3,335,000 has decreased by $137,000 from last year's grant of $3,472,000. The $137,000 reduction in the FY89 grant will not adversely affect our program because the program income generated will more than make up the difference.

Clearances: Budget & Evaluation and Community Development Department.

Attachment No. 4

7. Consider (1) Transportation Committee's recommendation of the "CUTRATE" program of innovative solutions to traffic congestion and safety problems, and if approved, (2) direct staff to schedule and conduct a public meeting to obtain public comment on the various proposals included in the program; and (3) adopt a budget ordinance for an amount not to exceed $7,500 to publicize the meeting and inform the impacted neighborhoods and the community of actions that are implemented.

Requested action: Council is requested (1) to endorse the Clever Utilization of Transportation Resources and Traffic Enforcement (CUTRATE) program; (2) to direct staff to schedule and conduct a public meeting in order to obtain public comment on the various proposals included in the program; and (3) adopt a budget ordinance in an amount up to $7,500 to publicize and conduct the meeting.

Background: Following Council's retreat, staff was asked to prepare a list of traffic improvements which can be implemented more quickly than traditional construction projects. A list of "Short-Term Measures to Deal with Current Traffic Problems" was submitted to the Transportation Committee at the February 24 meeting, and discussed with the committee at their March 8, meeting. The committee instructed staff to provide more information about several of the proposed measures and develop a work program which can be used to implement these measures.

The Transportation Committee considered this work program at their meeting on April 28, and unanimously recommended the program along with an approach to public information and citizen participation. The program was given a name designation by the Department of Transportation of CUTRATE: Clever Utilization of Transportation Resources And Traffic Enforcement.

The program is intended to cut the rate of congestion, and the rate of accidents at a low dollar cost (compared to traditional construction projects).

It is a balanced program including concepts for:

- Roadways,
- Intersections and signals,
- Transit, and
- Police enforcement.

All decisions and actions can be reversed without major consequences. The emphasis is on simple, quick implementation, utilizing professional judgment as opposed to extensive studies and detailed designs. A number of the concepts also rely on innovative ideas·

- contribution of right-of-way,
- a "loaned" traffic engineer to supplement current staff,
- short-term "quickie" construction contracts.

No additional staff or positions are required.

Information and committee minutes are attached.

Funding: The program components under the recommended "quick-fix" traffic congestion improvements are proposed for funding as follows:

1. The Add-A-Lane Program, Left-Turn Lane Construction Program and Reversible Lanes are recommended for funding in the FY89-93 Capital Budget at $400,000 per year.

2. Transit system route expansions for Crown Point and Idlewild/ Lawyers are recommended in the FY89 Transit Fund Operating Budget.

3. Funding for enhanced peak hour police traffic enforcement (estimated at $250,000) may be funded from the FY89 General Fund Reserve of $1.1 million.

4. Funding for the public relations effort at an amount up to $7,500 is recommended from the current year General Fund Contingency.

The other costs and funding sources will be provided when we come back to Council with specific contracts.

Attachment No. 5

8. Recommend: (1) approval of the Art Commission's recommendation of a Tom Luckey climbing sculpture to be installed in the Discovery Place lobby at an approximate cost of $39,000; (2) adoption of an ordinance appropriating funds of $39,228, and (3) authorization for the City to contract with Mr. Luckey.

Requested action: This action will approve the Art Commission's recommendation that a Tom Luckey climbing sculpture be installed at Discovery Place; appropriate a $30,000 contribution from the Guild of Science Museums of Charlotte, Inc., along with $9,228 from the art allocation; and authorize a contract with Tom Luckev. City Council has final approval on public art recommendations made by the Art Commission and funded by City capital project monies.

Background: At the Art Commission's May 28, 1986 meeting, Freda Nicholson, Executive Director of Science Museums of Charlotte, Inc., proposed that the monies made available for public art by the new addition to Discovery Place be combined with monies to be raised by Discovery Place to commission a Tom Luckey climbing sculpture similar to the one he made for the Boston Children's Museum. The Art Commission agreed to the proposal.

The budget ordinance appropriates $39,228 into the City's Works of Art - Public Buildings capital account. The sculpture will belong to the City of Charlotte

Sources of Funding
Science Museums of Charlotte, Inc.'s contribution
Transfer from Works of Art - Public Buildings capital account

Tom Luckey's resume is attached.

Attachment No. 6

9. Consider amending the regulations for use of Memorial Stadium.

Requested action: Council is requested to consider amending the rules and regulations governing the use of Memorial Stadium in order that Kaleidoscope Productions may conduct an outdoor concert at Memorial Stadium on Saturday, June 4. The doors will open at 1:00 p.m., the concert will begin at 3:00 p.m. and end by 10:15 p.m.

Background: Council's adopted rules and regulations for the use of Memorial Stadium for non-athletic events state that "...concerts shall not run longer than five hours."

June 4 Concert: Kaleidoscope Productions' outdoor concert at Memorial Stadium on June 4 will begin at 3:00 p.m. and end by 10:15 p.m. While the actual playing time will be no longer than five hours, the set changes between acts will increase the length of the concert beyond five hours. Attached is a letter from Larry Presley, President of Kaleidoscope Productions.

Clearances: Parks and Recreation, Legal.

Attachment No. 7

BUSINESS

10. Recommend City Council authorize a private firm to prepare schematic program designs, evaluate the feasibility of the proposed plan and develop cost estimates for the Freedom Park Master Plan. Estimated costs for the services are $50,000.

Requested action: Authorize the negotiation of a contract with a private firm to prepare schematic program designs, a feasibility evaluation, including options if feasibility is questionable, and cost estimates for the Freedom Park master plan that Planning staff has developed.

Background: Because of traffic congestion, environmental concerns and overuse of Freedom Park, the Planning staff began the development of a master plan for Freedom Park in January, 1987. Workshops and surveys were conducted, and in August, 1987 Council authorized Planning to proceed with developing the park concept.

Several conceptual designs were developed based on information gathered at the public meetings. These concepts were then refined to a single plan.

Feasibility study/cost estimates: The next step is for a feasibility study and cost estimates to be prepared. This action will authorize spending up to $50,000 for this work; the firm will be selected by a team made up of Planning, Engineering, and Budget and Evaluation staff using the Council-approved selection process.

When the feasibility/cost information is available, we will come back to Council for approval of the concept and a phasing schedule.

More detailed background information is attached:
Freedom Park Master Plan Background.
Freedom Park Issues and Problems.
Suggested Phasing Schedule.
Master Plan Process.
Estimated parking projection as a result of the Master Plan.
Freedom Park Redesign Workshop Report.
Freedom Park Survey Results.

Funding: Funds are available in the Improvements to Existing Parks Fund FY88 CIP - Park and Recreation.

Clearances: This request has been reviewed by the City Manager, City Engineering, Planning Staff and Parks and Recreation.

Attachment No. 8

11. Recommend approval of staff developing a Request for Proposal for the restaurant in the Charlotte-Mecklenburg Government Center.

Requested action: Approve staff working with an advisory committee to develop an RFP based on a long-term lease with the restaurant operator purchasing and maintaining the equipment and furnishings.

The RFP would address the issues of length of lease, City eventually owning the equipment, and protection of both the City and the operator. The RFP would be brought back for Council approval.

This direction will allow the advisory committee and staff to make the best of their time in drafting an RFP.

12. A. Recommend approval of an amendment to the contract between the City of Charlotte and the N.C. Employment Security Commission to provide summer youth work experience to approximately 405 economically disadvantaged youth between the ages of 14 and 21 This amendment increases the amount of the contract from the planning allocation of $49,156 to $440,501 to fund implementation.

Requested action: Approve an amendment to the contract with the North Carolina Employment Security Commission to implement the Summer Youth and Employment Training Program.

Background: Each year the City receives Job Training Partnership Act (JTPA) Title II-B funds to provide summer work opportunities for economically disadvantaged youth between the ages of 14 and 21. The types of jobs in which youth are placed include office clerks, recreation aides, day care aides, groundskeeper, food service, and maintenance. On February 22, 1988 City Council approved a contract with the N.C. Employment Security Commission for $49,156 to start the summer program. Services included outreach and recruitment of applicants, eligibility determination, assessment, worksite development and assignment of youth to worksites. Funds for the start-up contract were carryover funds from last year.

Contract amendment/services to be provided: This contract amendment provides for the implementation of the summer program. Services for approximately 405 youth will include participant and worksite supervisor orientation, participant enhancement workshops, check distribution, job development and placement, and follow-up. Program participants will develop the necessary basic job skills and good work habits to enhance their future chances of employment, will work an average of 30 hours a week, and will be paid $3.35 per hour, the federal minimum wage rate. Work experience activities will begin on June 15, 1988 with completion on August 10, 1988. Upon program completion, job development and placement services will be provided to those participants who are not returning to school in the fall.

This contractual amendment will be effective May 9, 1988 through September 30, 1988. Project costs include staff costs and participant wages and fringe benefits. A summary of last summer's program is attached.

Funding: Job Training Partnership Act Title II-B funds.

Clearances: The Private Industry Council, Budget and Evaluation Department, and the Legal Department.

Attachment No. 9

B. Recommend approval of a contract between the City of Charlotte and Carolinas Construction Training Council for $54,863 in Job Training Partnership Act (JTPA) Title II-A funds to serve 15 economically disadvantaged persons through a Brickmasonry Training program.

Requested action: Approve a contract for $54,863 with Carolinas Construction Training Council to provide 15 economically disadvantaged residents of Mecklenburg County in brickmason training.

In a previous contract with Carolinas Construction Training Council for brickmasonry training, 15 people were enrolled, 13 were placed in jobs at an average wage of $5.47 per hour.

Background: Based on current labor market data, the construction trade industry is in need of trained personnel, particularly in occupational areas such as brickmason helpers, carpenter helpers, and other similar skilled positions. The Carolinas Construction Training Council has proposed to address the need for brickmason helpers through operation of a classroom training program to serve 15 economically disadvantaged residents of Mecklenburg County. Program participants will receive 300 hours of instruction during ten weeks of brickmason training.

Instruction: Classroom instruction will cover such items as orientation to the industry and trade, work ethic, types of brick/block, properties of mortar, tools and their care, first aid and safety, reading a rule, mixing mortar, jointing, laying to the line, and tuck pointing and cleaning. Two hundred and seventy of the training hours will involve practical hands on masonry experience.

Enrollment: Scheduled to begin June 13, 1988, project enrollments shall occur so that five or 35% (whichever is greater), shall be youth under the age of 22, and six or 40% shall be high school dropouts. Upon training completion, a minimum of twelve participants shall be placed into employment with an average wage of $5.00 per hour.

Costs/Funding: This is a performance-based contract. Costs for this project include staff salaries and expenditures and participant training expenses. Funds are provided through the Job Training Partnership Act (JTPA) Title II-A grant from the North Carolina Division of Employment and Training.

Clearances: The Private Industry Council, Budget and Evaluation Department, and the Legal Department.

13. Recommend approval of a loan agreement for $36,500 between the City of Charlotte and Solomon Tisdale to provide funds for the purchase of land and the new construction of a television sales and service facility.

Requested action: Approval of a $36,500 loan between the City and Solomon Tisdale to provide funds for the purchase of land and the construction of a building to be used for a television sales and service facility.

Background: Mr. Solomon Tisdale is the sole proprietor of Colormaster T.V. Repair which is located in a leased space at 1533 West Boulevard in Charlotte. Mr. Tisdale has operated the business since 1976, and specializes in the service of all models of televisions and video cassette recorders.

Project Description: Mr. Tisdale is seeking total funding of $94,500 for the purchase of land and the construction of a 1200 sq. ft. building to house Colormaster T.V. Repair and one other rental tenant not yet identified. This project will enable Mr. Tisdale to operate in a more desirable facility. The business is currently located in a blighted building at the corner of Remount Road and West Boulevard. This location is not easily visible and has had a negative impact on Mr. Tisdale's business. The proposed location will be more attractive and visible, thereby affording Mr. Tisdale the opportunity to substantially expand his customer base. The new location will be at 2215 West Boulevard and is within the Pocket of Poverty.

A loan of $36,500 is being requested from the City in conjunction with a separate loan from Mechanics and Farmers Bank of $45,000. Mr. Tisdale will invest $13,000 of personal funds toward the project.

The sources and uses of all funds for this project are attached.

Public-Purpose: The objective of the Economic Development Loan Fund as approved by City Council on November 10, 1986 is to assist designated areas to stimulate the growth development and expansion of small businesses through the financial and management services made available by the Community Development Department. The loans made should act as a stimulus in creating and retaining jobs for low and moderate income citizens of Charlotte. One of the purposes of the City loan program is to create public/private partnerships and leverage private dollars. Attached is a summary of the Economic Development Revolving Loan Fund.

Job Creation: This business meets the City's objective of job creation. The positions that will be made available to persons from low to moderate income households within the City are two electronic technicians, and one part-time delivery person. Also, this project will act as a stimulus for other economic development activity within this area of the Pocket of Poverty.

City participation: City participation is determined appropriate since the loan request meets the Economic Development Revolving Loan Fund Guidelines. It also has been determined that the total funding necessary could not be obtained without the City loan since the participating bank provided the maximum loan determined by their underwriting procedures.

Funding: Economic Development Revolving Loan Fund.

Clearances: The Economic Development Revolving Loan Fund Committee approved the loan on April 6, 1988.

Attachment No. 10

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

In accordance with Council's approved policy, nine streets in four 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:

Chalyce Lane (Hampton Leas)
Hamilton Mill Road (Hampton Leas)
Lincrest Place (Sherwood Forest)
Lynbridge Drive (Hampton Leas)
Northampton Drive (Spring Valley)
Pensford Lane (Hampton Leas)
Shaftsbury Road (Hampton Leas)
Vestry Place (Hampton Leas)
Windyrush Road (Hickory Heights)

Street descriptions are attached.

Attachment No. 11

15. Nominations for Appointment to Boards and Commissions.

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

B. Civil Service Board - One appointment for a three-year term. Albert Hicklin is completing his first term and is eligible for reappointment. He has complied with the attendance policy.

C. Charlotte Uptown Development Corporation - One appointment to fill an unexpired term in the Residential category. Shelley Anderson has resigned and moved from the city. The term will expire August 31, 1990.

D. Zoning Board of Adjustment - One appointment to fill an unexpired term ending January 30, 1989. John R. Pendleton has submitted his resignation.

E. Spirit Square Board of Directors - One appointment to fill an unexpired term ending June 30, 1989. Fred Stewart's membership has been terminated due to failure to comply with the attendance policy.

Attachment No. 12

16. Appointments to Boards and Commissions.

A. Community Resources Board - The following nominations have been made for an unexpired term ending December 31, 1989.

1. Michael Jones, nominated by Councilmember Dannelly.
2. Carol Lynn Hardison, nominated by Councilmember Vinroot.
3. Virginia Ryan, nominated by Councilmember Matthews.

B. Certified Development Corporation - One appointment for a three-year term in the Business Organizations category. The following nominations were carried over from the April 25th meeting:

1. Mitchell Aberman, nominated by Councilmember Clodfelter.
2. Michael Covington, nominated by Councilmember Dannelly.

Attachment No. 13

* * * * * * * * *

The City Attorney advises that agenda items no. 17 through 31 may be considered in one motion. However, any member of Council may request that an item be divided and voted on separately.

* * * * * * * * *

1988 LEGISLATIVE PROGRAM

17. Recommend approval of adding a bill to the City's 1988 legislative package that would make amendments to the Charlotte Firefighters Retirement System Act.

At the April 25, 1988 Council meeting, Council approved a list of suggestions for inclusion in the City's 1988 legislative package. Approval of a bill having to do with the Charlotte Firefighters Retirement System was deferred because of questions about the proposed definition of who qualifies for this retirement system. The Firefighters Retirement Board voted to withdraw this issue for more study. It is recommended that this package be approved.

Attached is a summary prepared by Robb Hubbs, Administrator for the Firefighters Retirement System.

Attachment No. 14

PURCHASE UNDER STATE CONTRACT

18. Recommend the purchase of 12 IBM microcomputers under the State and Local Government contract at a cost of $69,242.25. Equipment to be installed in Community Development, Charlotte-Mecklenburg Utility Department, Charlotte Department of Transportation, Engineering (3), Fire (2), General Services, Personnel, Planning and Purchasing.

In a continuing effort to improve productivity and promote efficiency through information technology, Charlotte city government is expanding the use of microcomputers to support departments with specific application needs. These needs include computer-aided drafting and design, complaint tracking, inventory monitoring, fire station assignments, word processing, and work order management.

Funds to cover this expense are in the FY88 MIS Department budget.

The Bid section contains a recommendation for purchase of software and equipment which is supplied by non-state contract vendor. These components totaling $34,262, will complete the configuration for each microcomputer.

ORDINANCE

19. Recommend adoption of an ordinance to amend Ordinance No. 2198-X, the 1987-88 fiscal year budget ordinance, to provide for the transfer and appropriation of funds to the Municipal Debt and Water and Sewer Debt Service Funds. These funds will be utilized to make the June 1, 1988 interest payment on bonds sold November 17, 1987.

In 1986 the Federal government passed legislation (1986 Tax Reform Act) which restricts and regulates the amount and use of interest earned on cash in the debt service funds. Specifically, these restrictions apply to bonds and debt service paid on bonds issued on or after September 1, 1986.

This action implements the recommendation of our bond counsel to establish separate debt service funds to account for debt payments on bonds issued after the above referenced date.

Clearances: Finance Department upon advice of bond counsel.

BID LIST

20. 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 with the exception of A. which was included in the FY89 operating budget.

A. 3 - Fire Trucks· Fire Dept.

2 - 1250 GPM Fully Enclosed Cab Fire Pumper Apparatus with 6 man seating capacity.
1 - 1500 GPM Fully Enclosed Cab Fire Aerial Apparatus with 6 man seating capacity.

Recommendation· By the Purchasing Director and Fire Chief that 2 - pumper trucks ($158,345. ea. = $316,690.), and 1 - aerial truck ($322,193.) be purchased from the present City contract #77-174 with Pierce Mfg. Company, Appleton, Wisconsin, in the total amount of $638,883.00.

Project Description: These are replacement firefighting trucks to be used to respond to fires, rescues and emergency medical service calls.

Source of Funding: Capital Equipment Fund - FY89 Budget.

B. Microcomputer peripheral equipment and software — MIS

Recommendation: By MIS Director and Purchasing Director that the bid, CBM Computer Center for $31,600.00 and DOS Computer Center for $2,662.00, be accepted for award of contract.

Project Description: This equipment and software will be used with the twelve microcomputers requested for purchase under the State and Local Government contract. Microcomputers, associated equipment and software, will be assembled by MIS Department for installation in General Services, Transportation, Fire (2), Engineering (3), Personnel, Planning, Community Development, Utility, and Purchasing Departments. These systems will support specific department activities as well as general applications including database development, computer-assisted drafting and design, word processing, inventory monitoring, complaint tracking, administrative reporting, budget preparation, and work order management.

Source of Funding: General Fund - (MIS - Contractual Services) - General Fund - (MIS - Misc. Equipment).

C. Planting and Irrigation of Remote Long Term Parking Lot — Airport

Recommendation· The Airport Manager recommends that the low bid from Ponyhill Nursery and Landscaping Company with a base bid of $315,001.55 for Phase I be accepted for award of this contract.

Project Description: As part of the overall Airport landscaping master plan developed by Freeman White and Associates in 1986, it was recommended that the Airport implement the plan in phases with particular attention to high visibility areas. This phase will provide the irrigation system and plantings of large street trees and other decorative plantings for the Airport remote long term parking lot adjacent to the terminal entrance roadway.

Source of Funding: Airport Terminal Capital Projects Fund - (Sign and Landscaping - 1987 Airport Revenue Bonds).

D. Piedmont Maintenance Facility Aircraft Paving — Airport

Recommendation: The Airport Manager recommends that the low bid from APAC Carolina, Inc. in the amount of $3,569,769.20 be accepted for award of contract on a unit price basis.

Project Description: Under the terms of the Special Facility Lease Agreement, the City has agreed to the construction of Piedmont maintenance facility and construction is underway for several components of this facility. This contract provides paving for aircraft parking at the maintenance hangar.

Source of Funding: Airline Maintenance Facility Capital Project Fund - (Piedmont Maintenance Facility - 1987 Special Facility Revenue Bonds).

ORDINANCE AMENDMENT

21. 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.

(This was deferred at the April 25, 1988 meeting.)

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.

APPROPRIATE GRANT FUNDS/AMEND CONTRACT

22. Recommend (1) adoption of an ordinance to appropriate $9,000 in Emergency Shelter Grant Program funds and (2) approve an amendment to the current contract with Mecklenburg County for the distribution and administration of the City's Emergency Shelter Grant Program funds to include this additional $9,000.

Last year the City applied for and received $59,000 in Emergency Shelter Grant funds to assist the City's homeless, and contracted with Mecklenburg County for administration and distribution of the funds. This action will appropriate an additional $9,000 in grant funds and approve an amendment to the contract with the County to include the additional funds.

Clearances: Community Development, Legal and Budget and Evaluation.

CHANGE ORDER

23. A. Recommend approval of Change Order No. 1 for general construction work for Concourse B expansion and renovation for $73,657.10.

Contract - Concourse B Extension and Renovation
General Construction Contract
Contractor: Carlson Corporation Southeast
Award Date: June 8, 1987
Contract Amount to Date: $3,412,000.00
Change Order No. 1: $ 73,657.10
New Contract Amount: $3,485,657.10

This change order provides for material, equipment and labor for:

- Construction of slab extension between floor slab and stairwell at boarding level.
- Placement of building foundations at a deeper elevation as suitable material was not available at the planned depth.
- Installation of additional access doors, modification of steel column cover, changes in foundation due to conflict with sanitary sewer line and adjustment to the carpet price.

Clearances· Odell Associates, Inc., architect, and Day and Zimmermann, Inc., project manager, concur in this change order.

Funding: 1987 Airport Revenue Bonds.

ITEM NO.

B. Recommend approval of Change Order No. 2 for general construction contract of Piedmont Maintenance Facility Crew Training/Ground Equipment and Stock Distribution Center for $51,213.42.

Contract - Piedmont Airlines Maintenance Facility Crew Training/Ground Equipment and Stock Distribution Centers

Contractor: Carlson Corporation Southeast
Date of Award: July 2, 1987
Contract Amount To Date: $5,546,486.00
Change Order No. 2: $ 51,213.42
New Contract Amount: $5,597,699.42

This change order addresses the following:

- Remove concrete from locker area, per airline's request.
- Modify simulator mezzanine support beam to provide head clearance. Change door type to comply with code requirements.
- Install gypsum wall boards at interior of simulator bay including painting.
- Furnishing and installing 30'x 6' louver in crew training building, revising wall and door locations in crew training and providing stiffened trench covers in simulator bay areas; and removal and reinstallation of columns in five locations.
- Installation of a two-hour fire-related masonry wall between stock distribution and hangar building.

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

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

C. Recommend approval of Change Order No. 2 for $38,157 to contract with Blythe Industries, Inc. for Runway 36R approach clearing, Ramp A expansion and Ramp D connector taxiway and Alternate Ramp D expansion.

Contract: Runway 36R Approach Clearing, Ramp A Expansion, Ramp D Connector Taxiway and Alternate Ramp D Expansion

Contractor: Blythe Industries, Inc.
Award Date: December 30, 1985
Contract to Date: $3,039,125.98
Change Order No. 2: $ 38,157.80
New Contract Amount: $3,077,283.78

This change order will compensate the contractor for additional quantities of concrete paving and fuel lines.

Clearances: The Federal Aviation Administration concurs with this change order.

Funding: Seventy-five percent of the eligible project costs are funded by a Federal Aviation grant. The balance will be funded by the 1985 Airport Revenue Bond Construction Fund and debt serviced by the airlines serving Charlotte through landing fees under the terms of their lease agreement.

CITY CODE AMENDMENT

24. Recommend adoption of an ordinance amending City Code, Chapter 23 to provide for enhancement of industrial waste discharge restrictions and pretreatment program requirements.

Federal regulations concerning industrial waste discharges to the publicly owned treatment works are administered by the N. C. Department of Natural Resources, Division of Environmental Managemert (N.C.D.E.M.) All local utilities are required to adopt common language into their sewer use ordinances in order to provide for the monitoring of industrial waste dischargers and for appropriate enforcement action when violations of discharge restrictions occur.

This action will incorporate the N.C.D.E.M. language into the existing ordinance as required by state and federal law. The ordinance is similar in wording to ordinances adopted or in the process of being adopted by municipalities across the state.

REHABILITATION LOAN

25. Recommend approval of a rehabilitation loan agreement with Mr. and Mrs. Claude Kinard for $40,163 to rehabilitate their home at 1901 Parson Street.

Requested action: Approval of a rehabilitation loan agreement with Mr. & Mrs. Claude Kinard for $40,163 to rehabilitate their home at 1901 Parson Street, in the north Charlotte area.

Background: An application was taken for financial assistance to rehabilitate Mr. & Mrs. Claude Kinard's home at 1901 Parson Street which is in violation of the City's Housing Code. The total loan amount to rehabilitate their house and bring it into code compliance is $40,163.

Under the Rehabilitation Program approved by City Council on October 12, 1987, a homeowner is to pay no more than 35% of their household income toward housing expense. Based on Mr. and Mrs.

Kinard's income, they qualify for a 3% loan of $19,076 with the balance of their assistance, $21,087, in the form of a deferred payment loan (dpl). The $19,076 loan will be repaid on a monthly basis at a 3% interest rate. The deferred payment loan of $21,087 will be repaid upon the death of the owner or the sale of the property. A lien of $40,163 will be placed on the property. This will regenerate our loan funds for future needs of lower-income families.

The breakdown of the total assistance is as follows:

Borrowers	Property Address	Loan Amount	Term	Interest Rate	Type of Assistance
Claude Kinard, Jr. & Wife, Lettie	1901 Parson St.	$19,076	30 yrs.	3%	Loan
		21,087	N/A	0%	DPL
		$40,163			

A summary of the Rehabilitation Loan Program is attached.

Funding: Community Development Block Grant funds.

Clearance. The loan application has been reviewed by the Community Development Department staff, and all criteria to qualify for financial assistance have been met.

Attachment No. 15

RENTAL REHABILITATION LOAN

26. Recommend approval of a loan agreement with Robert Maier under the Rental Rehabilitation Program for $86,000 to rehabilitate twelve boarded-up units located at 516 E. 35th Street.

Requested action: Approval of a loan agreement with Robert Maier under the Rental Rehabilitation Program for $86,000 to rehabilitate twelve boarded-up units located at 516 E. 35th Street.

Project Description
The loan will be used to rehabilitate twelve boarded-up housing units at 516 E. 35th Street in the North Charlotte community. There are four one-bedroom and eight two-bedroom units in this project. The units will be rented to low income families. The total rehabilitation cost is $218,400.

Source of Funds		
Southern National Bank		$154,200
Purchase	$ 45,000	
Rehabilitation Money	109,200	
City of Charlotte		109,200
Rental Rehabilitation	86,000	
Standard Rehabilitation	23,200	
Borrower's Contribution		15,000
Total Project Funds		$278,400
Less Acquisition Costs (Purchase $45,000 + Borrower's Contribution $15,000)		- 60,000
Total Rehabilitation Cost		$218,400

Terms of the Loan

Southern National Bank has approved a new first mortgage on the property in the amount of $154,200 which consists of $109,200 for rehabilitation and $45,000 to finance the current first mortgage balance. The loan term is 15 years with a fixed rate. The initial rate will be 10.75%. The City will hold a second mortgage on the property in the amount of $86,000 plus a 5% fee due and payable in 15 years under the policies of the Rental Rehabilitation Program. The City will also hold a third mortgage on the property in the amount of $23,200 loaned at 2% less than prime, amortized for 25 years with monthly payments. These funds are authorized under the guidelines of the Standard Rehabilitation Program policy.

Value and Equity Position

An appraisal by Charles E. Owens indicates the after-rehabilitation value of the property to be $300,000. The planned total indebtedness after rehabilitation, including the private first, with the second and third mortgages with the City, will be $263,400. Therefore, the value of the property after rehabilitation will be sufficient to cover the total indebtedness. The owner has a pre-rehab equity in the property of $36,600.

Public Purpose

The project is consistent with the aims of the Housing Policy Plan by meeting the following four objectives:

1. Stimulate public/private partnerships in an effort to reduce the City's per unit cost by leveraging private dollars.
2. Preserve and rehabilitate rental units for occupancy by lower income families.
3. Revitalize neighborhoods and minimize displacement.
4. Ensure compliance with the Housing Code.

With the City's participation, the project will result in rents that are affordable to lower income renters while also yielding an adequate return to the investor owner. A summary of the Rental Rehabilitation Program is attached.

Funding: CDBG Rental Rehabilitation Funds

Clearances: The loan application has been reviewed by the Community Development Department staff and all criteria for qualifying for financial assistance have been met by the applicant in accordance with the requirements outlined in the Rental Rehabilitation Program.

Attachment No. 16

APPROVAL TO FILE APPLICATION FOR FUNDING

27. Recommend approval to file an application with the Department of Housing and Urban Development for rental rehabilitation funds of $348,000 for FY88 in order to make rehabilitation loans to private owners for approximately 70 substandard lower income rental housing units.

Requested action: This action will approve the filing of an application for $348,000 in HUD grant funds for federal FY88 Rental Rehabilitation Program in order to make rehabilitation loans to private owners for approximately 70 substandard lower income rental housing units.

Background: The Rental Rehabilitation Program provides low interest loans to rehabilitate rental housing to be primarily occupied by lower income families. The Rental Rehabilitation loans must be matched with private funds. The Housing and Community Development Act of 1987, which became law on February 5, 1988, authorized some changes in the Rental Rehabilitation Program, one of which was to raise the maximum limits of funds available per unit. They are now $6,500 per unit with one bedroom, $7,500 per unit with two bedrooms and $8,500 per unit with three bedrooms or more. Previously the maximum limit was $5,000 per unit. Federal Section 8 certificates or voucher rent subsidies administered through the Charlotte Housing Authority are available for qualified tenants. The end result is to provide affordable "standard" housing to lower income persons without the need for displacement.

Loan Approvals: To date loan approvals have been received to rehabilitate 326 substandard units of which 280 have been fully rehabilitated. A total of $1,567,300 in public funds have leveraged $2,293,869 in private funds to rehabilitate the 326 units.

Funding: Federal Department of Housing and Urban Development

Clearances: Community Development Department.

HOUSING CODE

28. A. Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 1001 N. Davidson Street.

Date of inspection: February 11, 1987
Owner(s) notified of hearing: February 18, 1987
Hearing held: March 2, 1987
Owner(s) ordered to demolish dwelling by: May 3, 1987
Estimated value of dwelling: $7,100
Estimated repair (which exceeds 65% of estimated value): $11,095

The dwelling is boarded up and unoccupied. The repairs include replacing rotten floor joists; replacing rotten sills; replacing rotten floors in bathroom; installing heating equipment; installing window screens; installing front and rear screen doors; installing handrails at front steps; replacing floor joist and sills and flooring of front porch; replacing roof shingles; replacing broken window glass; repairing walks at rear porch; painting interior walls and ceilings; painting exterior siding; repairing foundation walls; installing masonry piers and replacing improper flue pipe in kitchen.

Funding: Funds for this action are available and a lien will be placed against the property for cost incurred.

Clearances: Community Development Department.

B. Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling at 409 Whitehaven Avenue.

Date of inspection: December 31, 1986
Owner(s) notified of hearing: January 7, 1987
Hearing held: January 20, 1987
Owner(s) ordered to demolish dwelling by: March 27, 1987
Estimated value of dwelling: $8,440
Estimated repair (which exceeds 65% of estimated value): $13,575

The dwelling is boarded up and unoccupied. The repairs include: repairing kitchen and bath ceilings and walls; replacing decayed bathroom baseboard; painting interior walls and ceilings; repairing leaking and defective plumbing; replacing interior decayed floors; replacing defective electrical fuse box and light fixtures; installing adequate heating system; repairing improper foundation piers and underpinning; replacing decayed sills, joists and girders; repairing exterior walls; painting exterior; repairing exterior doors; repairing windows; repairing front & rear porches; repairing roof; repairing chimney; repairing facia & soffit; repairing rear steps and handrails.

Funding: Funds for this action are available and a lien will be placed against the property for cost incurred.

Clearances: Community Development Department.

ENCROACHMENT AGREEMENT

29. A. Recommend adoption of a resolution authorizing an encroachment agreement with Norfolk Southern Corporation and approve a one-time fee of $50.00 for administrative cost for the installation of a 6-inch water main to serve Zion Avenue, Cornelius, North Carolina.

Requested action: Norfolk Southern Corporation has requested an encroachment agreement for the construction and maintenance of a 6-inch water main 532 feet south of Milepost 20 at Zion Avenue in Cornelius, North Carolina. A one time fee of $50.00 is required by Norfolk Southern Corporation to cover administrative cost.

Funding: Capital Improvement Program.

Clearances: Charlotte-Mecklenburg Utility Department, Insurance & Risk Management Agency, Engineering/Real Estate Division and Legal Department.

B. Recommend adoption of a resolution authorizing an encroachment agreement with Norfolk Southern Corporation and approve a one-time fee of $50.00 for the railroads' administrative cost for installation of a 12-inch water main along Newell-Hickory Grove Road.

Requested action: Norfolk Southern Corporation has requested an encroachment agreement for the construction and maintenance of a 12-inch water main located along Newell-Hickory Grove Road (SR 2853) from Old Concord Road (SR 2939) for a total distance of 195'± to an existing 12-inch water main. A one-time fee of $50.00 is required by Norfolk Southern Corporation to cover administrative cost.

Funding: Capital Improvement Program.

Clearances: Charlotte-Mecklenburg Utility Department, Insurance & Risk Management Agency, Engineering/Real Estate Division and Legal Department.

C. Recommend adoption of a resolution authorizing an encroachment agreement with Carolina & Northwestern Railway Company and approve a one-time fee of $50.00 for administrative cost for the installation of an 8-inch sanitary sewer for Hickory Grove/Pence Road area.

Requested action: Carolina & Northwestern Railway Company has requested an encroachment agreement for the construction and maintenance of an 8-inch sanitary sewer located 2,343 east of milepost 382, Robinson Church Road to Hickory Grove trunk line. A one-time fee of $50.00 is required by Carolina & Northwestern Railway Company to cover administrative cost.

Funding: Capital Improvement Program.

Clearances: Charlotte-Mecklenburg Utility Department, Insurance & Risk Management Agency, Engineering/Real Estate Division and Legal Department.

SET PUBLIC HEARINGS

30. A. Recommend adoption of a resolution of intent to abandon a portion of Sandlewood Drive and set a public hearing for June 13, 1988.

B. Recommend setting a public hearing on the preliminary FY89 budget and expenditure of General Revenue Sharing funds for May 23, 1988.

UTILITY CONTRACTS

31. 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. Lark Associates, Inc., to construct 1,170 linear feet of 8-inch sanitary sewer to serve Airport Business Center, Phase II located north of Byrum Drive, south of N.C. Highway 160, and west of Wilmount Road, outside the Charlotte City Limits. Estimated Cost - $40,950.00. Sanitary Sewer Job No. 100-87-708.

2. Don Galloway Homes, to construct 2,067 linear feet of 8-inch sanitary sewer main to serve Withrow Downs, located west of Gene Downs Road, east of Salome Church Road and south of Union School Road, outside the Charlotte City Limits. Estimated Cost - $72,555.00. Sanitary Sewer Job No. 100-88-523.

3. Matthews-Heathers Land Corporation, to construct 1,550 linear feet of 8-inch water main, 2,305 linear feet of 6-inch water main and 1,620 linear feet of 2-inch water main to serve Cheshunt Phase I Subdivision, located west of Browne Road, north of David Cox Road and south of Hucks Road, outside the Charlotte City Limits. Estimated Cost - $95,000.00. Water Contract No. 100-88-034.

4. William Trotter Company, to construct 1,375 linear feet of 8-inch water main, 104 linear feet of 6-inch water main and 784 linear feet of 2-inch water main to serve Sardis Plantation Subdivision, Phase IV, located east of Elizabeth Lane, west of Courtney Lane and south of N.C. Highway 51, outside the Charlotte City Limits. Estimated Cost - $40,000.00. Water Contract No. 100-87-213.

5. Sarah Hall Associates, to construct 260 linear feet of 16-inch water main, 865 linear feet of 6-inch water main and 865 linear feet of 2-inch water main to serve Sarah Hall Subdivision, located east of Providence Road, north of Providence Road West and south of County Lane, outside the Charlotte City Limits. Estimated Cost - $45,000.00. Water Contract No. 100-88-006.

6. Piper Glen Limited Partnership, to construct 3,470 linear feet of 8-inch water main, 2,194 linear feet of 6-inch water main and 1,515 linear feet of 2-inch water main to serve Piper Glen Development, Phase I, located south of N.C. Highway 51, east of Elm Lane West and north of Four Mile Creek, outside the Charlotte City Limits. Estimated Cost - $115,000.00. Water Contract No. 100-87-078.

7. Carolina Developers Limited, to construct 1,990 linear feet of 8-inch water main and 575 linear feet of 6-inch water main to serve North Hill Commerce Center, Phase II, located east of N.C. Highway 49, south of Neal Drive and north of Orr Road, inside the Charlotte City Limits. Estimated Cost - $50,000.00. Water Contract No. 100-87-152.

8. Pace Development Group, to construct 1,770 linear feet of 8-inch water main, 717 linear feet of 6-inch water main and 2,417 linear feet of 2-inch water main to serve Finchley Subdivision, located north of N.C. Highway 49 and east of Harris Houston Road, outside the Charlotte City Limits. Estimated Cost - $77,000.00. Water Contract No. 100-88-007.

9. Tom Mattox, Jr., to construct 740 linear feet of 24-inch water main, 1,200 linear feet of 12-inch water main and 800 linear feet of 8-inch water main to serve Eastwalk Development, located east of Sam Newell Road and south of East Independence Boulevard, outside the Charlotte City Limits. Estimated Cost - $120,000.00. Water Contract No. 100-87-212.

- ANNOUNCEMENT -

In meeting on Monday, May 23, 1988, City Council will make nominations for appointment to the following boards and commissions:

1. Board of Trustees - Community Housing Development Corporation (newly created) - One position for a three-year term. Appointee must have knowledge or experience in real estate law.

2. Parks Advisory Committee - One appointment to fill a vacancy caused by a resignation effective May 31. The term will expire June 1, 1990.

SCHEDULE OF MEETINGS
May 9 - 13, 1988

Monday, May 9	COUNCIL/MANAGER DINNER	6.00 p. m.
	CITIZENS HEARING	7:00 p. m.
	COUNCIL MEETING	7:30 p. m.
	East Mecklenburg High School - District 5	
Tuesday, May 10	CIP WORKSHOP (if necessary)	5:00 p. m.
	Training Center - City Hall Annex	
Thursday, May 12	COMMUNITY DEVELOPMENT & HOUSING COMMITTEE	4:00 p. m.
	2nd Floor Conference Room - City Hall	