AGENDA

Meeting Type:	BUSINESS
Date:	11/14/1988

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, November 14, 1988

5:00 PM. . . . . Executive session and dinner
7:00 PM. . . . . Citizens Hearing
7:30 PM. . . . . Council Meeting

ITEM NO.

1. Invocation.

2. Consider approval of minutes of Zoning Hearings on October 17, and the Regular Meeting of October 24, 1988.

POLICY

3. Recommend approval of the final reports for the five proposed annexation areas - I-77 Corridor North, Hemphill, Rea Road/ Elm Lane West, Arrowood I and Arrowood II areas.

Final Reports Required

On October 24, 1988, City Council adopted resolutions of intent to consider annexing five areas. (Upon adoption of those resolutions, the areas cannot be increased; however Council could make adjustments to decrease the areas up until February 13, 1989 when the annexation ordinance is adopted).

The final reports, called the Annexation Plans, are the next step required by law. The plans must be approved and placed on file with the City Clerk for public inspection at least 30 days prior to the public hearing scheduled for December 15, 1988.

Information in the Final Report

The reports must include certain information regarding the extension of municipal services to the proposed areas: relevant maps, a statement indicating how the area meets annexation criteria, a description of services to be provided, a statement on the method by which the

City plans to finance the extension of services and a impact statement on rural fire departments and fire protection. The report may be amended again by City Council following the public hearing. Copies of the plans are available in the Planning Department.

Funds

The Preliminary Report indicated projected service costs of $5,459,996 and $3,438,860 in the first and second year respectively, offset by projected revenue of $3,886,538 and $4,598,301 in the first and second years of annexation. Capital improvement funds of $832,500 are proposed for construction of one fire station. An additional $10,112,723 is estimated for water and sewer service extensions and reconstruction of streets.

Clearances

Representatives of the City Manager's staff, the City Attorney, Budget and Evaluation, and all affected departments have been involved in various stages of the annexation process.

4. Consider the Finance and Long Range Funding Committee's recommendations to proceed with action plans for three Productivity Task Force recommendations (#3, #4, and #5).

Council Action

Council is requested to approve the recommendations of the Finance and Long Range Funding Committee. The revised recommendations and proposed action plans are attached.

Upon approval, the City will begin to solicit volunteers to serve on the advisory committees.

Background

On October 27, 1988, the Finance and Long Range Funding Committee discussed three recommendations from the Productivity Task Force Report which had been referred by the full City Council to the Committee. The three recommendations as stated in the City Manager's Proposed Action Plan were as follows·

Recommendation #3: Complement the City's Management by Objectives (MBO) program by developing clear and measurable departmental objectives which measure and monitor efficiency.

Recommendation #4: Assess the current organization and its appropriateness to accomplishing the City's goals ("Is the structure in place appropriate for the job to be done?")

Recommendation #5: Identify (to the degree they do not already exist) clear-cut, quantitative employee performance standards which would be closely coupled with a productivity incentive program.

Finance Committee Recommendations

After discussing the recommendations and the proposed action plan, the Finance Committee made the following recommendations:

Recommendation #3: The Finance Committee recommends that recommendation and proposed action plan be restated to reflect: "First, the establishment of City-wide goals which would be few in number and second, the establishment of departmental performance standards which would link departmental and employee performance to the overall spending benchmark and the City-wide goals."

Recommendation #4: The Finance Committee concurs with the Proposed Action Plan. The City will request that members of the Productivity Task Force identify appropriate volunteers from the community to serve on an advisory committee. The advisory committee will jointly evaluate, with City management, the City's efforts in identifying and implementing changes in the City's organization. The proposed schedule has been amended to reflect the necessary time to establish the advisory committee.

Recommendation #5: The Finance Committee concurs with the Proposed Action Plan. The City will solicit volunteers with experience and background in this area to serve on an advisory committee. This advisory committee will jointly evaluate, with City management, the current appraisal and performance pay system. The proposed schedule has been amended to reflect the necessary time to establish the advisory committee.

Advisory Committees

The intent of the Finance Committee recommendations is to establish separate advisory committees for recommendations #4 and #5 due to the expertise required for each area. These advisory committees are recommended not to be appointed by City Council but the establishment and role will be the responsibility of the City Manager. The desired size of the advisory committees will be 9 to 11 members. The Productivity Task Force members will be asked for their assistance in identifying appropriate volunteers to serve on the new advisory committees.

Clearances Budget and Evaluation, Personnel.

Attachment No. 1

5. Recommend approval of the revised funding commitment to the North Carolina Department of Transportation project for widening of Newell-Hickory Grove/Delta Roads.

Recommendation: It is recommended that the City's funding in the Newell-Hickory Grove/Delta Roads project be increased from $1,525,000 to $1,700,000. The additional $175,000 would come from 1988 Street Improvement Bonds.

City's Original Funding: Our original participation in the Newell-Hickory Grove Road widening project, as included in the 1987 bonds, was to be as follows:

Right-of-Way	$ 625,000
Landscaping	$ 450,000
New Sidewalks	$ 450,000
Total	$1,525,000

Escalating Costs: Based on recent cost estimates, the North Carolina Department of Transportation (NCDOT) contacted us about needing as much as $4.7 million.

Cost Cutting Measures: Recently, Charlotte Department of Transportation staff met in Raleigh with NCDOT's staff to discuss the project and the escalating project budget. Several cost-cutting measures were identified:

1) 12 ft. travel lanes reduced to 11 ft.
2) 12 ft. shoulders beyond the curb reduced to 8 ft. on each side
3) 16 ft. grassed median reduced to 15 ft.

Revised City Funding: Our participation in the revised project (based on more accurate estimates for right-of-way and sidewalks) would be:

Right-of-Way	$1,000,000 (25% of total)
Landscaping	$ 300,000
New Sidewalks	$ 400,000
Total	$1,700,000

This allows us to meet our project commitment of 25% of project right-of-way costs and 100% of all new sidewalk construction costs. The City landscaping budget for this project would be reduced from $450,000 to $300,000

because of the reduced area available for planting along the sides of the road. The $300,000 would be used to landscape the grassed median with shrubs and ornamental trees.

Funding — The revised funding would be as follows:

$1,525,000	-	1987 Street Improvement Bonds
$ 175,000	-	1988 Street Improvement Bonds
$1,700,000	-	Total

6. Recommend the purchase of Phase I of the phased purchase of park land at Highway 51 and Strawberry Lane for $3,072,000, and adoption of an ordinance transferring $100,000 to fund the Phase II option.

$8.5 million Park Bonds — The 1987 Parks and Recreational Facility Bonds approved the authorization of $8.5 million for park land acquisition. The 2005 Plan identified general geographical areas in need of park land. Specific sites will depend upon the cost and availability of the land. Areas targeted for land acquisition are South and Northwest Charlotte and Mecklenburg County.

Available funds — Of the 1987 Parks and Recreational Facility Bonds approved for park land acquisition, $1,085,000 has been spent. The purchase of Statesville Road Park used $900,000 in 1987 Parks Bonds. The City purchased land on Clanton Road in March, 1988, using $185,000 in land acquisition funds. This leaves $7,415,000 for park land acquisition.

Option to Purchase 112 acres — The City has an option to purchase an 112-acre tract of land at Highway 51 and Strawberry Lane just southwest of Raintree. The property has been divided into two phases; a 64-acre tract and a 48-acre tract. The price of the land is $48,000 per acre and has been appraised by independent fee appraisers and reviewed by the City's Real Estate staff and determined to be the fair market rate. The property is wooded except for about 25 acres in pasture. Improvements on the property include a single family residence and various outbuildings. The option to purchase this parcel of land expires on November 24, 1988.

Phase I Purchase — Council is requested to approve the purchase of the 64-acre Phase I tract for $3,072,000 and exercise an option on Phase II at a cost of $100,000. Phased acquisition is necessary because the property owner's home is located on the Phase II, 48-acre parcel. The Phase II parcel will become available in 18 months, at which time the property owner will have relocated. The purchase of the entire tract of land would be locked in at $48,000 per acre.

Phase I is the purchase of 64 acres, which can be developed immediately. The City is also required to exercise the option on Phase II, at a cost of $100,000. The cost of this phase is $3,172,000 which includes the $100,000 option. Phase II is the remaining 48 acres at a cost of $2,304,000 bringing the total cost to $5,476,000. Funds for Phase II are available from 1987 Parks Bonds, but are not required until FY91. The recommended financing strategy utilizes available park funds to pay for Phase I.

Options

We recommend purchase of Phase I and exercising the option on Phase II. Phase I would provide a district-sized park which is the size recommended by the 2005 Plan for this area. Phase II would supplement the initial 64-acre tract, but if at some time Council decided not to proceed with the Phase II purchase, the $100,000 option could be sold.

Funding at a Glance

1987 Park Bonds:	$8,500,000
Statesville Road Park	(900,000)
Clanton Road Park	(185,000)
Sub-Total	$7,415,000
Highway 51 Property	
Phase I & Phase II option	(3,172,000)
Phase II	(2,304,000)
Available for other park land acquisition	$1,939,000

Mandatory Referral

The proposed purchase will go through mandatory referral when the Planning Committee meets on November 15. We recommend Council approve the purchase contingent upon the Planning Committee's approval. The Planning staff recommends the purchase.

Funding

1987 Parks and Recreational Facility Bonds. Funds for the Phase II option will be transferred from the York Road Renaissance Park account, and returned to that account when remaining 1987 Parks and Recreational Facility bonds are sold.

Clearances

Parks Advisory Committee, Planning, Finance, Budget and Evaluation, Parks and Recreation and Real Estate.

A map is attached.

Attachment No. 2

7. In keeping with City Council's informal vote at Monday's workshop, the following items are placed on this agenda for formal action to include these items in the City's 1989 Legislative Program. The remaining items still under consideration will be a part of the November 28 agenda.

(a) Seek authority to enable the City to establish conservation districts and to form a conservation district commission if needed. This item was in both the 1987 and 1988 Legislative Packages, but no bill has ever been actually introduced.

(b) Seek a bill that would delegate the City Council's authority to approve changes to job titles and job descriptions of City employees to the City Manager. Presently state law requires the City Council to take these actions. This request stems from an ongoing effort by the City Council to delegate routine items to the City Manager. This matter was a part of the City's 1988 Legislative Program, but was not introduced because Representative Mothershead opposed its introduction.

(c) Seek an amendment to the City Charter to allow the City Manager or his designated representative to execute contracts on behalf of the City after City Council approval of the contract. At the present time, only the Mayor, or in her absence the Mayor Pro Tem, can execute contracts that require the approval of City Council (essentially all contracts in excess of $30,000). Under this proposal, the Mayor, the Mayor Pro Tem, the City Manager or his designated representative would be authorized to execute Council-approved contracts. This change would reduce the Mayor's workload and would also shorten the contract execution time frame by several days. This item was also part of the 1988 Legislative Package, but was not introduced because of opposition to it by Representative Mothershead.

(d) Seek an amendment to the City Charter to increase the City Manager's authority to approve contracts from $30,000 to $50,000 without Council involvement.

(e) Seek an amendment to the City Charter authorizing the City Manager to approve all contracts regardless of amount where there is no payment by the City. This suggestion is principally directed to contracts for utility lines where construction is by the developer at the developer's sole expense, with the lines being turned over to the City upon completion.

(f) Amend the City Charter with respect to fair housing so that the City's fair housing ordinance may subsequently be amended and brought into compliance with the Federal Fair Housing Amendments Act of 1988 recently passed by the Congress. The 1988 Federal Act adds handicapped persons as a new class protected against discrimination in housing and made a number of other technical changes. Currently the City is authorized to adopt ordinances

prohibiting discrimination on the basis of race, color, sex, religion, or national origin in real estate transactions. As indicated, the purpose of this request is to add discrimination on the basis of handicapped status to the current list. The Department of Housing and Urban Development permits local jurisdictions to receive, investigate and resolve fair housing complaints in lieu of federal involvement if the local jurisdiction has ordinances which are substantially equivalent to the U. S. Fair Housing Act. Thus, this amendment is necessary to make our local ordinance consistent with the Federal Act in order to continue to receive deferral status from HUD.

(g) Support legislation that would strengthen the authority of the State Alcoholic Control Board to more effectively punish chronic violators of State ABC regulations. In meetings between State ABC enforcement officials and local neighborhood leadership, one of the identified problems that has hampered enforcement efforts against bars and night clubs is the inability to close down those establishments that have large numbers of serious violations. The purpose of this request is to indicate the City Council's support to legislative efforts to deal with the problem. If the Council approves this it is recommended that rather than the City's attempting to write this legislation, that the Legislative Delegation request assistance from the appropriate legal staff of the State ABC Board or the Attorney General's office.

(h) Seek an amendment to the appropriate state statute that would allow the City to add the cost of relocation, except in fire damage cases, to all other costs associated with housing code enforcement under the in rem remedy process. In other words, if the City through its housing code is required to relocate a tenant from a house because of the owner's refusal or failure to correct housing code violations, the cost of relocation would be added to the cost of repair or demolition which ultimately winds up as a lien on the property.

(i) Seek a local bill that would eliminate state-imposed caps on the amounts that the City can charge for business privilege license taxes on numerous business classifications. As you are probably aware, North Carolina municipalities are limited by state law as to the maximum amount of tax that can be levied against a sizeable number of businesses. For example, loan agencies pay a state license tax of $750 per year, but by law cities are limited to a license tax not in excess of $100 on such businesses.

(j) Seek a local bill clarifying the City's authority to require the reservation of public facility sites as part of the subdivision and zoning ordinance process. Under existing state law, it is clear that cities are empowered to require developers to reserve land for schools and park and recreational purposes. However, the authority of a municipality to require reservation of land for such things as fire stations, public housing sites and other similar public facilities is unclear.

(k) Seek or support clarifying amendments to the Local Government Finance Act that local governments in North Carolina can issue certificates of participation to finance general government facilities and public housing. Basically, certificates of participation involve the pledging of non-tax revenues to secure financing of capital improvement projects. The authority of local governments to engage in this type of financing needs clarification.

(l) Seek amendments to the state law regarding sales tax refunds to include organizations such as the Convention and Visitors Bureau as an eligible organization for refunds. Under existing state law, certain governmental entities upon application are refunded state sales and use taxes paid by the governmental entities. However, an organization such as the Convention and Visitors Bureau, which performs quasi-governmental functions is not eligible for such refunds.

(m) A bill enabling notice by publication only, rather than notice by mail to individual property owners, for the adoption of new comprehensive zoning maps or a total revision of the zoning ordinance.

(n) A bill providing clearer authority for the City to build the proposed "planned development" permit process into the zoning ordinance. This will accommodate the need to subject particular types of development to a discretionary review and approval procedure different from the existing conditional district rezoning and special use permit procedures.

(o) A bill enabling the City to condition approval of a rezoning petition on the dedication of recreational space to the public.

8. Consider a motion to accept the advice of the Coliseum-Auditorium-Convention Center Authority with respect to not reusing the old Coliseum as a coliseum, and ask the Planning and Public Works Committee to move as rapidly as possible in their study of the reuse of the old Coliseum to come up with recommendations for other uses of the facility.

The November 2, 1988 letter from Authority Chairman John Maxheim is attached.

Attachment No. 3

9. Recommend authorization of partially funding the economic impact study for the proposed Convention Center expansion.

CUDC Requests City Funds of $10,000

The Charlotte Uptown Development Corporation requests the City's participation in funding the economic impact analysis for the proposed Convention Center expansion. CUDC has approval for 25% funding of this study from the Convention and Visitors Bureau, CUDC, and the Coliseum Authority. The study is estimated to cost $40,000; the City's 25% contribution would be $10,000.

The City Manager's October 21, 1988 memorandum is attached as information.

Funds

In the past, Council authorized $100,000 for Convention Center Planning. $30,000 has been designated for needs analysis being coordinated by CUDC. The requested $10,000 will come from the original $100,000 account and will leverage an additional $30,000 from CUDC, Convention Bureau and Coliseum-Auditorium-Convention Center Authority.

Attachment No. 4

BUSINESS

10. A. Recognize City Clerk for the purpose of announcing the results of the Special Bond Referendum held on November 8, 1988.

B. Recommend adoption of the resolution declaring the results of the Special Bond Referendum held in the City of Charlotte on November 8, 1988 upon the questions of approving $100,800,000 Street Improvement Bonds, $32,400,000 Sanitary Sewer Bonds, $24,695,000 Water Bonds, $9,500,000 Parks and Recreational Facilities Bonds, $9,000,000 Cultural Facilities - Discovery Place Bonds and $6,400,000 Storm Drainage Bonds.

11. Recommend adoption of an inducement resolution with respect to certain capital improvements to Charlotte/Douglas International Airport to be leased to Piedmont Airlines and set a public hearing on December 12, 1988 for the issuance of revenue bonds of $35 million.

Inducement Resolution Required

This action is recommended jointly by the Airport Manager and the Director of Finance and constitutes an official action by the City. The inducement resolution incorporates the following actions:

- Designates the maximum amount of the bonds to be $35 million.

- Ratifies and approves the City's application for the bond sale with the Local Government Commission.

- Announces and sets December 12, 1988 for public hearing (Tax Equity and Fiscal Responsibility Act Hearing) on the issuance of the revenue bonds.

- Directs the City Clerk to publish the required public notice to amend the lease and a notice of public hearing on the bonds.

- Appoints the following underwriters:

Smith Barney, Harris Upham & Company, Inc.	Senior Mgr.
Interstate/Johnson Lane Corporation	Co-Manager
First Charlotte Corporation	Co-Manager

The following is background information:

Background

- November 10, 1986 City Council authorized $75 million in Special Facilities Revenue Bonds.

- December 8, 1986 City Council authorized the City to proceed with plans to construct an aircraft maintenance hangar for Piedmont Airlines and authorized the Finance Director to proceed with arranging financing subject to supporting commitments by Piedmont Airlines.

- March 9, 1987, City Council approved a lease agreement with Piedmont which provides for the construction of the maintenance facility.

- June 10, 1987 $67 million of these bonds were issued.

Additional Bonds

In accordance with the lease agreement, USAir/Piedmont has requested the City issue additional bonds. The shortfall of bond funds needed to finance the project is currently estimated to be $20 million. It includes USAir's changes to the scope of the original hangar project ($10.2 million), addition of a ground service equipment building ($6.2 million), addition of miscellaneous storage, landscaping and security fencing ($510,000) and bond issuance costs, capitalized interest and bond reserve funds ($3.1 million).

On July 11, 1988, City Council appropriated $3.5 million in Airport Funds to cover the award of certain construction contracts until the additional bonds could be sold at the request of USAir. At that time, it was projected that additional bond funds would be available in October; however, due to market conditions, scheduling of the Local Government

Commission, and selection of the underwriters, the schedule for the sale is now estimated to occur in December, 1988.

In order to avoid delays in the construction schedule due to the timing of the sale, USAir requested and Council approved the appropriation of an additional $2.5 million in Airport funds. This provides temporary funding for anticipated change orders and contract awards which will occur prior to the issuance of additional bonds. The advanced funds will be repaid from the proceeds of the additional bonds to be issued.

Underwriting Team: In 1985 and again in 1987 staff recommended and Council approved an underwriting team headed by Smith Barney, Harris Upham & Company, Inc., a leader in marketing of airport revenue bonds. Two of the members of the underwriting group were local firms, First Charlotte Corporation and Interstate/Johnson Lane Corporation. This underwriting team has performed well in structuring successful sales for the City's Airport in December, 1985, April, 1987 and June, 1987.

All costs, including cost of money advanced by the City, is recovered through the lease agreement.

12. Consider deletion of the $2,000 payment for construction of a storage building at Sugaw Creek Park.

Background: In August, 1987, the City Council voted to lease a Parks and Recreation owned house on Sugar Creek Road (in Sugaw Creek Park) to the Chi Eta Phi organization. The terms of the lease included payment to the city of $1.00 per year during the 30 year lease period; rehabilitation of the structure by Chi Eta Phi to bring it up to code standards; and payment to the City of $2,000 to be spent for acquisition of a storage building to house miscellaneous park maintenance equipment. The amount of funds needed by Chi Eta Phi to bring the leased structure up to code has risen from an estimated $22,000-$25,000 to over $30,000 which has been provided by the organization.

Need for Storage Building: The Parks and Recreation Department needed the storage building to store and maintain equipment and materials for the northwest area. Should Council delete Chi Eta Phi's requirement to provide the $2,000 for the building, the Department will either relocate the storage function to its central Tuckaseegee Road location or request funding in the FY90-94 capital budget process for the construction of a suitable storage facility somewhere else in the Sugaw Creek Park. The first option would increase the costs of delivery

ITEM NO.

to that area because the central yard is approximately five miles away.

Attached is a September 9, 1988 Council-Manager memorandum item sent to Council on this subject.

Attachment No. 5

13. Recommend approval of a 3% interest loan of $5,150, a grant for $7,500, and deferred payment loan of $47,350 for a total loan package of $60,000 to enable Mr. and Mrs. Melvin Stafford of 310 Nance Rd. to purchase a replacement house at 3927 The Plaza.

The Problem — In March 1987, Mr. and Mrs. Melvin Stafford applied for rehabilitation assistance for their home at 310 Nance Road. There are major code violations throughout the house and rehabilitation is not feasible. Other options were explored: (1) demolish the house and build a new one on the site; (2) buy a lot and build a new home; and (3) purchase an existing replacement house. A complete report is attached.

The Options — Demolition - the present lot is too small to meet Building Code requirements for building a new house.

Constructing a new house - The option of buying a lot and constructing a new house would not be as economically feasible as buying an existing house.

Replacement housing - Eight houses were shown as comparable housing; the Staffords selected one of the least expensive houses located at 3927 The Plaza and made an offer, which was accepted, of $43,900. Repair costs to bring the house up to standard condition is $13,970. The house contains 1,382 sq. ft., has three bedrooms and one and one-half baths. The after-rehabilitation value is $60,000.

Recommendation — Based on staff analysis, it is recommended that the Staffords be approved for a 3% interest loan of $5,150, a grant of $7,500 and the balance in the form of a deferred payment loan of $47,251 for total loan assistance of $60,000. Liens will be placed against the property for the 3% loan and the deferred payment loan. This will regenerate our loan funds for future needs of low income familites.

The house at 310 Nance Road will be demolished and the property, valued at $1,000, deeded to the City. The

property will be held for potential use with other properties for in-fill housing at some time in the future.

A description of the rehabilitation assistance program is attached.

Funds — Community Development Block Grant Funds.

Clearances — Community Development Department.

Attachment No. 6

14. Recommend approval of extension of contract with Bio Gro Systems, Inc., for application of digested sludges from wastewater treatment facilities onto agricultural lands and adoption of a budget ordinance for $700,000 to provide the funds required for the remainder of FY89.

Bio Gro Contract Extension Recommended — This is a proposed contract extension with Bio Gro, Inc. to provide disposal of stockpiled and current production sludge. The current contract was approved July 27, 1987 and expires December 31, 1988. The proposed contract expires June 30, 1990. Funding is provided for the contract in this fiscal year; however, additional funds of $700,000 are needed for the remainder of FY89. The budget ordinance will appropriate the funds from the Utility Department Fund balance.

Background — The Charlotte-Mecklenburg Utility Department operates five wastewater treatment facilities in Mecklenburg County, all of which produce wastewater sludge as a solids by-product of the treatment process. The ultimate disposal of sludge has been a major problem for several years.

As one solution to managing our sludge problem, Council approved a contract with Bio Gro Systems, Inc. to recycle treated waste sludges by applying them to privately owned agriculture sites. In addition to being a method to dispose of sludges, this technique provides for the environmentally sound, beneficial utilization of sludge. Currently, sludge is being applied on farms in Mecklenburg and Union Counties.

The proposed contract extension through June 30, 1990 with Bio Gro Systems, Inc. provides for the remaining stockpiled and current production sludges to be handled

on a unit cost basis in a dewatered condition. The proposed unit cost is $12.14 per cubic yard for all sludge that is trucked and land applied.

Funds This project is in the current year's budget and is programmed for funding as an operating expense of the Utility Department. Total cost for calendar years 1989-1990 is estimated at $1.9 million.

The estimated cost for the remainder of FY89 is $700,000. The FY90 estimated cost is $1.2 million. Funding for FY90 will be included in the FY90 budget request.

Clearances The Utility Director recommends approval of this agreement.

15. Nominations for Appointment to Boards and Commissions.

A. Clean City Committee - Two appointments to fill vacancies created by the resignation of Priscilla Duncan and Kelley Kunicki. One term will expire June 30, 1989, the other in 1990. Appointees may reside anywhere in Mecklenburg County.

B. Certified Development Corporation Board of Directors - One appointment to fill the unexpired term of Hoyle Martin who served as the representative of local government. Mr. Martin has retired as Manager of the Housing Development Division of the Community Development Department. The Community Development Director recommends Gus Psomadakis.

Attachment No. 7

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The City Attorney advises that agenda items no. 16 through 27 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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PERSONNEL

16. A. Recommend adoption of a resolution amending the Pay Plan to reduce the pay range of the Traffic Signal Electrician position from Pay Range 113 ($17,685 - $23,701) to Pay Range 112 ($16,834 - $22,572 Annually).

Traffic Signal Electrician — Traffic Signal Electricians are responsible for aerial installation and maintenance which involves manual, mechanical and basic electrical work. Comparisons with Electricians, Pay Range 113, in other City departments and comparable positions in other North Carolina cities indicate that the scope, complexity and independence of duties performed by the Traffic Signal Electricians are more limited. In addition, Traffic Signal Electricians are not required to be certified or adhere to specific electrical codes and preparation for these responsibilities are limited to completion of a basic electrical course.

Recommendation — It is recommended that Traffic Signal Electrician positions be reassigned to Pay Range 112 which more appropriately compensates them for assigned responsibilities. There will be no change in the current pay rates of the affected employees.

Funds — There is no FY89 cost involved.

B. Recommend adoption of a resolution amending the pay plan to change the pay ranges of Pumping Station Supervisor class from Pay Range 115 ($19,498 - $26,130) to 317 ($21,497-$30,249 annually) and the Pumping Station Operator Class from Pay Range 110 ($15,277-$20,473) to 111 ($16,041-$21,497 annually).

Pumping Station Supervisor — The Pumping Station Supervisor position, Pay Range 115, functions independently in planning, directing and supervising the operation of the 24-hour Catawba River Pumping Station. In addition, in order to take advantage of Duke Power's significant rate reduction for off-peak hours operation, the incumbent is responsible for establishing and monitoring varying pumping combinations for an efficient operation.

Comparison of this position with the Wastewater Station Supervisor and Treatment Plant Supervisor I positions at Pay Range 319 indicates that the level of accountability for a major wastewater pumping or treatment plant operation are comparable; however, their responsibilities involve a greater diversity of functions and a wider scope of supervision and justify a 10 percent salary differential with the Pumping Station Supervisor

position. It is therefore recommended that the Pumping Station Supervisor position be reassigned to Pay Range 317 in order to establish a more equitable compensation level.

Pumping Station Operator — A review of Pumping Station Operator positions, Pay Range 110, and comparison of these positions with Treatment Plant Operator positions, Pay Range 112, indicates that the expanded responsibility for maintaining a balance between fluctuating water demands, limited storage facilities for raw water supplies and close adherence to off-peak-hour pumping schedules have impacted the scope and complexity of assigned responsibilities. Therefore, reassignment from Pay Range 110 to Pay Range 111 is recommended.

Funds — The approximate FY89 cost of implementing these changes is $2,500 which can be accommodated within the current departmental allocation.

C. Recommend adoption of a resolution amending the Pay Plan to add the class of Police Records Manager, Pay Range 321, ($26,130-$36,768 annually).

Reorganization — As a result of reorganization of the Police Records Bureau, the Police Chief has traded off a uniformed position for a civilian position who will supervise the Police Records Section.

Review of Responsibilities — The Police Records Manager position will direct and supervise the police records, word processing and positive 10-print identification units. The position will be responsible for ensuring that reports are completed, maintained and distributed in compliance with Federal and State regulations, such as Uniform Crime Reporting guidelines and Department of Criminal Investigation procedures. The position will also be responsible for designing, implementing and maintaining a uniform records management system for the Police Department.

Recommendation — It is recommended that a new classification, Police Records Manager, Pay Range 321, be added to the Pay Plan.

Funds — Since this is a trade-off of an existing uniformed position at the same pay range, there is no additional cost involved in implementing this change.

D. Recommend adoption of resolution amending Pay Plan to add the class of Survey Assistant, Pay Range 109 ($14,550-$19,498).

New Job Class

As a result of an increased level of complexity in the surveying field arising from the use of computerized survey equipment, it is necessary to create a new job class. Both the Engineering and Utility Departments have found increasing difficulty in hiring qualified individuals with survey background to provide backup support in instrument operation to the Survev Technician. The creation of the Survey Assistant class at Pay Range 109 will improve our competitiveness in this technical area and improve recruitment efforts of people with survey or survey-related experience.

Funds

The FY89 cost of implementing this change is approximately $4,100 which can be accommodated within the current departmental appropriations.

BUDGET ORDINANCE

17. A. Recommend adoption of a budget ordinance appropriating funds for a FY89 Transportation Planning Project under the Urban Mass Transportation Administration Grant NC-08-0132 and the North Carolina Department of Transportion Grant #89-P-09.

$54,000 Grant

On April 25, 1988, Council approved filing applications with the Urban Mass Transportation Administration ($43,000) and the North Carolina Department of Transportation ($5,400) for planning assistance grants.

The grants were approved and this action appropriates the funds.

B. Recommend adoption of a budget ordinance to transfer $897,000 from the Water-Sewer Unappropriated Fund Balance to the Rama Road Water Main Construction Account.

Rama Road Widening Project

The following bid section contains a recommended low bid award for the Rama Road widening project which combines road improvement and water main construction. Consolidation of the two projects is cost effective and will minimize disruption to the public. The entire project is $3,756,022; the water main portion of the bid is $1,506,387.

$897,000 Needed

Construction of this magnitude should contain a project contingency of approximately 10% which, in this case, presents a funding requirement of $1,657,000 for the

water main. The Utility Department's Rama Road Water Main account has an existing balance of $760,000 thus presenting a budget deficit of approximately $897,000. The deficit is because of the project complexity and the fact that preliminary cost estimates were prepared in 1984.

Funds

This action will transfer $897,000 from the Water-Sewer Unappropriated Operating Fund Balance to Account 2071-635.28 (Water Main Along Rama Road).

C. Recommend adoption of a budget ordinance to restore funds inadvertently closed to fund balance.

Historic Landmarks Fund

A sum of $40,000 was appropriated to the Historic Landmarks Fund in FY85 (then called the Emergency Property Fund) to provide a revolving fund to save historic property and landmarks. The funding was included in the yearly Historic Properties contract. An amendment was prepared each year to carry over the balance of this appropriation.

Bookkeeping Error

Due to a bookkeeping error, the last amendment expired closing the sum of $22,900 to the General Fund fund balance at year end.

This action will reappropriate the funds to the Historic Landmarks Fund.

Clearances

Budget and Evaluation.

ACCEPT GRANT/BUDGET ORDINANCE

18. Recommend adoption of a resolution accepting North Carolina Department of Transportation grant of $300,000 for Concourse B Ramp Expansion, other high priority airfield improvements and reimbursement for land acquisition costs and adopt an ordinance appropriating the grant funds.

FAA Grant

On September 26, 1988, City Council accepted a Federal Aviation Administration grant of $6,605,476 to provide Federal funding for 75 percent of the project costs for Concourse B Ramp Expansion and other airfield improvements, including extending the parallel taxiway to Runway 5/23 approximately 2,000 feet to the south end of the runway and constructing two high speed exit taxiways.

These airfield and safety-related improvements are identified as high priorities in the Airport Master Plan.

NCDOT Grant The total project costs are estimated at $8,807,300 with the City's share of projected costs amounting to $1,414,190. The North Carolina Department of Transportation has offered a grant of $300,000 to assist the City in funding the remaining project costs.

Funds The ordinance appropriates the NCDOT grant of $300,000 to the project account. Council has previously appropriated Federal grant funds and Airport funds for this project. The City share of projected costs was included in the 1987 Revenue Bond package and will be debt-serviced through landing fees and rentals guaranteed by long-term leases with the airlines.

BID LIST

19. 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. Rama Road Widening Engineering

Recommendation: By the City Engineer that the low bid of $3,756,022.61, as submitted by Propst Construction Company, be accepted for award on a unit price basis.

Project Description: Rama Road is being widened from two to four lanes from Bismark Place to Florence Avenue. The project includes grading, drainage, paving, sidewalks, curb and gutter, culverts, water mains and sewer relocation. This project ties in to the Idlewild Road widening project at Monroe Road which is presently under construction.

Source of Funding: Water and Sewer Capital Improvement Fund - (Water Main Along Rama Road - 1985 Water Bonds and Operating Funds). Water and Sewer Capital Improvement Fund - (Sewer in Streets to be Widened). Water and Sewer Capital Improvement Fund - (Relocation of Mains in Widened Streets). General Capital Improvement Fund - (Rama Road Widening - 1987 Street Improvement Bonds).

B. Carmel Road Turn Lane — Engineering

Recommendation: By the City Engineer that the low bid of $51,078.30, as submitted by Blythe Industries, be accepted for award on a unit price basis.

Project Description: This is a part of the CIP's Minor Roadway Widening project which Council approved to "...provide system continuity, to relieve roadway congestion and to correct unsafe conditions." This project involves construction of a 10 foot lane which will alleviate the congestion of north bound vehicles making a left turn into the Carmel Station Post Office.

Source of Funding: General Capital Improvement Fund - (Minor Roadway Improvements - Pay-As-You Go Tax Levy).

C. 251 Hillside Avenue Storm Drainage Repair — Engineering

Recommendation: By the City Engineer that the low bid of $50,825.62, as submitted by Dakota Contracting, be accepted for award on a unit price basis.

Project Description: This storm drainage project will repair the storm drainage system in the 200 block of Hillside Avenue. A portion of the cost will be assessed to the involved property owners in accordance with the Storm Drainage Repair Policy.

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

D. Sanitary Sewer and Water Main Construction - Plank Road and Moores Chapel Community Development Area — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Roanoke Construction Company of Roanoke Rapids, North Carolina, in the amount of $1,070,304.49 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would extend water and sewer service to the Plank Road and Moores Chapel Community Development areas. The entire project cost will be funded with Mecklenburg County bond funds and the County allocation of State grant funds. No City funds will be required.

Source of Funding: Water and Sewer Capital Improvement Fund - (Sewer Extensions to Serve CD Target Areas). Water and Sewer Capital Improvement Fund - (Water Mains to Serve CD Target Areas).

E. Water Distribution Project 12-Inch Water Main along Torrence Chapel Road and 8-Inch Water Main Along Norman Shores Road — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Hickory Sand Company of Hickory, North Carolina, in the amount of $107,055.38 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would extend water service to the newly developed Waterford Point on Torrence Chapel Road in Cornelius.

Source of Funding: Water and Sewer Construction Fund - (Goode Cramer Properties). *The main along Torrence Chapel Road qualifies for five-year reimbursement. The main along Norman Shores qualifies for fifteen-year reimbursement.

F. Sanitary Sewer Construction Mallard Creek Outfall Tributary No. 1 to Cheshunt Subdivision — 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 $322,288.03 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would extend sewer service to the newly developed Cheshunt Subdivision.

Source of Funding: Water and Sewer Construction Fund - (Matthews Heathers Land Corp.)

G. Water Distribution Project 16-Inch Water Main along Beatties Ford Road and Mt. Holly-Huntersville Road — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by W.M. Paris & Associates, of Charlotte, North Carolina, in the amount of $396,753.62 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would extend water service along Beatties Ford Road and to the Huntersville Prison Unit on Mt. Holly-Huntersville Road.

ITEM NO.

Source of Funding: Water and Sewer Capital Improvement Fund - (Water Main along Beatties Ford Road - Phase I). Water and Sewer Construction Fund - (N.C. Dept. of Corrections).

H. Installation of Equipment and Water System Improvements - General

Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Lee Construction Company of Charlotte, North Carolina, in the amount of $1,167,850.00 be accepted for award of contract on a unit price basis.

Project Description: This project involves installation of equipment, cleaning of water line and construction of water system improvements related to expansion of the Franklin Treatment Plant. All improvements relate to increasing our ability to provide more water throughout the system.

Source of Funding: Water and Sewer Capital Improvement Fund - (Franklin Water Treatment Plant Addition). Water and Sewer Capital Improvement Fund - (Catawba River Pump Station).

I. Installation of Equipment and Water System Improvements - Electrical

Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Bryant Electric Repair Company, Inc. of Gastonia, North Carolina, in the amount of $95,865.00 be accepted for award of contract on a unit price basis.

Project Description: This project will provide electrical work related to equipment installation in the previous bid.

Source of Funding: Water and Sewer Capital Improvement Fund - (Franklin Water Treatment Plant Addition).

J. Carpet - Airport

Airport

Recommendation: By Purchasing Director and Airport Manager that the low bid, Bonitz Contracting Company, Charlotte, N. C., in the amount of $222,490.00, be accepted for award of contract.

Project Description: Replacement carpet for Concourses B and C as requested by Piedmont Airlines.

Source of Funding: Airport Terminal Capital Project Fund - (Concourse "C" Improvements - 1987 Airport Revenue Bonds).

K. Water Meters — Charlotte-Mecklenburg Utility Department

Recommendation: By Purchasing Director and Utility Director that the low bidders meeting specifications, for each item be accepted for award of contracts as follows:

Carolina Meter & Supply, Inc.	Woodruff, S. C.	$195,000.00
(for 10,000 Water Meters, - residential)		
Less Trade-In Allowance for 7500 Junk Meters		33,300.00
Total Contract Amount		$161,700.00
Hersey Products, Inc.	Cleveland, N. C.	$ 81,903.90
(For 112 Water Meters - commercial)		
Less Trade-In Allowance for 75 Junk Meters		900.00
Total Contract Amount		$ 81,003.90

Project Description: Water meters are used by the Charlotte-Mecklenburg Utility Department to measure volumes of water used which determine water/sewer charges for each customer. Meters are needed for new service installations and as replacements for worn and obsolete meters.

Source of Funding· Water and Sewer Fund - (Customer Service). Water and Sewer Fund - (Water Shop Inventories).

L. Re-Roofing Utility Warehouse and Office Building — Charlotte-Mecklenburg Utility Department

Recommendation: By Purchasing Director and Utility Director that the low bid, Baker Roofing Company, Charlotte, N. C., in the amount of $32,986.00, be accepted for award of contract.

Project Description: The roofs of both the Utility Department's warehouse and office building are leaking. After inspection by an engineering firm, it was recommended that each building be reroofed.

Source of Funding: Water and Sewer Fund - (Customer Service).

M. Pavement Marking Material, Preformed Plastic — Department of Transportation

Recommendation: By Purchasing Director and Department of Transportation Director that the low bid, Walker Brothers, Inc. Lexington, S.C. in the amount of $71,832.00 be accepted for award of contract on a unit price basis.

Project Description: Preformed white and yellow pavement marking material is applied as lane lines, center lines, and symbols for traffic control.

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

CHANGE ORDER

20. A. Recommend approval of Change Order No. 1 for $32,975.63 to the general construction contract for USAir/Piedmont's aircraft maintenance hangar.

Change Order: This change order provides for upgraded fire hose cabinets required due to the specialized nature of the aircraft maintenance facility.

Contractor: The Carlson Corporation Southeast
Date of Award: July 11, 1988
Contract Amount to Date: $16,390,800.00
Change Order No. 1: $ 32,975.63
New Contract Amount: $16,423,775.63

Funds: Funds are available in the project contingency.

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

B. Recommend approval of Change Order No. 1 for $150,000.00 to the custodial services contract for City and public space at the Airport.

Cleaning Contract: On April 14, 1986, City Council approved a contract with Associated Cleaning Consultants and Service, Inc. (low bidder) for $714,831 per year for three years.

Change Order: Since approval of the original contract, the West Terminal expansion and City offices expansion have been opened, broadening the scope of the original agreement by

approximately 20 percent. This change order allows for servicing these new areas and for closer attention to the overall appearance and level of cleanliness of all City and public space for the remainder of the three year agreement.

Funds — Airport Operating Fund.

C. Recommend approval of Change Order No. 4 for $46,211.00 for the mechanical construction contract with Mechanical Industries, Inc. for the Concourse A and West Terminal Expansion Shell Package.

Change Order — This change order allows for resolving claims sought by the contractor on several disputes requiring detailed contract interpretation. Persistent negotiation resulted in reduction of the original claim amount from $103,247.00 to $46,211.00.

Contract: Mechanical Construction of Concourse A and West Terminal Expansion, Shell Package
Contractor: Mechanical Industries, Inc.
Date of Award: December 31, 1985

Original Contract Amount:	$2,122,242.00
Previous Change Orders:	118,492.77
Change Order Number 4:	46,211.00
Total Contract Amount:	$2,286,945.77

Funds — 1985 Airport Revenue Bonds.

Clearances — The Airport Manager, Odell Associates, Inc. (architect) and Day and Zimmermann, Inc. (project manager) concur with this change order.

D. Recommend approval of Change Order No. 1 to the contract for a 12-inch sanitary sewer line along West 6th Street - Irwin School Sewer Trunk Replacement to Trans-State Construction Company.

Change Order — This contract is to replace deteriorated old sewer mains located under existing buildings. The mains are inaccessible for maintenance and undersized for the current usage. This change order is due to several unforeseen situations that occurred during construction such as roadway failures because of unstable conditions that were discvered after construction began.

ITEM NO.

Contract: 12-inch sanitary sewer line along West Sixth Street
Contractor: Trans-State Construction Company
Date of Award: May 23, 1988
Contract Amount: $388,692.15
Change Order No. 1: $145,345.00
Total Contract Amount: $534,037.15

Funds: Water and Sewer Capital Improvement Fund (Sanitary Sewer Line Replacement and Replacement of Minor Water Main).

Clearances: Utility Director.

AGREEMENT

21. Recommend approval of an agreement between the City of Charlotte, Mecklenburg County, Southern Bell Telephone Co., to extend the present ESSX contract for telephone service.

Recommendation: City Council is requested to approve an agreement between the City of Charlotte, Mecklenburg County, and Southern Bell Telephone Company which provides telephone service for 36 months and will not be subject to telephone company initiated rate increases.

Present ESSX Contract: In 1985 a three-year contract was approved by Council after recommendation by City/County staff and a consultant. That contract expires on December 20, 1988. This contract will freeze 58% of our current costs for the next three years.

Funds: Current operating budget; no additional appropriation necessary. The annual contract will be approximately $818,000 and is divided between the City and County based on usage.

Clearances: Recommended for approval by joint City-County staff. Formal approval of both City and County Government is required; Mecklenburg County has already approved this agreement.

22. Recommend approval of a one year maintenance service agreement with Southern Bell Advanced Systems, Inc. for $93,500.00.

Telephone Service Agreement: Council is requested to approve a maintenance service agreement for the telephone system at the Airport with Southern Bell Advanced Systems for $93,500. This contract amount has been increased from $85,417 to $93,500 to reflect the inclusion of additional parts and equipment replacements for the expanded system and scheduled rate increases.

Funds — Airport Operating Fund. The annual cost for this service will be paid by the City and reimbursed by the Airport tenants on a prorata basis.

AGREEMENT AMENDMENT

23. Recommend approval of an amendment to a loan agreement under the Rental Rehabilitation Program between the City and James Howell d/b/a Borgin Properties in the amount of $160,000 with the City being in a third lien position instead of a second position as previously authorized on October 24, 1988.

Bookkeeping Adjustment — The loan, which Council approved on October 24, 1988 called for the City's loan to be in a second lien position. It was discovered after Council approval that the City's loan should have been in the third position. It was not realized at the time of the original request that a purchase contract on the property of $240,000 and financed by the owner, Mr. W. A. Yandle, would be in the second position. Mechanics and Farmers Bank will be in the first lien position.

This lien position arrangement is still within the Rental Rehabilitation Program guidelines and the City's loan is still more than adequately secured.

A project description and explanation of the rental rehabilitation program is attached.

Funds — Rental Rehabilitation Program HUD Grant Funds.

Clearances — Community Development Department.

Attachment No. 8

CHRISTMAS HOLIDAY/EASTER MONDAY

24. A. Recommend granting Friday, December 23, 1988 as an extra Christmas holiday for all City employees.

This year Christmas is on Sunday and based on City policy, City employees will receive Monday, December 26 as the Christmas holiday. Traditionally, Council has granted an additional employee holiday at Christmas. If Council chooses to do this, we propose the extra day be Friday, December 23.

(When Christmas was on Sunday in 1983, the City granted Friday and Monday as the Christmas holidays.)

Council may wish to officially designate that two days be granted employees at Christmas. Mecklenburg County receives an additional day and the County Manager has the discretion of selecting which additional day would be appropriate, based on when Christmas falls each year.

B. Recommend that Good Friday be designated as the Easter holiday rather than Easter Monday.

It is recommended that the Easter holiday observance for City employees be on Good Friday rather than Easter Monday. This change will be in keeping with the observance by Mecklenburg County, and the state and federal governments. The change will reduce one of the Monday holidays thereby lessening the impact of sanitation service disruptions to those areas serviced on Mondays.

SET PUBLIC HEARINGS

25. A. Recommend adoption of a resolution of intent to abandon a portion of Brunswick Avenue and set a public hearing for December 12, 1988, 7:30 p.m., Charlotte-Mecklenburg Government Center.

B. Recommend adoption of a resolution providing for a public hearing on Monday, December 12, 1988, at 7:30 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, on an application for installation of a monument at Thompson Park by the Mecklenburg County Vietnam Veterans Memorial Committee.

UTILITY CONTRACTS

26. 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. Crosland Land Company, to construct 1,668 linear feet of 8-inch water main, 310 linear feet of 6-inch water main and 443 linear feet of 2-inch water main to serve Katelyn Moors Subdivision, located east of Prosperity Church Road and south of Johnson Oehler Road, outside the Charlotte City Limits. Estimated Cost - $45,000.00. Water Contract No. 100-88-028.

2. Mr. J. Gary Morgan - University Research Park, to construct 1,555 linear feet of 12-inch water main to serve the University Research Park (Claude Freeman Drive), located east of David Taylor Drive and south of Mallard Creek Church Road, outside the Charlotte City Limits. Estimated Cost - $50,000.00. Water Contract No. 100-88-130.

3. Rice Development Corporation, to construct 4,200 linear feet of 8-inch sanitary sewer main to serve Belleterre Subdivision, located north of Endhaven Lane, south of Four Mile Creek, and west of Elm Lane West, outside the Charlotte City Limits. Estimated Cost - $147,000.00. Sanitary Sewer Job No. 100-88-670.

4. Roberts Development & Construction, Inc., to construct 2,634 linear feet of 8-inch sanitary sewer main to serve Annecy Phase II Subdivision, located north and south of Rice Road and east of Sam Newell Road, outside the Charlotte City Limits. Estimated Cost - $92,190.00. Sanitary Sewer Job No. 100-87-750.

5. Chapel Point Limited Partnership, to construct 1,399 linear feet of 8-inch sanitary sewer main and 1,155 linear feet of 4-inch force main to serve Chapel Point Subdivision, located north of Bethel Church Road, east of Norman Colony Road and south of Colony Point Lane, outside the Charlotte City Limits. Estimated Cost - $135,045.00. Sanitary Sewer Job No. 100-88-642.

6. Squires Homes, Inc., to construct 1,835 linear feet of 8-inch sanitary sewer main to serve Glenfurness Subdivision, located south of Sam Furr Road, east of N.C. Highway 73 and west of McDowell Creek, outside the Charlotte City Limits. Estimated Cost - $64,225.00. Sanitary Sewer Job No. 100-88-633.

7. Pizzagalli Property Company, to construct 1,099 linear feet of 8-inch sanitary sewer main to serve Park Road Professional Center, located west of Park Road, south of Park Crossing Drive and north of N.C. Highway 51, outside the Charlotte City Limits. Estimated Cost - $38,465.00. Sanitary Sewer Job No. 100-88-681.

8. McNair Realty & Development Company, to construct 3,597 linear feet of 8-inch sanitary sewer main to serve East Pointe Subdivision, located west of Sam Newell Road, east of Independence Boulevard and south of Clarke Drive, outside the Charlotte City Limits. Estimated Cost - $125,440.00. Sanitary Sewer Job No. 100-88-620.

PROPERTY TRANSACTIONS

27. Recommend approval of the following property transactions and adoption of the condemnation resolutions.

(1) Project: Intersection Improvements - Central Avenue/Eastway Drive
Owner(s): David L. Francis and wife, Betty L. Francis
Property address: 2918 Eastway Drive
Property to be acquired: 2,982 sq. ft. (0.068 acres) plus temporary construction easement
Improvements: One story office warehouse facility.
Price: $122,356.00
Remarks: Property is zoned B-1 and contains one industrial type building and one retail building. A portion of the industrial building will be removed (1,665 sq. ft. of 8,827 sq. ft.). The front section will be restored to match existing structure.

Condemnations

(2) Project: General Airport Land Acquisition
Owner(s): Roy Rayford Helms and wife, Margaret Reid Helms and any other parties of interest
Property address: 5617 Piney Top Drive
Property to be condemned: 2.775 acres
Improvements: One story single family dwelling and a two car attached garage.
Condemnation price: $127,300.00
Reason for condemnation: The property owners and City could not reach an agreement based on appraisals.

(3) Project: Park Road Alignment
Owner(s): Radice of Charlotte, Inc; First Union National Bank of Boston; First Union National Bank of Florida, and any other parties of interest.
Property address: 5430 Park Road
Property to be condemned: 1,825 sq ft. (0.0419 acres) plus construction easement 10,740 sq. ft. (0.2466 acres).
Improvements: N/A
Condemnation price: $2,700.00
Reason for condemnation: Condemnation is recommended by Legal Department since property owners are in foreclosure and bankruptcy proceedings. Owners are unable to negotiate at this time.

(4) Project: Park Road Alignment
Owner(s): Radice of Charlotte, Inc., First Union National Bank of Boston; First Union National Bank of Florida, and any other parties of interest.
Property address: 5414 Park Road
Property to be condemned: 1,174 sq. ft. (0.0270 acres) plus 6,800 sq. ft. (0.1561) of construction easement.
Improvements: N/A
Condemnation price: $1,600.00
Reason for condemnation: Condemnation is recommended by Legal Department since property owners are in foreclosure and bankruptcy proceedings. Owners are unable to negotiate at this time.

- ANNOUNCEMENTS -

In meeting on Monday, November 28, 1988, City Council will make nominations to fill two vacancies on the Clean City Committee. One term will expire June 30, 1990, the other in 1991.

SCHEDULE OF MEETINGS
November 14 - 18, 1988

Monday, November 14	EXECUTIVE SESSION	5:00 p. m.
	COUNCIL/MANAGER DINNER Meeting Center Conference Room	6:00 p. m.
	CITIZENS HEARING	7:00 p. m.
	COUNCIL MEETING Meeting Chamber, CMGC	7:30 p. m.
Tuesday, November 15	CITY/COUNTY LUNCHEON CMGC Conference Center	12:00 Noon
Thursday, November 17	OPERATIONS COMMITTEE CMGC Conference Center	4:00 p. m.