AGENDA

Meeting Type:	B
Date:	05-22-1989
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda May 22, 1989

FILE COPY

Meetings in May '89

CHARLOTTE

THE WEEK OF MAY 1 - MAY 6

1	Monday, 12 Noon	**PLANNING COMMISSION/Work Session** - CMGC, 8th Floor Conference Room
	Monday, 4·00 p m	**CITY COUNCIL (Special Use Permit Hearing on Performing Arts Center)** - CMGC, Meeting Chamber
	Monday, 5 00 p m	**CITY COUNCIL BUDGET WORKSHOP** - CMGC, Meeting Chamber Conference Room
2	Tuesday, 2 30 p m	**HOUSING APPEALS BOARD** - CMGC, 5th Floor Conference Room
	Tuesday, 4·00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION**/Criminal Courts Ad Hoc Committee - CMGC, 8th Floor Conference Room
	Tuesday, 4·00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
	Tuesday, 6 00 p m	**CHARLOTTE ADVISORY PARKS COMMITTEE**- CMGC, Conference Center, Room 267
3	Wednesday, 5 00 p m	**CITY COUNCIL BUDGET WORKSHOP** - CMGC, Meeting Chamber Conference Room
	Wednesday, 6·15 p m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 118
4	Thursday, 2 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION**/Ad Hoc Committee CMUD, 5100 Brookshire Blvd
5	Friday, 11 30 a m	**CHARLOTTE-MECKLENBURG GOVERNMENT CENTER DEDICATION** - CMGC Plaza
6	Saturday, 10a m-3p m	**CHARLOTTE-MECKLENBURG GOVERNMENT CENTER OPEN HOUSE** - Charlotte-Mecklenburg Government Center, 600 East Fourth Street

THE WEEK OF MAY 7 - MAY 13

8	Monday, 4·30 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION**/Aquatic Center Ad Hoc Committee - Clark, Tribble, Harris & Li, 324 North College Street
	Monday, 7 30 p m	**HISTORIC PROPERTIES COMMISSION** - 1221 S Caldwell Street
9	Tuesday, 8 00 a m	**AIRPORT ADVISORY COMMITTEE** - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
10	Wednesday, 8 30 a m	**CIVIL SERVICE BOARD** - CMGC, 7th Floor Conference Room
	Wednesday, 4 00 p m	**HISTORIC DISTRICT COMMISSION** - CMGC, 8th Floor Conference Room
	Wednesday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION**/Discovery Place Omnimax Ad Hoc Committee - CMGC, 8th Floor Conference Room
	Wednesday, 4 30 p m	**CITIZENS CABLE OVERSIGHT COMMITTEE** - CMGC, Room 119
11	Thursday, 5 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION**/Executive Committee Meeting - CMGC, 8th Floor Conference Room

THE WEEK OF MAY 14 - MAY 20

15	Monday, 10 00 a m	**AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY** - Charlotte Coliseum, 100 Paul Buck Blvd
	Monday, 4 00 p m	**CITY COUNCIL, COUNTY COMMISSION (Ordinance Revision Process)** - CMGC, Meeting Chamber
	Monday, 5 00 p m	**COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room
	Monday, 6 00 p m	**CITY COUNCIL MEETING (Zoning Hearings)** - CMGC, Meeting Chamber

(CONTINUED ON BACK)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF MAY 14 - MAY 20(Continued)

16	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
	Tuesday, 5·00 p m	**CITY COUNCIL BUDGET WORKSHOP** - CMGC, Meeting Chamber Conference Room
17	Wednesday, 5 00 p m	**CITY COUNCIL BUDGET WORKSHOP** - CMGC, Meeting Chamber Conference Room
	Wednesday, 6 15 p m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 118
18	Thursday, 8 00 a m	**CLEAN CITY COMMITTEE** - CMGC, Conference Center, Room 270
	Thursday, 5 00 p m	**CITY COUNCIL BUDGET WORKSHOP (Optional)** - CMGC, Meeting Chamber Conference Room
	Thursday, 7 00 p m	**CHARLOTTE TREE ADVISORY COMMISSION** - 701 Tuckaseegee Road, Conference Room
19	Friday, 7 30 a m	**PLANNING LIAISON COMMITTEE** - CMGC, 8th Floor Conference Room

THE WEEK OF MAY 21 - MAY 27

22	Monday, 1 00 p m	**COUNCIL/MANAGER LUNCHEON** - CMGC, Meeting Chamber Conference Room
	Monday, 2 00 p m	**CITIZENS HEARING** - CMGC, Meeting Chamber
	Monday, 2·30 p m	**CITY COUNCIL MEETING (Budget Public Hearing)** - CMGC, Meeting Chamber
	Monday, 4 30 p m	**PLANNING COMMITTEE/Zoning Committee** - CMGC, 8th Floor Conference Room
23	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
	Tuesday, 4 30 p m	**COMMUNITY RELATIONS COMMITTEE** - Covenant Presbyterian Church
	Tuesday, 5 00 p m	**CITY COUNCIL BUDGET WORKSHOP** - CMGC, Meeting Chamber Conference Room
24	Wednesday, 5 00 p m	**CITY COUNCIL BUDGET WORKSHOP** - CMGC, Meeting Chamber Conference Room
25	Thursday, 1 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Coliseum Ad Hoc Committee** - CMGC, 8th Floor Conference Room
	Thursday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Thursday, 5 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION** - CMGC, 8th Floor Conference Room
	Thursday, 5 00 p m	**CITY COUNCIL BUDGET WORKSHOP (Optional)** - CMGC, Meeting Chamber Conference Room

THE WEEK OF MAY 28 - MAY 31

30	Tuesday, 2 00 p m	**CITY ZONING BOARD OF ADJUSTMENT** - Hal Marshall Building, 700 North Tryon St
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
	Tuesday, 5 00 p m	**CITY COUNCIL BUDGET WORKSHOP** - CMGC, Meeting Chamber Conference Room
31	Wednesday, 4 00 p m	**PLANNING COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room
	Wednesday, 5 00 p m	**CITY COUNCIL BUDGET WORKSHOP** - CMGC, Meeting Chamber Conference Room
	Wednesday, 6 15 p m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Room 118

These organizations will <u>not</u> meet in May

Community Facilities Committee
Municipal Information Advisory Board
Specialized Transportation Advisory Committee

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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 | Velta W Woollen

Council Agenda

Monday, May 22, 1989

1 00 PM	Council-Manager luncheon
2 00 PM	Citizens hearing
2 30 PM	Council meeting

ITEM NO

1 Invocation

2 Consider approval of minutes of April 17 Zoning Meeting, April 24 Regular Meeting, May 1 SUP Hearing and May 1 Council Workshop

PUBLIC HEARING

3 Conduct a public hearing on the preliminary FY90 and FY91 operating budgets, the preliminary FY90-94 capital budget, and expenditure of General Revenue Sharing funds

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

Tax Rate — The recommended property tax rate for both FY90 and FY91 is 62 75 cents per $100 of assessed valuation (no increase over the current fiscal year), with a distribution of tax levies as follows

	FY90 Budget	FY91 Budget
General	0 5125	0 5125
Debt Service	0 0700	0 0700
Pay-As-You-Go	0 0450	0 0450
Total	0 6275	0 6275

Operating Budget

The proposed FY90 operating budget totals $315 6 million and includes funding for police, fire, refuse collection, traffic operations, water and sewer service, airport operations, the transit system and debt service payments

CIP

The proposed FY90 Capital Improvement Program totals $133 6 million and includes $1,454,276 in General Revenue Sharing funds for FY90 Revenue Sharing funds are estimated to be available from interest earnings and fund balance Planned uses for the revenue sharing funds are summarized below

Capital Project	
Innovative Housing Program	$1,241,476
In Rem Repair	172,800
Rent Options	40,000
Total	$1,454,276

4 A Conduct a public hearing to obtain the views of citizens on a proposed ordinance to amend the Charlotte Housing Code

B Recommend adoption of an ordinance amending the Charlotte Housing Code to authorize the Community Development Director to grant owner/occupants administrative extensions up to one year to correct non-dangerous housing code violations

Housing Code Amendment

The Housing Code specifies that code violations be corrected within 30 days unless an extension of up to an additional 90 days (granted in three 30-day increments) is granted by the Community Development Director for good cause shown by an owner who needs additional time to correct violations The proposed amendment will authorize the Director to extend the compliance time to 365 days when the situation warrants additional time This amendment will include violations that were part of the CD workload as of April 24, 1989 We recommend beginning with owner/occupants to see how the amendment works

Criteria for Extensions

Community Development recommends two basic criteria for an owner/occupant to qualify for the department approved extension

There must be no dangerous conditions that would affect the safety or health of the occupants or the neighborhood

The owners must submit a plan that identifies the work and a projected completion date The Community Development Director will then establish a compliance date based on the information If the compliance date is not met, the civil penalties will go into effect

Reason for Extensions

The reasons the owners cannot correct the violations vary from owner to owner but generally fall into one of three categories

1) Owner/occupant is doing the repairs in his or her spare time or through a contractor or representative

2) The owners are funding the repair cost on a pay-as-you-go basis Many of these occupants are low to moderate income and have chosen to repair their houses without any outside assistance, and a pay as you go basis in many cases will take longer than currently permitted

3) The owner/occupant is living in an area where the houses are undergoing substantial rehabilitation or are in an area that is affected by the Historic District Commission Under these circumstances many of the owners cannot comply within the time period established by the ordinance because of the conflict with the requirements of the Historic District Commission and the repairs are substantially beyond minimum housing code standards Occasionally owners in this category also are doing the work themselves on a pay as you go basis

Funds

No City funds will be expended in implementing this Ordinance

Clearances

This ordinance has been reviewed by the City Attorney and the Community Development Director

Attachment

Ordinance amendment

Attachment No 1

POLICY

5 Recommend approval of the Art Commission's recommendation of David Stromeyer's sculpture to be installed at the Tryon Street entrance of Spirit Square at a cost of $35,000 00 and authorization for the City to contract with Mr Stromeyer

David Stromeyer Recommended	November, 1988 - prospectus mailed to artists on the Art Commission's national mailing list, project advertised nationally January, 1989 - ad hoc advisory committee reviewed 39 submissions and selected six semi-finalists, one of which withdrew due to previous commitments February, 1989 - artists met with ad hoc committee members and viewed the site April 12, 1989 - artists presented their marquettes (models) to the ad hoc committee Ad hoc committee chose David Stromeyer's proposal to recommend to the Art Commission as its first choice and Jacqueline Heer's proposal as its second choice David Stromeyer's piece is in two parts and will replace the marquee creating a new identity for Spirit Square on Tryon Street A model of the artwork is available in the Planning Department, and will be at the Council meeting Representatives of the Art Commission will be at Monday's luncheon
Art Commission Vote	On April 27 the Art Commission board approved the ad hoc committee's recommendation of David Stromeyer's artwork
Funds	Spirit Square Capital Account - Art Funds

6 Consider Finance and Long Range Funding Committee unanimous recommendation to approve the Citizens' Organization Review Advisory Committee's proposal to improve budget flexibility and accountability

Productivity Task Force Recommendation

At the May 1 workshop, Council discussed the final reports from the Organization Review Advisory Committee and Advisory Committee on Performance Appraisal and Incentive Programs Also discussed was the City Manager's memorandum, outlining a process to address all recommendations from both Committees

Referral to Finance Committee

Council approved the process as outlined in the City Manager's memorandum with one exception Recommendation #2 from the Organization Review Advisory Committee (which was reflected in Section II from the City Manager's memorandum) was referred to the Finance and Long Range Funding Committee since adopting the recommendations would require changes in Council policy (and possible legislative changes)

Recommendation #2 Improve budget flexibility and accountability by authorizing the City Manager to

2a - reallocate up to 10% of budget and headcount among departments during the fiscal year,

2b - maintain a "productivity improvement fund" in order to provide funds to departments to implement productivity improvements,

2c - approve any already budgeted expenditures

Finance Committee Recommendations

On May 11, the Finance Committee discussed the recommendations with Peter Anderson who represented the Organization Review Advisory Committee The Committee discussed how all three components of the recommendation more clearly places the responsibility and accountability for the management of the City's resources on the City Manager The recommendation will also reduce the amount of time Council spends reviewing and approving items previously approved in the budget

The Committee also stated that even with approval of these proposals to increase budget flexibility and accountability, it is incumbent on the City

Manager to continue to identify policy issues and bring them to City Council

The following presents the Finance Committee's recommendations

2a - Finance Committee Recommendation
Authorize the City Manager to reallocate up to 10% of the budget and headcount during the fiscal year The 10% guideline is applied against the originating department of the transfer If Council aproves this recommendation, the appropriate wording will be included in the budget ordinance

The Finance Committee also recommended a semi-annual report showing all transfers However, after further legal review of the Local Government Budget and Fiscal Control Act, it was determined that if the City Manager is authorized to transfer monies across departments, then the City Manager must notify Council of these transfers at the next scheduled Council meeting

No legislative changes are required to implement this recommendation (with the provision as stated above)

2b - Finance Committee Recommendation
Establish and maintain a "productivity improvement fund" for departments to apply for funds to implement productivity improvements

Under this proposal, this fund would serve as a banker to departments by loaning funds for improvements The departments would return to the Productivity Improvement Fund savings generated from the productivity improvements The Productivity Improvement Fund, after initial funding, will be self-supporting

The fund is recommended to be established from $100,000 contained in the FY90 recommended budget for productivity

No legislative changes are required to implement this recommendation

2c - Finance Committee Recommendation
Authorize the City Manager to approve any already budgeted expenditures

The Committee discussed how this recommendation will reduce Council's time reviewing and approving items that were previously approved in the budget and not related to policy

The Committee recommends requesting an amendment to the current legislation The City Attorney has drafted a bill which specifies the language of the recommendation At the request of the Finance Committee, the bill contains provisions for appeals from dissatisfied bidders The bill also states that the City Manager will periodically inform the City Council of contracts and agreements awarded The draft bill and a memorandum from the City Attorney are attached as well as the City Manager's memorandum

If Council approves 2a and 2b, we will include a statement in the budget ordinance that will allow implementation in the upcoming fiscal year

Attachment No 2

7 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 FY90 (July 1, 1989 - June 30, 1990) of $3,466,000, program income of $1,126,752 and reprogrammed funds of $572,000 for a total of $5,164,752

CDBG — Council approval is required in order to apply for CDBG funds

Public Hearings — City Council held a public hearing on April 10, 1989 to receive citizens comments on community development and housing needs and the proposed Statement of Community Development Objectives No one appeared at the hearing A second public hearing was held by the Community Development Department on April 26, 1989 to review program

performance and proposed activities for the FY90 block grant application Two citizens attended the hearing, there were no requests or concerns raised that required written responses

FY90 Grant

The Final Statement is attached and provides detailed information on the proposed use of Community Development Block Grant funds The following are principal elements of the FY90 grant revenues and expenditures

CD Program Block Grant Revenues	
CDBG	$3,466,000
Program Income	1,126,752
Reprogrammed Funds	572,000
Total Program Revenues	$5,164,752
CD Program Block Grant Expenditures	
Program Activities	
Residential Rehabilitation Assistance (Estimated 150 loans)	$2,679,576
Belmont Neighborhood Operating Costs	200,000
Human Services Contracts	519,900
- Gethsemane Enrichment ($392,628) (400 clients)	
- Bethlehem Center ($127,272) (194 clients)	
Subtotal Program Activities	$3,399,476
Program Delivery	
Rehabilitation	$ 511,011
Relocation	274,864
Neighborhood Development	97,223
Family Housing Services	285,542
Subtotal Program Delivery	$1,168,640
Program Administration	
Administration	596,636
Subtotal Program Administration	$ 596,636
Total Program Expenditures	$5,164,752

Grant Emphasis

Preservation of the existing housing stock through housing rehabilitation by providing low interest loans to assist lower income families

Housing support services are being offered through housing counselling and relocation assistance

Neighborhood development emphasis will be on acquisition and rehabilitation of boarded-up dwellings

The grant application allows 15% of its funding be expended toward providing remedial/tutorial assistance to youth of lower income families

Preservation of the existing housing stock through code enforcement is also a major program component of Community Development, however, the General Fund provides the funding, and the Manager's budget recommendation for FY90 is $1,054,982

Attachment No 3

8 Recommend adoption of the revisions to the Housing Policy Plan

Need for Housing Policy Plan Amendments

In April 1987, City Council approved a Housing Policy Plan which outlines the City's goals and commitment of resources towards its mission of "reducing the number of households living in substandard, overcrowded, or unaffordable housing conditions " Since the plan was adopted, changes occurring at both the local and national levels have affected the low income housing picture causing a need for amending or adding provisions to the 1987 Housing Policy Plan

The Housing Policy Plan sets general policy guidelines for programs, resources, and roles of the different housing providers Most of the action steps to carry out the policy plan will come back to City Council for approval in the form of contracts

Recommendations

Recommendations for the 1989 Housing Policy Plan

I It is recommended that Council adopt the following mission statement The changes from the current mission statement are indicated by underlining

The City of Charlotte is committed to reducing the number of City households living in substandard,

over-crowded, or unaffordable housing conditions The expenditure of public dollars will address the housing needs of residents earning less than 60% of median income through an aggressive preservation program emphasizing code enforcement and rehabilitation, through partnership efforts to stimulate production of housing for low-income residents, and through coordinated assistance efforts to reduce the number of people needing subsidized housing

II The following policy statement which identifies the target population to be served is recommended for addition to the policy plan

When City dollars are used to subsidize housing, the people receiving the subsidy must reside in substandard, over-crowded, or unaffordable housing, must earn 60% or less of median income for a family of four, and must be on a master list for subsidized housing administered and maintained by the Housing Authority, or must currently reside in public housing units Priority will be given to stabilizing the housing conditions for families with children below the age of 15, and to efforts promoting self-sufficiency for these families

Action Step

After adoption of the above policy statement, the City will develop in cooperation with the Charlotte Housing Authority a proposal for administering and maintaining a clearing house and master list for people needing subsidized housing who meet the criteria of income, and who currently live in substandard, or over-crowded, or unaffordable housing

III The following role definitions are recommended for addition to the Housing Policy Plan

A City of Charlotte

1 Preserve and protect existing housing stock through direct service delivery program (Code enforcement, rehabilitation loans)

2 Financing subsidized housing

a Direct subsidies to tenants
b Second mortgage write down for home ownership
c Below market rate financing through partnership arrangement
d Other subsidy mechanisms as approved by City Council

3 Coordinate employment and Social Services targeted to persons receiving City subsidized housing with a long-term goal of promoting self-sufficiency

4 Support nonprofit efforts to develop low-income housing that meets the intent of the City's Housing Policy

B Charlotte Housing Authority

1 Manage in an acceptable manner the existing stock of City-owned subsidized housing

2 Develop project proposals to provide new housing opportunities for people currently in public housing or on the waiting list

3 Create housing development and management strategies which promote self-sufficiency

4 Administer direct subsidy program

5 Administer and maintain a waiting list for low-income assisted housing

C Charlotte-Mecklenburg Housing Partnership

1 Mobilize private and nonprofit financing for development of low-income housing opportunities

2 Create development opportunities for low-income housing, and serve as a catalyst and clearing house

for public/private housing development ventures

3 Develop and coordinate neighborhood opportunities for economic self-sufficiency in conjunction with housing opportunity

IV Recommended resource allocation

The following allocation guide is recommended for the annual appropriation of $4 5 million currently programmed in the Capital Improvement Program The Council will be asked to approve individual contracts meeting the program concept outlined below

A Contract on a yearly basis with the Charlotte-Mecklenburg Housing Partnership to leverage City dollars in the production of additional housing opportunities through public/private ventures These housing opportunities would benefit people earning 60% or less of the median income

One hundred units - $2 0 million

B Allocate $2 0 million for City sponsored housing which would benefit people earning 40% or less of median income

C Allocate $500,000 for continuation of the City's Innovative Housing Fund for smaller projects benefitting people earning 60% or less of the median income

The provisions recommended above for Council adoption would be incorporated into a revised Housing Policy Plan Specific options for carrying out the City's Housing program for expenditure of the $2 0 million will be presented to Council in June 1989 These options include a City housing assistance payment program, construction of 50 units, or a combination of the two The options would also include new guidelines for the approximately 400 units of City-funded public housing These guidelines would be aimed at promoting "movement" of people from public housing to less subsidized housing opportunities The options would also include

guidelines for providing coordination of existing City services to promote self-sufficiency for those families with that potential

BUSINESS

9 Recommend approval of the Food Service Advisory Committee's recommendation that the City enter into a five-year lease with a five-year option to renew with Gary V Jordan as operator of the Charlotte-Mecklenburg Government Center restaurant

Recommendation: The Food Service Advisory Committee, comprised of Slug Claiborne, Chairman, Robert Percival, George Beck, Glenda Brown and Jackie Wilkes, recommends the City enter into lease arrangements with Gary V Jordan to operate the CMGC restaurant The rental rate for the proposed five-year lease term will be $12 00 per square foot for 4,000 square feet, $3 00 per square foot for 384 square feet of basement storage, and 15 percent of gross sales over $300,000 annually

The committee recommends Mr Jordan because of his extensive background, proposed personal management of the facility, and proposal with the highest revenue return to the City Based on his pro-forma, it is estimated that the City's income will be $64,152 with $400,000 in gross sales We expect this rent to cover amortization cost for facility construction Mr Jordan agreed to enter into a five year lease with an option to renew for a second five year term as requested in the City's RFP and that the information submitted in the RFP be made a part of the lease document

Restaurant Background: In March, City Council approved the concept of City funding of the restaurant development with the return on capital investment through the lease structure

124 Request for Proposals were sent to restaurateurs who replied to the advertisement or who had previously indicated an interest in operating this facility

Eleven proposals were received and forwarded to the Food Service Committee for review

Foodesign Associates evaluated the eleven proposals and on May 1, the committee reviewed these proposals

The committee evaluated the estimated gross sales, rent proposed to the City, number of employees to operate the facility, financial and restaurant experience background and proposed menu items

The six best proposals according to Foodesign's review were discussed by the committee From this group, the committee narrowed the proposers to three who were interviewed on May 3 Those chosen for interviews and their proposals are attached

Construction — The final plans and specifications are being completed and approved through J N Pease Associates The City expects to solicit bids for construction of the restaurant during June and begin construction later this summer Construction should be complete and the facility opened by the end of the year

Funds — Funding for the construction and architectural fee will be identified and approved at the time of construction bid award

Clearances — The Food Service Advisory Committee, Finance and Engineering/Real Estate concur in this request

Attachment No 4

10 Recommend adoption of an ordinance to amend Ordinance No 2428-X, the 1988-89 budget ordinance, to provide for the year-end transfer of funds

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

A brief review of the recommended budget adjustments is provided below

General Fund

The majority of expenditures in the General Fund will be less than budgeted for Fiscal Year 1989 Savings are estimated to total $4 1 million from the over-collection of revenues and underexpenditure of budgets Year-end expenditures are estimated to be 2 1% below FY89 budgeted levels in the General Fund and 2 5% below budget for all operating funds There are several sources of savings that are common throughout most departmental budgets salary and overtime savings and gasoline savings Savings were also realized in several General Fund Non-Department expenses, such as Street Lighting, City Elections, and a reserve for public safety pay plan Savings for the General Fund total $2 4 million and for all Funds total an estimated $6 7 million General Fund revenues collected in excess of estimates total $1 7 million

The following expenditure centers will require supplemental appropriations from other underexpended centers

Center	Primary Reasons for Shortages
Operations - $591,000	Temporary Salaries, Landfill Fees, Equipment Maintenance higher than estimated
Fire - $133,500	Purchase of vacation days under Deferred Compensation Program higher than estimated

- General Fund Revenues in excess of estimates ($1 7 million), net underexpenditures of budgets ($1 7 million) and General Fund Balance ($ 6 million) for a total of $4 million are recommended to be transferred to the Capital Equipment Fund for the purchase of 800 Megahertz

- The General Fund Section of the FY89 Annual Ordinance is recommended to be amended to redistribute the sources of revenue for the Rideshare Program between State Shared Revenues and Grants and Participation Agreements The total for the General Fund is unchanged

Other Funds

Adjustments to other funds are recommended as follows

- An additional $5,000,000 State of North Carolina grant for the Performing Arts Center is recommended for appropriation

- State of North Carolina grants totalling $142,852 10 are estimated to be available for bridge replacements at Birchwood, Mountainbrook, and Sardis Road North and are recommended for appropriation

- The City and County have entered into a joint contract with the Edge Group for recommendations concerning stormwater management and the development of a policy and design manual The City and County are each responsible for one-half of this cost The County's share of $107,500 is estimated to be available and is recommended for appropriation

- The sum of $1,041 90 is one percent of the final cost of repairs to the Governmental Plaza Parking Deck (adjacent to the Police Department) and is recommended for appropriation to Art in Public Buildings

- One of the original sources of funding for York Road Renaissance Golf Course was a temporary loan from the Municipal Debt Service Fund It is recommended that this source be made permanent and that revenues generated by fees be received directly into the Municipal Debt Service Fund until such time the above funding is recouped

- An additional $1,000,000 is recommended for appropriation to Housing Rehabilitation Loans in Community Development The source of funding is program income from prior years (fund balance) and an increased estimate for FY89

- It is recommended that anticipated interest earnings previously budgeted be revised and appropriated in the Water and Sewer, Municipal, Airport, and Cityfair Debt Service Funds, and Cityfair Project Fund to reflect higher than expected interest rates

- For lease-purchase debt repayment, it is recommended that appropriations be transferred from the General Fund, Community Development, and Water and Sewer Operating Fund to the Municipal and Water and Sewer Debt Service Funds

- It is recommended that $25,000 be appropriated within the Municipal Services District Fund for a Central Area Plan Uptown Economic Base Study The source of funding would be Special Service District One fund balance

- The actual amounts of Airport Special Facility Bond Proceeds and related revenues exceeded estimates by $2,806 This amount is recommended to be added to the appropriations for the Piedmont Maintenance Facility

- It is recommended to increase the appropriations in Insurance and Risk Management Operations by $65,000 for an actuarial study not included in the FY89 Annual Ordinance The source of funding is $39,000 from the General fund and $26,000 from Mecklenburg County and other agencies

- The FY89 Budget established transfers of funds as sources of revenue in General Capital Projects Fund, Airline Maintenance Facility Capital Projects Fund, and Municipal and Water and Sewer Debt Service Funds, but did not establish the actual appropriation in the transferring Funds It is recommended that these transfers be appropriated

- It is recommended that current year interest earnings be appropriated in the General and Water and Sewer Capital Equipment Funds in the amounts of $500,000 and $75,000 respectively

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

11 Recommend (a) approve a repayment agreement which provides a revised means for repayment of monetary advances made by the City, the Hornets, and the Authority with respect to the new Coliseum, and (b) adoption of a resolution which designates the property the Authority is empowered to lease at the new Coliseum site

Memorandum of Agreement On September 14, 1987 the City, Mr George Shinn, and the Auditorium-Coliseum-Convention Center Authority executed a memorandum of agreement providing for the construction of skyboxes, a video scoreboard, advertising signage, and Coliseum amenities at the new Coliseum Funds to acquire and install the listed items were to be obtained from a revenue bond financing Advertising revenues and skybox license revenues were to be used to repay the revenue bond issues

Since the original memorandum of agreement, the City, the Hornets, and the Authority have advanced the necessary funds to complete the Coliseum on schedule with the amenities package We have constructed skyboxes, a state of the art video scoreboard, an upgraded NBA locker room, the front canopy, terrazzo floors in the concourses, and additional tile in the public rest rooms

As part of the skybox agreement, the Hornets were to get $607,000 from either the revenue bond financing or the skybox revenues to be used toward a Hornets office building The Hornets are now requesting to build the Hornets office building in the dirt parking lot at the rear of the Coliseum The Authority has agreed to lease the necessary property

Repayment Agreement

We have now concluded that revenue bond financing is not the most financially acceptable method for reimbursing advances made towards the amenities package by the Hornets, the Authority, and the City However, the current scoreboard and skybox agreements are not totally clear on how repayment from revenues without a revenue bond financing would be structured Therefore, it is proposed that the City, the Authority, the Hornets, and George Shinn execute the repayment agreement to clarify the repayment of advances from skybox and advertising revenues The repayment agreement reaffirms that advances will be repaid from revenues in accordance with the original scoreboard agreement The only change in the original agreement in which the City was a party is the source of funds from which advances will be repaid, i e , advertising and scoreboard revenues rather than a revenue bond issue

Resolution

In addition to approving the repayment agreement, Council is requested to adopt a resolution which clarifies the Authority's ability to exercise its power to lease property to the Hornets at the Coliseum site so that the requirement for the NBA office building can be met The City Charter empowers the Authority to lease Coliseum properties and facilities and grants the Authority full control over such properties and facilities However, the specific real property over which the Authority has such control is not designated in the Charter

Funds — Funds have already been advanced and expended by the City, the Authority, and the Hornets The advanced funds are to be repaid in accordance with the proposed repayment agreement

Clearances — The Coliseum staff, the Authority, the City Finance Department, and the City Attorney have reviewed and approved this action

12 Recommend approval of a loan agreement of $172,800 between the City and Lillian R Lewis for the purchase of a convenience store including inventory, furniture, fixtures and equipment located at 1312 LaSalle Street

April 24 Deferral — This action was deferred at the April 24, 1989 Council meeting; that agenda item is attached Several questions were raised including the number of jobs to be created by the project and the financial projections to substantiate the projected jobs to be created

May 3 Meeting to Review Loan — On May 3, 1989, Council members Gus Campbell and Roy Matthews met with Ava Weaver (real estate broker for the property), Kenneth Jefferson and Alex Badger, the respective Chairman and Vice Chairman of the Economic Development Revolving Loan Fund Committee, and several Community Development staff members to review the submitted projections and discuss the loan application in more detail

Projections for the first five years of operation were submitted by Lillian Lewis She also attached schedules that indicated when the jobs would be created and how the salaries would figure into the expenses of the business It was determined that the loan request meets the City's guidelines for job creation

Council members Campbell and Matthews also wanted to know the loan committee's rationale for recommending the loan request to Council Mr Jefferson and Mr Badger, private lender representatives on the committee, explained that the Committee recognized that the number of jobs satisfied the City's criterion of one job for each $15,000 of City loan participation, and, while the jobs may not provide salaries that would render an individual self-sufficient, they would make

employment opportunities available that would not otherwise be offered The Council members also were made aware that the vote for the loan was not unanimous Six committee members voted in favor of the loan, two against, and one abstained because of employment with the participating private lender Other considerations for the loan committee's recommendation included the credit experience and character of the applicant as well as her capacity to repay the debt and the collateral securing the City's loan - all were good

Another point of discussion involved the need for the City's participation It was discussed that United Carolina Bank (UCB) would only loan $200,000 toward the purchase of the land, building and business assets Since that was the maximum UCB would loan for this purchase, a financing gap was created that the City was requested to fill The loan committee decided that this was an eligible loan request and, subsequently, recommended City participation to Council

The loan request is now being resubmitted to Council for its review Attached is a description of the project and an addendum with details on the project's costs, source of funds, loan terms, security, and public purpose

Funds — Economic Development Revolving Loan Fund

Clearances — The Economic Development Revolving Loan Fund Committee approved the loan on March 15, 1989 The loan was reviewed again May 3, 1989 at a special meeting of two Councilmembers, two loan committee members, the real estate broker involved and Community Development staff persons

Attachment No 5

13 Recommend (A) Condemnation of a 6 347 acre tract of property adjacent to the Central Yard facility at the request of the owner, and (B) adoption of a budget ordinance appropriating $253,880 for purchase of the property

Background In August, 1988, the City was offered a 6 347 acre tract of land zoned I-2 directly east of the Central Yard, lying between Hawthorne Lane and Louise Avenue It is extremely difficult to find property zoned I-2 in a location that serves the City's purpose I-2 zoning is required for outside storage and is necessary for yard operation

90 Day Option The City has obtained a 90-day option to purchase property

Capital Project Review This project has been reviewed by the Capital Project Review Team in accordance with the process established by City Council in 1987 for reviewing major capital improvement projects that arise out-of-sequence from the normal evaluation process of the Capital budget The Capital Project Review Team recommends purchase of the property

Condemnation The property owners requested this acquisition be by condemnation for tax purposes If Council approves a resolution of intent to acquire this property by condemnation, the property owners will settle with the City on an price of $40,000 per acre or $253,880

Need for Additional Property The Central Yard facility, as well as existing and potential satellite yards, will be needed to accommodate increasing manpower and equipment needs This expansion property will allow the City to continue to place its base operations at an optimal site, thereby keeping travel distance and time at a minimum

The proposed expansion of the Central Yard facility does not negate the need for a future satellite yard, nor the continued improvement of the existing Sweden Road satellite facility The City will continue to coordinate both multiple use sites so that all facilities function efficiently

A City task force is presently reviewing both the need for an additional satellite facility as well

as additional facilities for the existing yards The work of this task force will include updating the ten-year old Central Yard Master Plan and performing a study to determine the feasibility and need for a new satellite yard facility

Funds — Funds are provided from the planned sale of City-owned acreage on Monroe Road at McAlpine Creek in FY90

Clearances — Operations Department, General Services Department, Budget and Evaluation Department, Planning and Engineering/Real Estate concur in this request

Map — A map is attached.

Attachment No 6

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The City Attorney advises that agenda items No 14 through 29 may be considered in one motion However, any member of Council may request that an item be divided and voted on separately

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PERSONNEL

14 Recommend adoption of a resolution amending the Pay Plan to establish a Public Safety Pay Plan to include the classes of Police Officer, Senior Police Officer I, II and III, Police Sergeant and Police Captain, Firefighter I and II, Firefighter-Engineer, Fire Captain and Battalion Fire Chief, and Airport Safety Officer I and II, Park Ranger I, II and Chief Park Ranger In addition, change the pay range assignment of Division Fire Chief from 830 to 840 (MPP) and delete the classification of Relief Fire Captain

As discussed at the May 16, 1989 budget workshop, this action will address the compression problem (pay ranges which overlap between ranks) in the Police and Fire Departments The cost for the remainder of this fiscal year is estimated to be $41,000 and can be accommodated within current fund allocations, next year's cost is $217,000

Attached is information handed out at the budget workshop.

Attachment No 7

PURCHASE UNDER STATE CONTRACT

15 Recommend purchase of 24 IBM microcomputers under the State and Local Governments contract at a cost of $150,613

Productivity/ Efficiency — 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 needs inventory and complaint tracking, computer-aided drafting and design, and work order management Departments receiving equipment are Airport (5), Economic Development (1), Fire (1), General Services (1), Municipal Information System (7), Personnel (1), Planning (1), Police (1), Transportation (3), and Utility (8)

Funds — Funds to cover this expense are available in the General Fund for MIS and DOT, the Water and Sewer Fund, and the Aviation Fund

Other Equipment — The Bid section contains a recommendation for purchase of software and equipment which is supplied by non-state contract vendors and for the purchase of five microcomputers noted above These components total $98,187 15 and will complete the configuration for each microcomputer

BIDS

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

A Traffic Signal Controllers D O T

Recommendation. By Purchasing Director and Director of Department of Transportation that the low bid Traconex Inc , Santa Clara, Calif , in the amount of $107,400.00 be accepted for award of contract

Project Description This proposed purchase is for 12 traffic signal controllers to replace equipment drawn from

inventory to install new signals under the municipal agreements with NC DOT

Source of Funding Capital Improvement Projects Funds- Traffic Signal Improvements Capital Equipment Replacement Fund - Lease Purchase General Fund - (Transportation - Electronic Systems - Traffic Signals and Control Devices)

B Reflective Sheeting D O T

Recommendation By Purchasing Director and Director of Department of Transportation that the low bid 3M Co , St Paul, Minnesota, in the amount of $34,525 90 be accepted for award of contract

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

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

C Bus Shelters - 16 D O T

Recommendation By Purchasing Director and Director of Department of Transportation that the low bid Brasco, Inc Detroit, Michigan, in the amount of $50,800 00 be accepted for award of contract

Project Description. These bus shelters will be located where ridership justifies installation

Source of Funding Public Transportation Capital Equipment Fund - (Purchase of Bus Shelters - UMTA 80%, NCDOT 10% and City 10%)

D Atomic Absorption Spectrophotometer Utility Department

Recommendation By Purchasing Director and Utility Director that the low bid, Perkin Elmer Corporation, Morrisville, N C in the amount of $93,000 00 be accepted for award of contract

Project Description Atomic absorption spectrophotometer needed to analyze pollutant concentrations for Industrial Waste permits which are required by State and Federal Governments

Source of Funding. Water and Sewer Fund - (Industrial Waste Control)

E Concrete Water Meter Boxes & Covers Utility Department

Recommendation By Purchasing Director and Utility Director that the low bid, Pump & Lighting Company, Charlotte, N C in the amount of $30,016 15 be accepted for award of contract on a unit price basis

Project Description. Water meter boxes provide a shell protection for installed meters so that meters can be easily read for monthly billings

Source of Funding Water and Sewer Fund - (Water Distribution)

F Modular Storage Cabinets with Drawers D O T

Recommendation By Purchasing Director and Transportation Director that the low bid Equipto Inc Charlotte, N C , in the amount of $62,624 76 be accepted for award of contract on a unit price basis

Project Description This proposed purchase is for storage of various types of parts used on the transit bus fleet

Source of Funding Public Transportation Capital Improvement Fund - (Maintenance Equipment - UMTA 80%, NCDOT 10% and City 10%)

G 2 - Street Sweepers (Vacuum Type) Operations - Special Services

Recommendation By the Purchasing Director and Operations Director that 2-Street Sweepers be purchased from the present city contract #79-103 with North Carolina Equipment Co., Charlotte, N C , at $91,873 each, for a total of $183,746 Contract #79-103 was awarded to North Carolina

Fquipment by City Council on January 23, 1989

Project Description These sweepers will be used to remove litter and debris from city streets One sweeper is a replacement, the other will be for newly annexed areas

Source of Funding General Capital Improvement Fund - (Annexation) Powell Bill - (Street Equipment)

H Traffic Signal Heads D O T

Recommendation By Purchasing Director and Director of Department of Transportation that the low bid RGA Inc, Richmond, Va in the amount of $84,000 00, be accepted for award of contract on a unit price basis

Project Description This proposed purchase is for 480 traffic signal heads to be used in the installation of signalized intersections New signal heads are needed to replace old signals and for installation of new signalized intersections

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

I 2-Excavating and Grading Machine Operation-Street Maintenance

Recommendation By Purchasing Director and Operations Director that the that the low bid, Owsley & Sons, Inc Fort Mill, S C , in the amount of $226,544 00, be accepted for award of contract

Project Description These excavators will be used to excavate road base failures and place new material in preparation for resurfacing They will also be used to add lanes and for ditch/shoulder maintenance

Source of Funding Powell Bill Fund - (Operations - Street Maintenance)

J 18-Recycling Trucks Operations

Recommendation By the Purchasing Director and the Operations Director that the lowest responsive bidder, Lodal - South, Inc., Concord, N C , in the amount of $1,241,910.00, be accepted for award of contract

Other bids received not meeting specifications

Adams International, Charlotte, N C in the amount of $984,510 00 (delivery time 11/15/89 - 3/30/90) and Kabco, Inc , Raleigh, N C in the amount of $989,730 00 (delivery time 1/29/90) both bid the same International Truck with an Eager Beaver brand truck body Numerous exceptions to the specifications were taken by both bidders, the most important being Front and rear truck axle rating, truck cab design and operation, dual side steering capability, tire size, container size (for the recyclable material), manner in which these containers dump their contents (this manner is recommended for capability with the materials reclamation facility)

Lodal-South

The vehicle offered by Lodal-South offers the basic features that are needed (and not offered by either of the two lower bidders) to service a multi-material recyclable collection route Some of those features are

1 Low entry stand-up drive on both sides of the cab to allow one operator to step in and drive the vehicle to the next collection point, regardless of which side of the truck he is entering from This is essential since the one operator collects materials from both sides of the street A crew of two or three employees would be required when using a conventional vehicle modified for low entry drive on the right hand side only

2 Heavy drive line components coupled with the largest brake shoes in the industry to accommodate the stops required to service a route of 1200 locations per day

3 Capability of accommodating the County's processing facility expectation of a drive-through operation whereby the material bins can dump to the left, right, and the rear A conventional dump truck, (similar to that bid by the two lower bidders) which dumps only from the rear, could not meet this requirement

Attached is additional information on this purchase

Project Description These vehicles will be used to collect recyclable items from the curbside five days per week from approximately 97,000 single family homes

Source of Funding Capital Equipment Fund

Attachment No 8

K Microcomputer peripheral equipment and software, and 5 portable microcomputers MIS

Recommendation By MIS Director and Purchasing Director that the bid from the following five companies be accepted for award of contract

Dataprint	19,920 50
In-a-Comp	31,686 00
Computer Resource Center	1,758 00
Entre	13,128 00
CBM	31,694 65
TOTAL	$98,187 15

Project Description This equipment and software will be used in conjunction with the microcomputers requested for purchase under the State and Local Government contract Microcomputers, associated equipment and software will be assembled by the MIS Department for installation in ten departments (DOT, CMUD, Airport, Personnel, General Services, Police, Economic Development, Fire, MIS and the Planning Commission) These systems will support specific department activities as well as general applications including computer-assisted drafting and design, word processing, inventory monitoring, complaint tracking, administrative reporting, budget preparation, work order management, mapping and geoprocessing, economic development analysis, zoning analysis, monitoring employee relations and budget monitoring

Source of Funding. General Fund - (MIS Department), (Transportation-Planning) and (Transportation-Engineering) Water and Sewer Fund - (Engineering), (Water Distribution), (Irwing Creek Treatment Plant) and (Customer Service) Airport Terminal Capital Projects Fund - (South Terminal Expansion) Airport Capital Improvement Fund - (Part 105 Noise Compatibility Program) Airport Control Fund - (Airport-Administration)

L Landscaping Contract for East Parking Structure — Aviation

Recommendation The Aviation Director recommends that the low bid from Commercial Landscaping Systems in the amount of $159,756.99 be accepted for the award of the contract on a lump sum basis This amount is based on the combination of a base bid of $156,624 50 and a 2 percent contingency of $3,132 49

Project Description. Construction of the parking structure at the airport is a two phase project This contract provides landscaping and irrigation associated with Phase One (east half) of parking structure which is now complete

This project provides plant material, planting and irrigation for numerous traffic islands and open spaces around the easterly half of the new parking deck and the commercial traffic roadway Since this area is pedestrian intensive, the selected plant material is of high quality, varied and colorful to create interest Contract includes over 3,453 plants and 120 trees The irrigation system is fed from the Airport's deep well ground water system

Source of Funding Airport Bond Construction Fund - (Signs and Landscaping - 1987 Airport Revenue Bonds)

M FY-89 Curb Improvements — Engineering

Recommendation By the City Engineer that the low bid of $278,808 64, as submitted by P & J Contracting, be accepted for award on a unit price basis

Project Description This contract is prepared annually by the Engineering Department to repair the curb and gutter system throughout the city

Source of Funding Powell Bill Fund - (Curb Repair and Replacement)

N Sidewalk Construction-89-2 — Engineering

Recommendation. By the City Engineer that the low bid of $152,832.75, as submitted by Mustang Enterprises, be accepted for award on a unit price basis

Project Description Sidewalks will be installed based on their priority

Source of Funding General Capital Improvement Fund - (Sidewalk Construction - 1987 Street Bonds)

O Water Distribution Project 54-Inch Water Main Extension — Charlotte-Mecklenburg Utility Department

Recommendation Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Howard Management Group, Inc (HMG, Inc) of Greensboro, North Carolina in the amount of $4,798,000 00 be accepted for award of contract on a unit price basis

Project Description. This project is an extension of the 54-inch water main from Vanizer Street to the Franklin Water Treatment Plant Construction of this project will improve water supply to southeast Charlotte

Source of Funding Water and Sewer Capital Improvement Fund - (Large Transmission Main from Franklin Plant to 54" Main)

P Alexander Street Center Ground Floor Installation on a new HVAC System — Neighborhood Ctrs

Recommendation By the General Services Director that the project be awarded to Action Mechanical Contractors, Inc. of Charlotte, the low bidder, in the amount of $63,525 00.

Project Description. The existing boiler is old and operates marginally Cooling with window air conditioning units is inefficient and costly

Source of Funding General Capital Improvement Fund - (Building Improvements - Pay-As-You-Go Funding)

BID REJECTION/AWARD SECOND LOW BID

17 Recommend that the low bid by Davidson Sash & Door of $162,376 00 be rejected and that the City Hall window replacement project be awarded to J R Morton Company, Charlotte, the second low bidder, for $209,997 00

Windows to be Replaced

The City Hall is a registered historical property, modifications require the approval of the Charlotte-Mecklenburg Historic Properties Commission The existing wood windows are badly deteriorated New energy efficient, low maintenance windows are an important part of the City Hall renovation

Bids

Bid documents were prepared for wood window replacement and aluminum window replacement No bids were received for wood window replacement on the first bid date The project was readvertised and rebid The bid tabulation is as follows

Aluminum Windows

Bidder	Bid
Davidson Sash & Door	$162,376 00
J R Morton Co	209,997 00
Environ, Inc	$229,447 00

Wood Windows

Crescent Construction Co ,Inc	$413,167 00

The architect met with the Historic Property Commission Design Review Board on April 26 to review the proposals In order to comply with Department of the Interior guidelines and obtain a Certificate of Appropriateness, the original profiles must be duplicated as closely as possible The wood window replacement, which does this, exceeds the budget and does not represent a sound capital investment The low bidder for aluminum window replacement did not meet bid specifications and therefore, the low bidder would be unable to obtain a Certificate of Appropriateness, and consequently, a building permit

The architect has verified that the proposed installation by the second low bidder, J R Morton (aluminum windows), is in compliance with the contract documents and is approved by the

Charlotte-Mecklenburg Historic Properties Commission

The proposed installation will provide the City with a low maintenance exterior while enhancing the value of a historic property

Funds — City Hall Renovations capital account

Clearances — This contract has been reviewed by the appropriate General Services' staff and the Historic Properties Commission

CONTRACT RENEWAL

18 Recommend renewal of a contract with Presbyterian Medical Facilities, Inc (Presbyterian Health Plus) to administer an Employee Assistance Program for the City of Charlotte

Employee Assistance Plan — On May 23, 1988, the City contracted with Presbyterian Medical Facilities, Inc to administer an Employee Assistance Program (EAP) This contract was a result of a competitive bidding process involving review of ten proposals The purpose of this program is to provide counselling for employees who have personal problems which adversely affect job performance Among the problems which are covered under the EAP are alcoholism, drug addiction, emotional distress and marital/family problems Many employers provide EAPs as a means for maintaining and/or restoring employee productivity

Objectives — The primary objectives of the contract for this past year were

to provide in-depth training for management and supervisory personnel regarding the purpose of the EAP, as well as how to identify and refer troubled employees, and

to begin providing counselling to troubled employees and assessment of employee problems adversely affecting job performance

Objectives Met — Both of these objectives have been accomplished to the satisfaction of the City Feedback from both supervisors and employees indicates that the EAP objectives are being met In addition to the

supervisory and management training, there were 355 employee or supervisory consultations

Recommendation and Cost — The current contract gives the City the option to renew for a second year without a cost increase Based on the accomplishments during the first year, it is recommended that the contract with Presbyterian Medical Facilities, Inc be renewed at the current rate ($60,200) This program is funded in the current budget as well as the proposed FY90 budget

CHANGE ORDER

19 A Recommend approval of Change Order Number 1 to Law Engineering & Testing Company Contract for quality control testing for the East Terminal Expansion and Concourse "D" project

Contract Quality Control Testing of East Terminal Fxpansion
Contractor Law Engineering & Testing Company
Date of Award November 28, 1988
Contract Amount to Date $40,000
Change Order Number 1 $40,000
New Contract Amount $80,000

Change Order — Original testing contract was determined by the architect before the project was bid and before the scheduling of the construction was worked out with the Aviation Department

Now that the phasing of the construction has been determined a more realistic estimate of needs can be determined The size of the project has also been increased at the request of USAir

Funds — 1987 Airport Revenue Bonds, debt serviced by airline lease agreements

Clearances — Project Manager, Day and Zimmermann, Inc and Architect, Odell Associates concur in this change

B Recommend approval of Change Order Number 4 to mechanical construction contract for fuel farm expansion in the amount of $35,837 00

Contract	Fuel Farm Expansion - Mechanical Construction
Contract Contractor	ROW Industrial Service, Inc
Date of Award	August 24, 1987
Contract Amount to Date	$ 993,660 66
Change Order Number 4	$ 35,837 00
New Contract Amount	$1,029,497 66

Change Order: A change in the design of the piping between the storage tanks and the pumps requires the addition of an expansion loop to allow the line to expand and contract because of temperature fluctuation

Funds: 1987 Airport Revenue Bonds, debt serviced by airline lease agreements

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

GRANT APPLICATION

20 Recommend adoption of a resolution authorizing application to the NCDOT for a grant to assist the FY 90 Rideshare Program

Rideshare: Since 1982, when Ridesharing in Mecklenburg County was functionally consolidated under the Department of Transportation, the State has participated by providing one third of the program costs The County and City provide the balance Over the years, the program has developed an active, comprehensive program to encourage all the transportation alternatives Carpool, Vanpool, Park-n-Ride, Transit, Flex-Time, Parking Management, etc

FY89 Accomplishments:
- surveyed six major employers
- increased pass outlets from 21 to 43
- increased schedules distributed by 50%
- increased pass sales by 8 5%
- increased pool data base by 10%

FY90 Goals

survey 10 major employers
increase pool data base by 20%
add six van pools
open second city-owned park 'n' ride
increase transit pass sales by five percent
add 10 new pass outlets
enroll 15 employers in preferred parking program

Information on Rideshare that was sent to Council in the May 12, 1989 Council-Manager memorandum is attached

Funds NCDOT, Mecklenburg County, and the City will each share in the total program cost of $71,185 These funds will be appropriated in the FY89-90 budget ordinance

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

Attachment No 9

HOUSING CODE ENFORCEMENT

21 Funds for the following housing code violations are available and liens will be placed against the properties for the costs incurred

A Recommend adoption of an ordinance authorizing the use of in rem remedy to demolish and remove the dwelling located at 9837 Fairway Ridge Road (Raintree)

This in rem action was deferred at the April 24, 1989 Council meeting along with other in rem demolitions City staff was requested to develop criteria to determine if it would be feasible for the City to acquire and rehabilitate any of these structures in order to provide housing for low and moderate income persons and a recommendation will be on a future agenda

This particular structure was completely destroyed by fire in July 1988 and is in dangerous condition There have been numerous complaints from the neighborhood residents to the City regarding the condition of this house The dwelling would have to be completely rebuilt It would not be feasible to acquire this property and rebuild the house because the land cost and replacement cost would make it prohibitive to low and moderate income persons

Date of Inspection 7/14/88
Owner(s) Notified of Hearing 8/5/88
Hearing Held 8/19/88
Owner(s) Ordered To Demolish Dwelling By 11/3/88
Estimated Value of Dwelling $60,590 (Before The Fire)
Estimated Repair (Which Exceeds 65% of Estimated Value) $51,225

Civil Penalty — The owner was notified of a Civil Penalty on November 10, 1988 The total penalty as of April 6, 1989 amounts to $1,630 The owner has also been notified of this Council action

B Recommend adoption of an ordinance authorizing the use of in rem remedy to correct code violations at 1820-22 Gibbs Street

Date of Inspection 9/22/97
Owner(s) Notified of Hearing 10/9/87
Hearing Held 10/28/87
Owner(s) Ordered to Repair Dwelling By 12/28/87 (Extended to 2/21/88)
Owner(s) Ordered to Repair Dwelling By 6/10/88 (Supplemental Order issued to bring owner under Civil Penalty)
Date of Reinspection 12/14/88
Owner(s) Notified of Hearing 2/2/89
Hearing Held 2/22/89
Owner(s) Ordered to Repair Dwelling By 4/6/89
Estimated Value of Dwelling $17,460
Estimated Cost to Repair (Which is Less Than 65% of Estimated Value) $7,345

In rem action has been delayed on this case because of a delay in receiving the title report and the property being in foreclosure proceedings

Civil Penalty — The owner was notified of a civil penalty on April 28, 1989 The total penalty as of April 28, 1989 amounts to $310 The owner has also been notified of this Council action

C Recommend adoption of an ordinance authorizing the use of in rem remedy to correct code violations at 1601-F Maiden Street (Pinewood Acres)

Date of Inspection 11/24/87
Owner(s) Notified of Hearing 12/1/87
Hearing Held 12/16/87
Owner(s) Ordered to Repair By 2/1/88
Owner(s) Ordered to Repair By 5/31/88 (Supplemental Order issued to bring owner under Civil Penalty)

A title search was ordered
Date of Reinspection 10/26/88
Owner(s) Notified of Hearing 11/15/88
Owner(s) Notified of Hearing 1/10/89 (Issued because ownership had changed from 11/15/88 Notice)
Hearing Held 1/25/89
Owner(s) Ordered to Repair Dwelling By 3/2/89
Estimated Value of Dwelling $321,790 (entire apartment building)
Estimated Repair (Which is Less Than 65% of Estimated Value) $1,596

Civil Penalty: The owner was notified of a Civil Penalty on May 27, 1988 The total penalty as of April 28, 1989 is $3,410 The owner has also been notified of this Council action

An in rem action has been delayed on this case because the owners started repairs, however, the repairs have discontinued The property was reinspected in March 1989 with 82% of the work completed

D Recommend adoption of an ordinance authorizing the use of in rem remedy to correct code violations at 1909 E Seventh Street (Elizabeth)

Date of Inspection 8/3/87
Owner(s) Notified of Hearing 8/4/87
Hearing Held 9/4/87
Owner(s) Ordered to Repair By 11/4/87
Owner(s) Ordered to Repair By 5/20/88 (Supplemental Order)
A title search was ordered
Date of Reinspection 10/26/88
Owner(s) Notified of Hearing 1/10/89
Hearing Held 1/25/89
Owner(s) Ordered to Repair Dwelling By 3/6/89
Estimated Value of Dwelling $65,860
Estimated Repair (Which is less than 65% of Estimated Value) $580

Civil Penalty: The owner was notified of a Civil Penalty on May 26, 1988 The total penalty as of April 28, 1989 amounts to $3,720 The owner has also been notified of this Council action

An in rem action has been delayed on this case because the owner started to repair this dwelling, however, repair work has discontinued The property was reinspected in March and April 1989 with only 25% of the work completed

E Recommend adoption of an ordinance authorizing the use of in rem remedy to correct code violations at 729 Lamar Avenue

Date of Inspection 7/9/87
Owner(s) Notified of Hearing 11/17/87 (Mail Returned)
A title search was ordered
Date of Reinspection 10/27/88
Owner(s) Notified of Hearing 12/13/88
Hearing Held 1/11/89
Owner(s) Ordered to Repair Dwelling By 2/23/89
Estimated Value of Dwelling $24,370
Estimated Repair (Which is less than 65% of Estimated Value) $2,121

Civil Penalty: The owner was notified of a Civil Penalty on March 1, 1989 The total penalty as of April 28, 1989 amounts to $730 The owner has also been notified of this Council action

An in rem action has been delayed on this case because the owner started to repair the dwelling, however, repair work has discontinued The property was reinspected in February and March 1989 with only 20% of the work completed

RENTAL REHABILITATION LOAN

22 Recommend approval of a loan with Robert Maier for $27,000 to fund additional costs related to the rehabilitation of 12 units located at 516 E 35th Street under the Rental Rehabilitation Program

Background: On May 9, 1988, City Council approved a Rental Rehabilitation loan with Robert Maier for $86,000 to rehabilitate twelve boarded-up units located at 516 E 35th Street This was a second mortgage loan with a first mortgage loan of $154,200 provided by Southern National Bank A third mortgage loan was also provided through the City's Standard Rehabilitation Program for $23,200 The total rehabilitation cost was $218,400

Additional costs of $27,000 were incurred by Mr Maier because of regulatory compliance such as the addition of a handicapped unit, building standard requirements, additional structural changes, stringent application of life safety features, additional zoning requirements, additional tree

plantings and the need to replace existing curbs and gutters The additional $27,000 in expenses has been verified by cancelled checks and receipts and brings the total rehabilitation cost to $245,400

A project description and funding information is attached

$27,000 Loan — The City's $27,000 loan will be secured by a fourth Deed of Trust on the real estate With an after rehabilitation value of $300,000 and a total indebtedness of $290,400, the loans are sufficiently covered The $27,000 rental rehabilitation loan will be at 0% interest and be for a term of ten years There will be 10 annual payments of $2,700 each

Funds — CDBG Rental Rehabilitation funds

Clearances — The City Loan Officer approved the loan on March 15, 1989

Attachment No 10

STORM DRAINAGE REPAIR

23 Recommend adoption of a resolution to repair the storm drainage system at 7700 and 7708 Cedar Tree Lane in accordance with the Storm Drainage Repair Policy

Location of Drainage Problem 7700 and 7708 Cedar Tree Lane

Ranking Moderate Priority - All high priority projects are currently in circulation and have not been returned for processing

Improvements to be Made Installing a pipe collar to repair pipe separation and replace any 15-inch reinforced concrete pipe in the vicinity of the joint separation

Total Estimated Cost of Repairs $1,900

Cost to City $950 00

Involved Property Owner(s) Cost $950 00

Hearing Requirement No public hearing is required since all involved property owners signed the petition

Funds Storm Drainage Repair Capital Account

MUNICIPAL AGREEMENT

24 Recommend adoption of a resolution authorizing a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) for the widening of Albemarle Road between Lawyers Road and Wilgrove-Mint Hill Road

Albemarle Road Widening — The NCDOT will widen Albemarle Road to a four lane, median divided roadway between Lawyers Road and Wilgrove-Mint Hill Road The NCDOT expects to begin construction in April, 1990 and complete construction by the end of 1993 The NCDOT is currently purchasing and will pay for all right-of-way for the widening project

Agreement — The Municipal Agreement provides that the City will reimburse the NCDOT for all new sidewalk constructed as part of the project at 100% of the contract amount in one lump sum payment upon completion of the work

A separate utility agreement will provide for the adjustment of City owned water and sewer lines if included in the NCDOT project Traffic signal adjustments (made by the City and reimbursed by the NCDOT) will be covered through a Supplemental municipal agreement

Funds — Funds for City participation in this project are included in the FY90-94 capital budget

Clearances — Plans for the project have been reviewed and approved by CDOT, the City Engineering Department, and the Charlotte-Mecklenburg Utility Department

SET PUBLIC HEARING

25 A Recommend adoption of a resolution of intent to abandon a portion of Circle Avenue and set a public hearing for June 26, 1989 at 2 30 p m in the Meeting Chamber

B Recommend adoption of a resolution of intent to abandon a portion of Piney Grove Road an set a public hearing for June 26, 1989 at 2 30 p m in the Meeting Chamber

TAX REFUND

26 Recommend adoption of a resolution authorizing the refund of certain taxes in the total amount of $6,262 98 which were assessed through clerical error or illegal levy against 56 tax accounts

UTILITY CONTRACTS

27 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 Coliseum Associates Limited Partnership, to construct 1,295 linear feet of 12-inch water main to serve Coliseum Center, located east of Tyvola Road and south of Billy Graham Parkway, inside the Charlotte City Limits
Estimated Cost - $40,000.00
Water Contract No 100-88-221

2 Rice Development Corporation, to construct 1,590 linear feet of 8-inch, 265 linear feet of 6-inch and 1,025 linear feet of 2-inch water main to serve Belleterre Subdivision, located south of Pineville-Matthews Road and west of Elm Lane West, outside the Charlotte City Limits
Estimated Cost - $50,000 00 Water Contract No. 100-88-146

3 East-West Partners Of N.C , Inc , to construct 4,630 linear feet of 12-inch, 1,595 linear feet of 8-inch, 835 linear feet of 6-inch and 1,980 linear feet of 2-inch water mains to serve Davis Lake Subdivision, Phase I, located north of David Cox Road, south of Hulks Road, and east of N C Highway 115, outside the Charlotte City Limits
Estimated Cost - $215,000 00 Water Contract No 100-89-002

4 LVG Properties, Inc , to construct 215 linear feet of 8-inch, 1,000 linear feet of 6-inch and 1,065 linear feet of 2-inch water mains to serve Charterhouse At Wynfield, located north of Gilead Road, west of Torrence Creek Tributary No 1 and east of McDowell Creek, outside the Charlotte City Limits Estimated Cost - $40,000 00
Water Contract No 100-88-293

5 UDC Homes Limited Partnership, to construct 1,679 linear feet of 8-inch, 1,995 linear feet of 6-inch and 3,098 linear feet of 2-inch water mains to serve Cameron Woods Phase VII-A Subdivision, located east of Park Road, south of Smithfield Church Road and north of Birnen Drive, inside the Charlotte City Limits
Estimated Cost - $116,000.00
Water Contract No 100-88-272

6 Mallard Ridge Ltd Partnership/John Crosland Company, to construct 2,103 linear feet of 8-inch sanitary sewer main to serve Mallard Ridge Trunk, located east of Plover Road, south of Oriole Place, and west of Mallard Creek, outside the Charlotte City Limits Estimated Cost - 94,635 00
Sanitary Sewer Job No 100-89-531

7 Mallard Ridge Limited Partnership, to construct 4,712 linear feet of 8-inch sanitary sewer main to serve Mallard Ridge Phase I Subdivision, located north of W T Harris Boulevard, south of Mallard Drive and east of David Cox Road, outside the Charlotte City Limits
Estimated Cost $164,920.00 Sanitary Sewer Job No. 100-89-551

8 East-West Partners Of N C., Inc., to construct 6,337 linear feet of 8-inch, 160 linear feet of 10-inch and 2,569 linear feet of 12-inch sanitary sewer main to serve Davis Lake Subdivision, Phase I, located north of David Cox Road, south of Hulks Road and east of N C Highway 115, outside the Charlotte City Limits Estimated Cost - $453,000.00
Sanitary Sewer Job No. 100-89-518

9 WRA/LVG 51 Ltd. Partnership, to construct 4,793 linear feet of 8-inch sanitary sewer main to serve Carrington Phase I Subdivision, located south of N C Highway 51, west of Strawberry Lane and east of Elm Lane West, outside the Charlotte City Limits
Estimated Cost - $167,755.00
Sanitary Sewer Job No. 100-89-536

10 Builders Interest Development Corporation/The Most Reverend John F. Donoghue, Bishop Of The Roman Catholic Diocese Of Charlotte, N C, to construct 4,741 linear feet of 8-inch sanitary sewer main to serve Willows Pond Subdivision, located north of Providence Road West and east of Elm Lane West, outside the Charlotte City Limits Estimated Cost - $165,935 00 Sanitary Sewer Job No 100-88-596

11 First Colony Group, to construct 2,635 linear feet of 8-inch sanitary sewer main to serve Patriot Green, Section I Subdivision, located north of Wilson Grove Road, south of Hunting Green Lane and west of Central Drive, outside the Charlotte City Limits
Estimated Cost -$92,225.00 Sanitary Sewer Job No. 100-89-538

PROPERTY TRANSACTIONS

28 Recommend approval of the following property transactions and adoption of the condemnation resolutions

1 Project Mountainbrook Road Culvert Over McMullen Creek
Owner(s). Richard H Bruce and wife, Sara A Bruce
Address of Property 3508 Mountainbrook Road
Property to be acquired. 14,736 sq ft (34 ac)
Price $12,000 00
Remarks. Property owners will have a large number of trees removed that are being used as a buffer

2 Project. Westinghouse Boulevard Extension-Phase II
Owner(s). Joe Barkley, Inc , d/b/a Toyota Charlotte, Inc
Address of Property: 9101 South Boulevard
Property to be acquired 28,609 sq ft (0 657 ac)
Price. $129,000 00
Remarks Property is zoned I-2 and used as a car dealership Included in purchase price are damages to sprinkler system, lighting, advertising sign, gates and landscaping, also loss of parking spaces

3 Project. Westinghouse Boulevard Extension-Phase II
Owner(s) Ronald G Thomas and wife, Patricia D Thomas
Address of Property. Crump Road
Property to be acquired 14,775 sq ft (0 339 ac)
Price $20,000 00
Remarks Property is zoned I-2 and used as an asphalt paving company Included in purchase price are loss of large trees, shrubbery, and damages limiting access to the property due to changes in the new road elevation

4 Project Westinghouse Boulevard Extension-Phase II
Owner(s). William Andrew Wilkinson, III and wife, Mildred V Wilkinson
Address of Property: 9218 South Boulevard
Property to be acquired. 11,087 square feet (0 25 ac)
Price. $17,600 00

Remarks. Property is zoned B-D and used as an Office/Showroom/Warehouse for a plumbing fixtures business Purchase price includes compensation for loss of seven parking spaces, trees, and shrubbery

5 Project. Westinghouse Boulevard Extension-Phase II
Owner(s) Steele's Body and Paint Shop, Inc
Address of Property. 9248 South Boulevard
Property to be acquired 13,160 square feet (302 ac)
Price $15,100 00
Remarks Property is zoned B2CD and used as an Auto Body Repair and Paint Shop Purchase price includes loss of trees, shrubbery, brick columns, fencing, and relocation of business sign

6 Project. 60" Water Main/Catawba Station To Reservoirs
Owner(s) Cindy K Thompson Loftin and David C Loftin
Property Address 2116 Oakdale Road
Property to be acquired. 9,068 45 square feet plus temporary construction easement
Price. $13,840 00
Remarks The water main construction will cause property owner's septic tank and drain system to be removed Purchase price includes all plumbing costs and other costs incurred for owner to connect onto private sewer line

7 Project NC Highway 51 Widening - Phase IV
Owner(s). John J O'Malley and wife, Dolores A O'Malley
Property Address 8233 Schooner Lane, Charlotte, N C
Property to be acquired 1,271 75 sq ft (0 029 ac) plus 772 21 sq ft (0 018 ac) of temporary construction easement
Price $16,000 00
Remarks Included in purchase price is compensation for professional landscaping which includes ornate decorative fencing and heavy mature shrubbery The turning radius will cause the alignment to be within approximately 25' from corner of the house Property is zoned R-15 and used as residential

8 Project. Park Road Alignment
Owner(s). Ann S Lisec and Geraldine P Taylor
Property Address 5918 Linford Drive
Price $21,750 00
Property to be acquired 1,173 square feet (0 0269 ac) plus 2,671 sq ft (0 0613 ac) of temporary construction easement
Remarks There will be controlled access on the front of this property Compensation includes the price to install a new driveway at the rear of the property as well as reconstructing access into the rear of the garage

CONDEMNATIONS

9 Project: NC Hwy 51 Widening - Phase IV
Owner(s). Theodre A Harakas and wife, Elizabeth Harakas and any other parties of interest
Property address 102 Courtney Lane, Matthews, N C
Property to be condemned. 368 50 sq ft (0 008 ac) of temporary construction easement
Improvements landscaping
Price $300 00
Reason for condemnation Property owners refused to accept City's offer based on appraisal Condemnation is recommended so project will not be delayed Owner hangs up on agent when trying to resolve the acquisition of the parcel

10 Project. Intersection Improvements-Fairview Road At Carmel
Owner(s). Fred D Godley and Jean H Godley and any other parties of interest
Property address 8201 Fairview Road
Property to be condemned. 2,390 sq ft (0 007 ac) plus 80 sq ft (0 002 ac) utility easement, 472 sq ft (0 011 ac) sidewalk easement and 1,552 sq ft (0 03 ac) of temporary construction easement
Price $5,800 00
Reason for condemnation. Condemnation is recommended in order for City to get clear title to property Property owners are involved in a property settlement dispute

11 Project. Park Road Alignment
Owner(s). Thomas B Harris and Miriam I Harris and any other parties of interest
Property Address. 6912 Park Road
Property to be condemned. 1,720 sq ft (0 0395 ac) plus 301 sq ft (0 006 ac) of permanent drainage easement, 64 square feet (0 001 ac) of permanent utility easement and 2,749 sq ft (0 631 ac) of temporary construction easement
Price. $8,800 00
Reason for condemnation Property owner has been contacted five times but refuses to negotiate and will not submit any counteroffer Condemnation is recommended so project will not be delayed Property is zoned R12 and used for residential

12 Project. Park Road Alignment
Owner(s) Gerasimos M Pistiolis and wife, Tula Pistiolis and any other parties of interest
Property address 5701 Linford Drive, Charlotte, N C
Property to be condemned 984 sq ft (0 0226 ac) plus 67 sq ft (0 0015 ac) utility easement, 2,050 sq ft (0 047 ac) of temporary construction easement

Price. $2,500 00
Reason for condemnation Property owner refused to accept City's offer based on appraisal, declined to make counteroffer Condemnation is recommended so project will not be delayed Property is zoned R12 and used for residential

13 Project. Mountainbrook Culvert Over McMullen Creek
Owner(s) Vascue O Brown and wife, Barbara J Brown and any other parties of interest
Property address 3532 Mountainbrook Road
Property to be condemned 1,253 sq ft (03 ac) plus 4,095 sq ft (09 ac) of temporary construction easement
Price $13,000 00
Reason for condemnation Property owner refused to accept City's offer based on appraisal, wants to be compensated for inconvenience and possible loss of patients Property is zoned R15 and used as residence and doctors office

14 Project Intersection Improvements-Central Avenue/ Hawthorne Lane
Owner(s). Olen E Morgan and wife, Betty M Morgan and any other parties of record
Property address 1124 Central Avenue
Property to be condemned 762 sq ft (0 016 ac) plus 31 sq ft (0 0007 ac) of down guy easement and 2,005 sq ft (0 0460 ac) of temporary construction easement
Price $3,800 00
Reason for condemnation Property owners signed Option but have refused to attend closing Legal Department recommends that this parcel be condemned Property is zoned B-2 with Pool Builders Supply Business

15 Project. Westinghouse Boulevard Extension-Phase II
Owner(s). Dewitt Currie and any other parties of interest
Property address Old Pineville Road
Property to be condemned 61,377 sq ft (1 41 ac) of permanent planting, utility and guardrail easement plus 34,850 sq ft (0 080 ac) of temporary construction easement
Price $36,400 00
Reason for condemnation. Property owner has been contacted four times and refused the appraisal amount of $36,400 00 A counteroffer of $80,000 00 was submitted Condemnation is recommended so project will not be delayed Property is zoned R15MF and is vacant

16 Project Westinghouse Boulevard Extension-Phase II
Owner(s). Wilson Griffin and wife, Faye M Griffin and any other parties of interest
Property address Old Pineville Road (Crump Road)

Property to be condemned 2,245 sq ft (0 05 ac) plus 1,369 sq ft (0 03 ac) of permanent drainage easement, 160 sq ft (0 004 ac) of permanent sidewalk, planting and utility easement and 7,726 sq ft (0 18 ac) of temporary easement
Price. $15,300 00
Reason for condemnation. Property owners have been contacted five time and refuse to settle for less than their counteroffer of $40,000 00 Condemnation is recommended so project will not be delayed Property is zoned I-2 and is used for residential purposes

17 Project Westinghouse Boulevard Extension-Phase II
Owner(s) Ronald Lee Payne and Judith Lynn Payne and any other parties of interest
Property address. 9236 South Boulevard
Property to be condemned 1,073 sq ft (0 02 ac) of temporary construction easement only
Price $700 00
Reason for condemnation Property owner has been contacted four times and refused to negotiate A counteroffer of $9,600 00 was submitted Condemnation is recommended so project will not be delayed Property is zoned BD and used for auto repair business

18 Project: Sanitary Sewer Trunk To Serve Berkeley Subdivision
Owner(s) Deerpark Homeowners Association, Inc and any other parties of interest
Address of property Whitethorn Drive
Property to be condemned 3,508 sq ft (0 08 ac) plus 2,354 sq ft (0 05 ac) of temporary construction easement
Price $1,100 00
Reason for condemnation. Deerpark Homeowners Association unable to grant easement under their bylaws Legal Department recommends condemnation

19 Project. Stony Creek Outfall - Phase I
Owner(s) James Patrick Garrison and wife, Brenda P Garrison and any other parties of interest
Property address 1311 Garrison Road SR 2471
Property to be condemned. 774 75 sq ft (0 178 ac) plus temporary construction easement of 1,069 80 sq ft (0 246 ac) Price $300 00
Reason for condemnation Property owners refused to accept's City's offer based on appraisal, refused to make any counteroffer other than take sanitary sewer line off their property Condemnation is recommended

EXECUTIVF SESSION

29 Recommend approval of a motion to hold an executive session upon the conclusion of the meeting for the purpose of considering certain contracts regarding the use of airport facilities pursuant to G S 143-31 8 11(a)(18)

SCHEDULE OF MEETINGS
May 22 - June 2, 1989

Monday, May 22	COUNCIL-MANAGER LUNCHEON Meeting Chamber Conference Room	1:00 p. m.
	CITIZENS HEARING	2:00 p. m.
	COUNCIL MEETING Meeting Chamber	2:30 p. m.
Tuesday, May 23 Wednesday, May 24	BUDGET WORKSHOPS Meeting Chamber Conference Room	5:00 p. m.
Thursday, May 25	TOWN HALL DAY in Raleigh	
Monday, May 29	MEMORIAL DAY Holiday (all City offices closed)	
Tuesday, May 30 Wednesday, May 31	BUDGET WORKSHOPS Meeting Chamber Conference Room	5:00 p. m.

#1

AMENDING CHAPTER 11, ARTICLE III, SECTION 11-28 OF THE CITY CODE

AN ORDINANCE AUTHORIZING UP TO ONE YEAR FOR OWNER/OCCUPANTS OF DWELLINGS TO CORRECT HOUSING CODE VIOLATIONS

Be it ordained by the City Council of the City of Charlotte, that

Section 1 Subdivision (1) of subsection (b) of section 11-28 of the Code of the City of Charlotte shall be amended by the addition of a sentence thereto, to be inserted at the end thereof, to read as follows

"Provided, that if a dwelling unit is occupied by its owner, the director may grant an extension of up to one year for good cause shown."

Section 2. This ordinance shall become effective upon adoption, provided that the director may, in his discretion, also grant extensions to owner/occupants who had Housing Code violations that were a part of the workload of the Community Development Department as of April 24, 1989

This the _____ day of _____, 1989

Approved as to form

Henry W Underhill Jr
City Attorney

#2

MEMORANDUM

May 15, 1989

TO: Tom Finnie
Deputy City Manager

Henry W. Underhill Jr.

FROM: Henry W. Underhill, Jr.
City Attorney

SUBJECT: Council Finance Committee Recommendation

As you know, the Council Finance Committee unanimously approved a recommendation that the City seek a local bill from the General Assembly that would authorize the City Manager to award, approve, and execute all City contracts regardless of the amount of the contract. The Finance Committee's recommendation stems from an earlier similar recommendation by the Organization Review Advisory Committee.

As you may recall, a part of this year's City Legislative Program is a bill that would increase the Manager's contract approval authority from $30,000 to $50,000 and also authorize the Manager to approve utility contracts where the utility lines were to be built by the developer at no cost to the City. Subsequently, Representative Harry Grimmer introduced House Bill 108 which incorporates this request. That bill has passed the House and is presently pending in the Senate Local Government Committee.

If the full City Council accepts the Finance Committee's recommendation, it is my suggestion that we ask Representative Grimmer to seek the attached proposed Committee substitute to House Bill 108. Under this proposal, the current Charter provisions with regard to the City Manager's contract approval authority would be stricken and the new language as shown would be substituted in its place. Under the new language, the City Manager would be authorized to award, approve, or execute any contract on behalf of the City provided that the City Council had approved a sufficient appropriation in the budget for the current fiscal year. The Manager would be required to comply with all state bidding laws before a contract could be awarded, thus insuring that competitive bid requirements would be satisfied. Any person aggrieved by a contract award by the City Manager could appeal the award to the City Council by giving notice of appeal within 48 hours following the award of the contract. The contract would then be held in abeyance pending the the decision on the appeal. The new language also requires the City Manager to periodically inform the Council of contracts that he awards under this authority.

The Greensboro City Charter has somewhat similar authority for its City Manager in that the Greensboro City Manager can approve procurement and service contracts in any amount, but in the case of construction or demolition contracts, his authority is limited to $50,000. I discussed this matter with Jesse Warren, the Greensboro City Attorney, and he informed me that the present Charter provisions have been in place since 1981. He indicated that these procedures worked well and efficiently with no major problems. He advised that there had been only one appeal to the City Council from a contract award by the City Manager, and that in that instance, the City Council had upheld the Manager's decision. He indicated that the City Manager periodically issues reports to the City Council on contracts that he has awarded for the Council's information.

I asked Mr. Warren why the Greensboro City Manager had unlimited authority with respect to procurement and service contracts, while construction and demolition contract approval was limited to a $50,000 amount. He informed me that when the Council last discussed seeking a change to the Charter provision in 1981, some members of the Council were uncomfortable in granting unlimited authority to the City Manager over construction contracts since some construction contracts can reach the multi-million dollar range. He admits, however, that there has been no real substantive discussion of this subject by the Greensboro City Council since 1981 and he does not know how the present City Council feels about the construction and demolition contract limitation.

I have written Representative Grimmer and asked him to seek to delay further consideration of House Bill 108 until after the May 22 Council meeting.

HWUjr/ef
Attachment

PROPOSED COMMITTEE SUBSTITUTE -- HOUSE BILL 108

Section 1. Section 9.82 of the Charter of the City of Charlotte, being Chapter 713, Session Laws of 1965, as amended by Chapters 133 and 333, Session Laws of 1969, and Chapter 481, Session Laws of 1973, rewritten by Chapter 391, Session Laws of 1979, and amended by Chapter 1140, Session Laws of 1981, and Chapter 343, Session Laws of 1985, reads as rewritten:

"Sec. 9.82. Award and approval of certain contracts.

~~The City Manager is hereby authorized to award, approve, and execute contracts on behalf of the city when the amount of such contract does not exceed thirty thousand dollars ($30,000.00), provided that the City Council shall have approved a sufficient appropriation in the annual budget for the current fiscal year for the general purpose specified in the contract. In addition, the City Manager is authorized to approve and execute amendments to contracts, including contracts initially approved by the City Council, when the amount in question does not exceed thirty thousand dollars ($30,000.00).~~"

"Section 9.82. Award and approval of contracts.

The City Manager or a duly authorized Deputy or Assistant City Manager is hereby authorized to award, approve, and execute contracts or agreements of any kind or nature and in any amount on behalf of the City provided that the City Council shall have approved a sufficient appropriation in the annual budget for the current fiscal year. Before any such contract is awarded, the City Manager shall comply with all requirements set forth in Article 8, Chapter 143 of the General Statutes, if applicable. Any person aggrieved by an award of a contract made pursuant to this section may appeal to the City Council by filing notice thereof with the City Manager within 48 hours following the award of the contract. Implementation of the contract in question shall be held in abeyance pending the appeal. The appeal shall be heard by the City Council at the next regular or special Council meeting following the notice of appeal. The City Manager shall periodically inform the City Council of contracts and agreements awarded and approved pursuant to this section. The City Manager may, in his discretion, authorize City department heads to award, approve, and execute contracts on behalf of the City when the amount of such contract does not exceed $5,000."

Section 2. This act is effective upon ratification.

M E M O R A N D U M

DATE: April 27, 1989

TO: Mayor and City Council

FROM: O. Wendell White
City Manager

SUBJECT: May 1 Workshop

One of the topics for your May 1 workshop is a discussion of the findings and recommendations of the Advisory Committee on Performance Appraisal and Incentive Programs and the Organization Review Advisory Committee.

City staff has worked closely with these committees and believes that the philosophy and goals represented in their recommendations are those which we can join the private sector in pursuing. These recommendations will require, in some cases, legislative changes and changes in Council's policies, and others can be incorporated into existing systems.

Because of the variety of responses which these recommendations require, we have separated into three groups those to which we would like you to respond at your May 1 meeting.

I. The recommendations which can be incorporated immediately include:

- Increasing the focus on efficiency by identifying trade-offs between costs and service levels and instituting incentives for productivity gains.

- Focusing on reducing levels of management by reporting spans of control and levels of management, requiring organization changes which result in smaller spans or more management levels to be approved by the City Manager and requiring department heads to propose actions to reduce the levels of management in their departments.

- Comparing City departments to those in similar cities.

- Continuing the exposure to private sector perspectives by including in our recruiting efforts candidates with private sector experience and encouraging our management group to interact with private businesses.

We are committed to institutionalizing these recommendations and will immediately begin their implementation.

II. - Two of the recommendations require changes in Council policies. At the May 1 workshop, we will recommend improving budget flexibility and accountability by authorizing the City Manager to reallocate up to 10 percent of budget and headcount among departments during the fiscal year and maintaining a "productivity improvement fund" in order to provide fund productivity improvements.

III. Several recommendations require significant staff time to review and assess. For these, City staff will return at the August or September Council meeting with an assessment of the impacts, both positive and negative, of the recommendations, presentation of cost-benefit analyses; identification of resources needed, and an implementation plan with a proposed time line. City Council will be asked to consider:

- Establishing a Performance Management Unit
- Accepting the private sector concept of midpoint and adjusting pay ranges accordingly
- Eliminating general adjustments and most step increases
- Eliminating the current performance Incentive Awards Program (except for management employees) and developing functionally specific incentive programs
- Expanding the internal consulting activity within the City
- Setting priorities by use of market research and customer surveys to determine citizens'priorities and willingness to pay.

At your meeting on Monday, I ask that you take the following action steps:

- Discuss with the Committee Members their findings and proposals and compare notes of implementation successes from the private sector.

- Concur with the recommendations which can be implemented administratively or with Council approval.

- Support the review process for those recommendations requiring further study.

Finally, I ask your concurrence that no changes in the City's pay plans will be made until such time as a logical and ordered sequence of accompanying changes in appraisal and related pay and incentive systems can be planned and implemented.

In your discussions, please be aware that I have directed the Budget Office to include $100,000 in the FY90 Budget to be used for productivity improvements. These funds could be used, if you so choose, to act on the recommendations of these Committees.

OWW:kwd

#3

FINAL STATEMENT

FY90 CDBG APPLICATION

May 2, 1989 R

PROPOSED STATEMENT OF COMMUNITY DEVELOPMENT

OBJECTIVES AND PROJECTED USE OF FUNDS

FY90

Community Development Objectives

The primary objective of the Community Development Program is the development of viable urban communities including decent housing, a suitable living environment and expanding economic opportunities, principally (60%) for persons of low and moderate income. Consistent with this primary national objective, the City Council has established the following general objective for the City of Charlotte and the Community Development Program:

> "To plan for physical growth, to eliminate blight and its causes, to increase the number of habitable housing units, to prevent the decline of residential neighborhoods, to encourage private reinvestment and improve the economic and social well being of the existing Community Development Areas and other areas of the City that might qualify."

In order to accomplish the stated objectives, we anticipate the expenditure of $5,164,752 comprised of FY90 Community Development Block Grant funds ($3,466,000), Program Income ($1,126,752) and Reprogrammed Funds ($572,000).

Projected Use of Funds

FY90

It is projected that $5,164,752 from the sources shown below will be used to implement the listed activities to accomplish program objectives:

Block Grant Resources

- FY90 Block Grant Funds	$3,466,000
- Program Income	1,126,752
- Reprogrammed Funds	572,000
TOTAL RESOURCES	$5,164,752

Program Budget

Program Activities	Area Served	Recommended	Totals
Standard residential rehabilitation assistance (Estimated 150 loans)	Rehab Eligibility Area (Citywide)	$2,679,576	
Belmont Neighborhood Operating Cost and Residential Rehabilitation Assistance	Belmont Neighborhood (See Exhibit A)	200,000	
Human Services Contracts (total 594 clients) -Gethsemane Enrichment Program (400 clients) -Bethlehem Center (194 Clients)	NSA Areas (See Exhibit A)	519,900	
Total Program Budget			$3,399,476

Operating Budget

Program Delivery		
Rehabilitation	$511,011	
Relocation	274,864	
Neighborhood Development	97,223	
Family Housing Services	285,542	
Total Program Delivery		$1,168,640
Program Administration		
Administration	596,636	
Total Program Administration		$ 596,636
GRAND TOTAL		$5,164,752

See attached Description of Community Development Programs.

DESCRIPTION OF COMMUNITY DEVELOPMENT EXPENDITURES

PROGRAM ACTIVITIES

C. D. Standard Rehabilitation Program

This program offers rehabilitation financial assistance to owners of residential structures throughout the City earning 80% or less of median income and not bankable.

Belmont Neighborhood Operation Costs

This program provides financial assistance to the Belmont Task Force for administrative services and residential rehabilitation assistance in the Belmont area.

Human Service Contracts

These contracts are designed to provide youth and adults residing in the CD target areas with educational, career learning and communicative skills. The purpose is to prepare the students for school and gainful employment.

PROGRAM DELIVERY

Rehabilitation

Process housing rehabilitation cases and rehabilitation loans.

Performance Measure: In FY90, utilize $2,679,576 available for rehabilitation loans for an estimated 150 rehabilitation cases.

Relocation

Process relocation cases and administer Block Grant funded relocation benefits.

Performance Measure: Process approximately 80 relocations each year with the goal of permanently removing families from the relocation workload. During FY90, a contractual study of the Relocation program will be undertaken to determine future resources and program efforts needed.

Neighborhood Development

Deliver physical development and economic development related services to neighborhoods in Charlotte. Additionally administer the Economic Development Revolving Loan Fund and the City's Innovative Housing Capital Fund and Rental Rehabilitation Program.

Performance Measure: In FY90, make available 15 to 16 economic development loans totalling $800,000 and utilize Innovative Housing Funds to develop housing in accordance with Council's Housing Policy Plan.

Family Housing Services, Inc.
Provide information, advice and assistance to homebuyers, homeowners and renters with the goal of preventing loan defaults, foreclosures, non-payments of rents and assisting homebuyers through pre-purchase counseling, homeownership counseling and renter counseling.

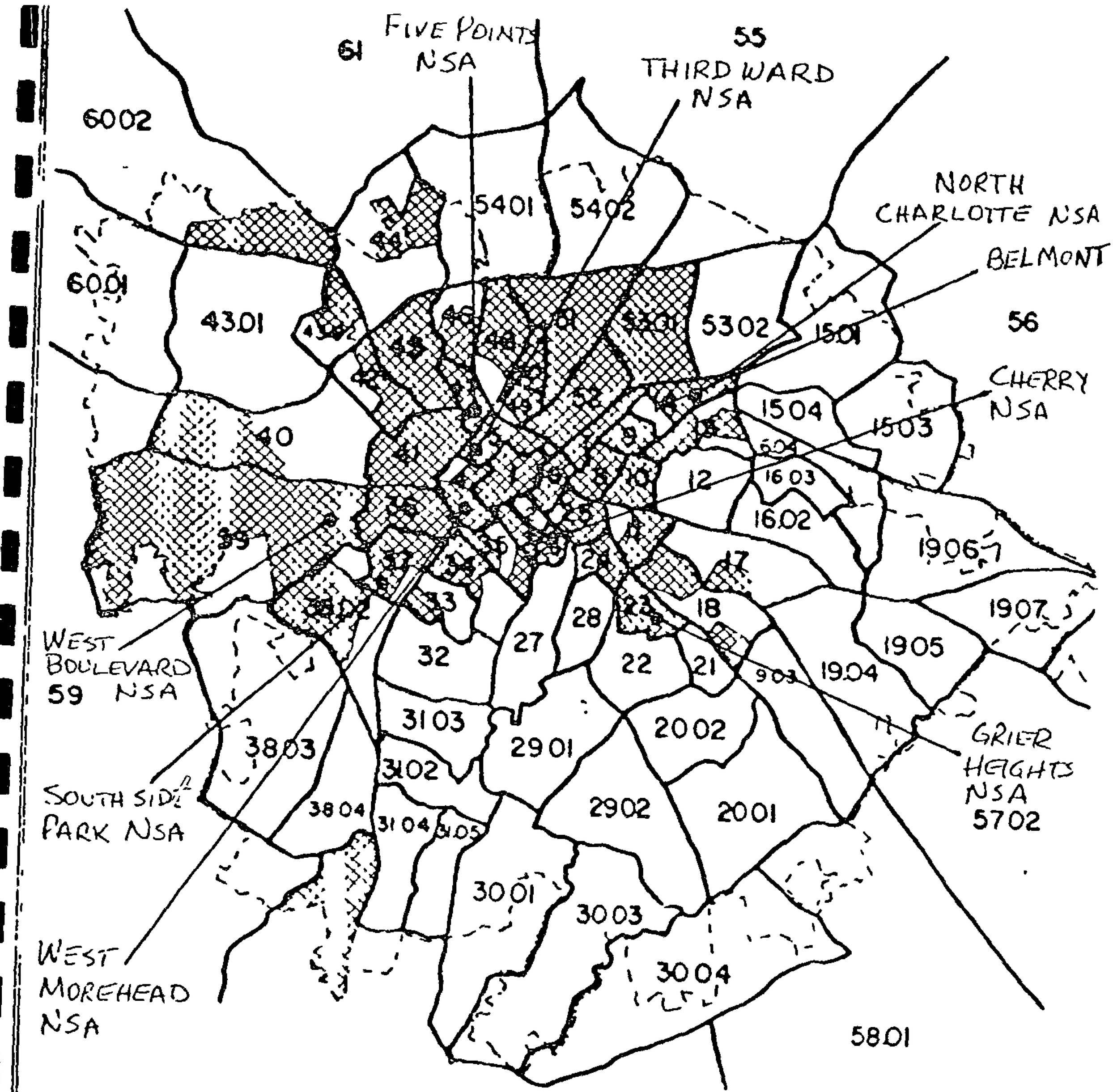
Performance Measure: In FY90, Family Housing Services, Inc. will provide services to 1800 City of Charlotte low and moderate income families.

PROGRAM ADMINISTRATION

Administration

Direct Community Development Department activities including coordination, budgeting, personnel, grants application, reporting and plan development.

Performance Measure: Continue to monitor Block Grant spending and the receipt of program income to maximize utilization of Block Grant monies in future years.



COMMUNITY DEVELOPMENT STANDARD
REHABILITATION PROGRAM

ELIGIBLE AREAS

EXHIBIT A

PART 2
FINAL STATEMENT, FY90 CDBG APPLICATION

Special Citizens Information

(Grantee Instructions FY85, II.B.1.2.3.)

CDBG Funds Benefiting Low and Moderate Income Persons (II.B.1.)

100% of the proposed FY90 CDBG funds are to be used for activities benefiting low and moderate income persons.

Plan for Minimizing Displacement (II.B.2.)

The City of Charlotte's plan for minimizing displacement of persons as a result of CDBG funded activities is based on the premise that the most viable course of action for improving the economic and social well-being of residential neighborhoods is the one which results in the least displacement of the persons in those neighborhoods.

The City is committed to minimizing both direct and indirect displacement through the following methods:

1. The City does not plan to initiate any acquisition activities in FY90 which would result in displacement.

2. The City plans to increase the number of existing, habitable housing units through use of its code enforcement and rehabilitation programs which emphasize measures to bring units into compliance with the housing code through repair.

3. The City will emphasize economic development activities producing jobs for low and moderate income persons so that standard housing units available on the private market will be more readily affordable.

Plan to Assist Displaced Persons (II.B.D.)

The basic plan for assistance to displaced persons is that spelled out in the federal relocation regulations found at 24 CFR Part 42. Those persons displaced under Section 104(d) will also receive benefits. In addition, persons actually displaced by CDBG activities will be assisted in numerous other ways:

1. The levels of assistance and monetary benefits provided to eligible area displacees conform to those specified in the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), including additional monetary benefits as specified in local option and last resort assistance policies. The local option policy increases the maximum benefit levels to $11,000 replacement housing rental assistance and $8,000 replacement housing downpayment assistance. Under the last resort policy, even these limits may be exceeded as a "last resort" for achieving a successful move.

2. The City has also agreed to provide assistance in conjunction with the Harris/Kannon Consent Order. One of the provisions specifies that the City, in addition to other comparable units, will refer each displacee to a minimum of three decent, safe, sanitary and affordable housing units.

3. Displaced persons are given priority for admission to any subsidized housing or access to any Section 8 certificates managed by the Charlotte Housing Authority.

4. Displaced persons are given priority for occupancy of any vacant units in buildings approved for the Rental Rehabilitation Program.

5. Displaced persons are given priority for occupancy in any City-financed newly constructed multi-famuly rental housing. A total of 356 units have been completed and occupied. In addition, the City participated with the Housing Authority in the construction of the 2-site 100 unit Stepping Stone housing development which was completed in February 1989. This is a transitional housing concept designed to move renters to homeowners over a five year period.

CITIZEN PARTICIPATION PLAN CERTIFICATION

The grantee certifies that it is following a detailed citizen participation plan which:

(a) provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blight areas and of areas in which section 106 funds are proposed to be used, and in the case of a grantee described in section 106(a), provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;

(b) provides citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by regulations of the Secretary, and relating to the actual use of funds under this title;

(c) provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;

(d) provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;

(e) provides for a timely written answer to written complaints and grievances, within 15 working days where practicable; and

(f) identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

ATTACHMENT A

COMMUNITY DEVELOPMENT BLOCK GRANT
GRANTEE CERTIFICATIONS

In accordance with the Housing and Community Development Act of 1974, as amended, and with 24 CFR 570.303 of the Community Development Block Grant regulations, the grantee certifies that:

(a) It possesses legal authority to make a grant submission and to execute a community development and housing program;

(b) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the final statement and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the final statement and to provide such additional information as may be required;

(c) Prior to submission of its final statement to HUD, the grantee has:

1. Met the citizen participation requirements of §570.301(b);

2. Prepared its final statement of community development objectives and projected use of funds in accordance with §570.301(c) and made the final statement available to the public;

(d) It is following a detailed citizen participation plan which:

1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which funds are proposed to be used, and provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;

2. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act;

3. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;

4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;

5. Provides for a timely written answer to written complaints and grievances, within 15 working days where applicable; and

6. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;

(e) The grant will be conducted and administered in compliance with:

1. Title VI of the Civil Rights Act of 1964 (Public Law 88-352; 42 U.S.C. §2000d et seq.); and

2. Title VIII of the Civil Rights Act of 1968 (Public Law 90-284; 42 U.S.C. §3601 et seq.);

(f) It will affirmatively further fair housing;

(g) It has developed its final statement of projected use of funds so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight; (the final statement of projected use of funds may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available); except that the aggregate use of CDBG funds received under section 106 of the Act, and if applicable, under section 108 of the Act, during the B-89 program year(s)(a period specified by the grantee consisting of one, two, or three consecutive years), shall principally benefit persons of low and moderate income in a manner that ensures that not less than 60 percent of such funds are used for activities that benefit such persons during such period;

(h) It has developed a community development plan, for the period specified in paragraph (g) above, that identifies community development and housing needs and specifies both short and long-term community development objectives that have been developed in accordance with the primary objective and requirements of the Act;

(i) It is following a current housing assistance plan which has been approved by HUD;

(j) It will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under section 106 of the Act or with amounts resulting from a guarantee under section 108 of the Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless;

1. Funds received under section 106 of the Act are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title I of the Act; or

2. For purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the Secretary that it lacks sufficient funds received under section 106 of the Act to comply with the requirements of subparagraph (1) above;

(k) Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with §570.608;

(l) It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as required under §570.606(a) and Federal implementing regulations; the requirements in §570.606(b) governing the residential antidisplacement and relocation assistance plan under section 104(d) of the Act (including a certification that the grantee is following such a plan); the relocation requirements of §570.606(c) governing displacement subject to section 104(k) of the Act; and the relocation requirements of §570.606(d) governing optional relocation assistance under section 105(a)(11) of the Act; and

(m) It will comply with the other provisions of the Act and with other applicable laws.

CERTIFICATION REGARDING DRUG-FREE WORKPLACE REQUIREMENTS

The certification set out below is a material representation upon which reliance is placed by the U.S. Department of Housing and Urban Development in awarding the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the U.S. Department of Housing and Urban Development, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

CERTIFICATION

A. The grantee certifies that it will provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing a drug-free awareness program to inform employees about -

(1) The dangers of drug abuse in the workplace;
(2) The grantee's policy of maintaining a drug-free workplace;
(3) Any available drug counseling, rehabilitation, and employee assistance programs; and
(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will -

(1) Abide by the terms of the statement; and
(2) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;

(e) Notifying the U.S. Department of Housing and Urban Development within ten days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction;

(f) Taking one of the following actions, within 30 days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted -

(1) Taking appropriate personnel action against such an employee, up to and including termination; or
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).

B. The grantee shall insert in the space provided on the attached "Place of Performance" form the site(s) for the performance of work to be carried out with the grant funds (including street address, city, county, state, zip code and total estimated number of employees). The grantee further certifies that, if it is subsequently determined that additional sites will be used for the performance of work under the grant, it shall notify the U.S. Department of Housing and Urban Development immediately upon the decision to use such additional sites by submitting a revised "Place of Performance" form.

PLACE OF PERFORMANCE

FOR CERTIFICATION REGARDING DRUG-FREE WORKPLACE REQUIREMENTS

Name of Grantee: City of Charlotte

Grant Program Name: Community Development Department

Grant Number: B-89-MC-37-0003

Date: May 22, 1989

The grantee shall insert in the space provided below the site(s) expected to be used for the performance of work under the grant covered by the certification:

Place of Performance (include street address, city, county, state, zip code for each site):

City of Charlotte

600 E. Fourth Street

Charlotte, North Carolina 28202-2859

Mecklenburg

Total estimated number of employees expected to be engaged in the performance of the grant at the site(s) noted above: 200

#4

Restaurant Proposals

	4C Food Service	Out To Lunch	Gary V. Jordan
Sq. ft. rent based on 4,000 Sq. Ft.	$11.50 Per Sq. Ft.	$10.00 Per Sq.	$12.00 Per Sq. Ft. Plus $3.00 Per Sq. Ft. for 384 Sq. Ft.in basement for storage.
Percentage rent	15.5% over 400K	Or 13% Gross whichever is highest	15% over 300K
Net to City based on $400,000 sales	$46,000	$52,000	$64,152
Number of employees to operate facility	7	18-25	9
Financial background Reviewed by City Treasurer	Good Financial Statement for Division, i.e., Denny's El Pollo Loco Hardee's and Quincy's	Good Financial Statement and bank references submitted	Good Financial Statement and bank references submitted
Experience background	Large national firm-2,500 employees in N.C. with more than 1,700 national locations	Mid 1970's People's Natural Food Markets, 4 locations presently	Mid 1970's Jordan's Restaurant presently Parkview

5a

8. Recommend approval of a $172,800 between the City and Lillian R. Lewis for the purchase of a convenience store including inventory, furniture, fixtures and equipment located at 1312 LaSalle Street.

$172,800 Loan	Mrs. Lillian R. Lewis requests a loan of $172,800 from the City to purchase a convenience store at 1312 LaSalle Street including inventory, furniture, fixtures and equipment. The City's loan will be used with a loan from United Carolina Bank of $200,000. Mrs. Lewis will contribute $69,200 to the project.
Jobs	The City is requiring a total of 12 full-time jobs as a condition of the loan (four jobs to be retained and eight to be created). It is anticipated that at least eight of the total 12 jobs will be filled by individuals from low to moderate income households located within the Pocket of Poverty.
Public Purpose	The project is eligible for City-financed participation as it meets the program objectives of low/moderate job creation and will negate a possible blighting influence. A description of the project is attached along with details regarding the project's costs, source of funds, loan terms, security, and public purpose. A summary of the Economic Development Revolving Loan Fund is also attached.
Funds	Economic Development Revolving Loan Fund
Clearances	The Economic Development Revolving Loan Fund Committee approved the loan on March 15, 1989.

Attachment No. 4

Convenience Store - Project Description

The convenience store which Lillian R. Lewis proposes to buy is currently operated as the Mighty Midget Mart and has been in business for approximately 10 years. It is located at 1312 LaSalle Street, and has been very successful in this location. However, the current owner/manager is unable to continue to operate the store. He had initially decided to close the store but later chose to sell it. If the store had closed, the subsequent boarding up would have caused a blighting influence in the area. The purchase of the store by Mrs. Lewis will allow it to continue operation, retain the present jobs, and create additional job opportunities.

Mrs. Lewis is employed by Central Piedmont Community College as an accounting specialist. She plans to continue in this capacity with the store to be operated by on-site managers. The current owner will assist Mrs. Lewis and her employees by providing training in management, pricing, inventory control, and scheduling. Mrs. Lewis also considers that her accounting experience will provide her with the skills necessary to adequately track the financial trends of the business to insure its success.

The building contains approximately 2,000 square feet. The business retails food, novelties, and gasoline. It has a history of successful operation primarily because of its excellent location at Interstate 77, LaSalle Street and Newland Road. The store is located in the Lincoln Heights community which is in the Pocket of Poverty.

5B

Addendum To Request for Council Action

Project Costs:

Land and Building	$400,000
Inventory	42,000
Total	$442,000

Source of Funds:

United Carolina Bank	$200,000
City of Charlotte	172,800
Borrower's Contribution	69,200
Total	$442,000

Terms of the Loans:

1) United Carolina Bank

   a. Rate - 12% fixed as the initial rate
   b. Term - 15 years with the interest rate to be renegotiated every 3 years

2) City of Charlotte

   a. Rate - 6% per annum
   b. Term - 5 years - to be amortized on a basis of 15 years with the unpaid balance due in a balloon payment at the end of the fifth year.

Security:

1) United Carolina Bank

   - First Deed of Trust on the land and building located at 1312 LaSalle Street

2) City of Charlotte

   - Second Deed of Trust on the land and building located at 1312 LaSalle Street

   - First lien on inventory of the business.

United Carolina Bank will be fully secured with a first Deed of Trust on the land and building which should have an approximate value of $400,000. United Carolina Bank's first lien of $200,000 will leave another $200,000 available to the City to cover its $172,800 loan. The City will also receive a first lien on the inventory of the business. These two sources of security will adequately cover the City's loan.

Public Purpose:

It has been determined that the project is eligible for City-financed participation as it meets the program objectives of low/moderate job creation and will negate a possible blighting influence.

There will be a total of 12 jobs retained and/or created as a result of this loan. It is anticipated that at least 8 of the total 12 jobs will be filled by individuals from low to moderate income households located within the Pocket of Poverty.

Assistant or Shift Managers	2
Stock Persons	3
Cashiers	5
Maintenance Persons	2
Total	12

ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (EDRLF)

Purpose: To provide capital for startup or expansion of small and/or minority businesses located primarily within the Pocket of Poverty in order to create business and employment opportunities for individuals from low to moderate income households.

Primary Objectives:

- To create public/private partnerships between the City and private commercial lenders to provide the capital necessary to fund business startups or expansions;
- To provide job opportunities for individuals from low to moderate income households;
- To foster economic development within the Pocket of Poverty for promotion of job creation, removal of slum and blighting influences, and expansion of the City's tax base;

General Policies:

- The City seeks to finance a business project based on the following financing mix:
  1) 50% from a private lender (banks, savings & loans, etc.)
  2) 40% from the City;
  3) 10% from the applicant
- The interest rate on loans from the EDRLF is 6%;
- The maximum term is 5 years, however, some repayments are computed for a longer term with a balloon principal payment due at the end of the fifth year.
- The City seeks to stimulate business start-ups and expansions by providing subordinate financing which creates an incentive for private participation.

Eligible Activities/Applicants:

- Acquisition of real property;
- Construction, rehabilitation, or installation of:
  1) Commercial or industrial buildings and structures;
  2) Equipment and fixtures which are part of the real estate;
  3) Commercial or industrial property improvements;
- Applicant must meet at least one of the following:
  1) Either operate or want to operate a business in an area eligible for assistance;
  2) Live in an area eligible for assistance and either operate or want to operate a business outside the eligible area;
  3) Operate a business located close enought to provide services and jobs to low and moderate income citizens living in eligible areas;

Source of Funding:	Federal Community Development Block Grant funds. Annual appropriations of $100,000 to the EDRLF. The loan fund is revolving, therefore, repayments are used to make other loans.
Clearances:	City Council approved Economic Development Revolving Loan Fund guidelines on November 10, 1986 as recommended by the CD and Housing Committee. Economic Development Revolving Loan Fund Committee* and City Council approvals are required.

*Economic Development Revolving Loan Fund Committee is comprised of ten citizens: seven bankers, one Chamber representative, and two small business operators. Appointments are made by the City Manager.

PROBLEMS

- Salary overlap between some supervisors and their subordinates
- Some employees are paid less than other employees in the same rank with the same level of experience

DUE TO:

minimal differential between pay ranges

educational incentive pay

compliance with FLSA

#7

POLICE DEPARTMENT
CURRENT STRUCTURE

	A	B	C	D	E	F	No degree	MAXIMUM 2/yr. degree	4/yr. degree
Police Officer Pay Range 115	$19,498 374.97	$20,473 393.72	$21,497 413.41	$22,572 434.08	$23,701 455.78	$24,886 478.57	$26,130 502.50	$27,437 527.63	$28,809 554.01
Senior Police Officer I Pay Range 116						F $26,130 502.50	$27,437 527.63	$28,809 554.01	
Senior Police Officer II Pay Range 117						F $27,437 527.63	$28,809 554.01	$30,249 581.71	
Senior Police Officer III Pay Range 119					E $28,809 554.01	F $30,249 581.71	$31,762 610.80	$33,350 641.34	$35,017 673.41
Police Sergeant Pay Range 321			C $28,809 554.01	D $30,249 581.71	E $31,762 610.80		$36,768 707.08	$38,606 742.43	$40,537 779.55

	A	B	C	D	E		
Police Captain Pay Range 324	$30,249 581.71	$31,762 610.80	$33,360 641.34	$35,017 673.41	$36,768 707.08	$42,564 818.53	(no educational incentive)

FIRE DEPARTMENT
CURRENT STRUCTURE

								MAXIMUM	
							No degree	2/yr. degree	4/yr. degree
Firefighter I Pay Range 114	A $18,570	B $19,498	C $20,473	D $21,497	E $22,572	F $23,701	$24,886	$26,130	$27,437
Firefighter II Pay Range 115	A $19,498	B $20,473	C $21,497	D $22,572	E $23,701	F $24,886	$26,130	$27,437	$28,809
Firefighter-Eng. Pay Range 117	A $21,497	B $22,572	C $23,701	D $24,886	E $26,130	F $27,437	$28,809	$30,249	$31,762
Relief Captain Pay Range 119	A $23,701	B $24,886	C $26,130	D $27,437	E $28,809	F $30,249	$31,762	$33,350	$35,017
Fire Captain Pay Range 320			C $27,437	D $28,809	E $30,249		$35,017	$36,768	$38,606
Battalion Fire Chief Pay Range 324	A $30,249	B $31,762	C $33,350	D $35,017	E $36,768		$42,564 (no educational incentive)		

NEEDS

- Develop a plan that:

  Reflects the para-military nature of public safety work

  Ensures that pay rates remain competitive

  Addresses the issues of salary overlap and educational incentive

  Is supported by Police and Fire personnel

PROCESS

- Focus groups were conducted with all levels of Police and Fire employees
- Employees at all ranks provided ideas on ways to resolve current problems
- Alternative plans were reviewed by Police and Fire employees

PUBLIC SAFETY PAY PLAN RECOMMENDATIONS

- Increase range minimums and maximums for Police Sergeants, Police Captains, Fire Captains, and Fire Battalion Chiefs
- Eliminate educational incentive pay for Police Sergeants and Fire Captains
- Eliminate Relief Fire Captain class to reduce overlap in Fire Department
- Establish identifiable pay rates based on length of service and achievement of expected performance
- Include Airport Safety Officers and Park Rangers with eligibility for educational incentive pay at levels comparable to Police and Fire
- Maintain current pay rates for non-supervisory Police Officers and Firefighters since they are not effected by pay compression problems
- Implement changes by moving employees immediately to the new range minimums

PUBLIC SAFETY PAY PLAN
POLICE DEPARTMENT

	A	B	C	D	E	F	No degree	MAXIMUM 2/yr. degree	4/yr. degree
Police Officer Pay Range 515	$19,498 374.97	$20,473 393.72	$21,497 413.41	$22,572 434.08	$23,701 455.78	$24,886 478.57	$26,130 502.50	$27,437 527.63	$28,809 554.01
Senior Police Officer I Pay Range 516							$26,130 502.50	$27,437 527.63	$28,809 554.01
Senior Police Officer II Pay Range 517							$27,437 527.63	$28,809 554.01	$30,249 581.71
					E	F			
Senior Police Officer III Pay Range 519					$28,809 554.01	$30,249 581.71	$31,762 610.80	$33,350 641.34	$35,017 673.41

	E	F	G	H	
Police Sergeant Pay Range 523	$35,017 673.41	$36,768 707.08	$38,606 742.43	$40,537 779.55	(no educational incentive)

	E	F	G	H	
Police Captain Pay Range 525	$38,606 742.43	$40,537 779.55	$42,564 818.53	$44,692 859.46	(no educational incentive)

PUBLIC SAFETY PAY PLAN
FIRE DEPARTMENT

							No degree	MAXIMUM 2/yr. degree	4/yr. degree
Firefighter I Pay Range 514	A $18,570	B $19,498	C $20,473	D $21,497	E $22,572	F $23,701	$24,886	$26,130	$27,437
Firefighter II Pay Range 515	A $19,498	B $20,473	C $21,497	D $22,572	E $23,701	F $24,886	$26,130	$27,437	$28,809
Firefighter-Eng. Pay Range 517	A $21,497	B $22,572	C $23,701	D $24,886	E $26,130	F $27,437	$28,809	$30,249	$31,762
Fire Captain Pay Range 522				D $31,762	E $33,350	F $35,017	G $36,768	H $38,606	(no educational incentive)
Battalion Fire Chief Pay Range 525				D $36,768	E $38,606	F $40,537	G $42,564	H $44,692	(no educational incentive

#8

M E M O A N D U M

DATE: May 12, 1989

TO: Thomas W. Finnie
Deputy City Manager

FROM: D.C. Brown, Jr.
Purchasing Director

SUBJECT: Purchase of Eighteen Recycling Vehicles

Because of a tight implementation schedule, before the April 10 authorization by City Council for city forces to provide the multi-material recyclables collection service, city staff has already begun crucial program implementation steps. One of those steps, procurement of the collection vehicles was begun immediately after the recommendation from the Council Operations Committee by the formation of a truck procurement team comprised of representatives of the Operations, General Services and Purchasing Departments. Let me reiterate at this time, the procurement team first identified the needs of the user; then prepared general vehicle specifications; requested bids and after receipt of those bids, independently reviewed the responses and recommended the purchase be made from the same bidder.

The vehicle offered by Lodal-South, the recommended bidder, offers the basic features that are needed (and not offered by either of the two lower bidders) to service a multi-material recyclable collection route. Some of those features are:

1. Low entry stand-up drive on both sides of the cab to allow the one operator to step in and drive the vehicle to the next collection point, regardless of which side of the truck he is entering from. This is essential since the one operator collects materials from both sides of the street. A crew of two or three employees would be required when using a conventional vehicle modified for low entry drive on the right hand side only.

2. Heavy drive line components coupled with the largest brake shoes in the industry to accommodate the stops required to service a route of 1200 locations per day.

3. Capability of accommodating the County's processing facility expectation of a drive-through operation whereby the material bins can dump to the left, right, and the rear. A conventional dump truck, (similar to that bid by the two lower bidders) which dumps only from the rear, could not meet this requirement.

As a final note, the City must take into consideration the delivery date of the equipment and its comparability with the service implementation date. The following chart shows the delivery schedule as interpreted from the bid documents.

Adams International Trucks, Inc.	Nov. 15, 1989 - March 20, 1990
KABCO, Inc.	January 29, 1990
Lodal-South, Inc.	December 20, 1989
Stockman Motor Company	No later than Dec. 20, 1989

As you will note, the two low bids cannot supply the equipment to meet the City's implementation date of January 2, 1990 while the other two bidders could. Therefore, to purchase equipment from Adams or KABCO or a deferment by Council to award the purchase contract on a later date than May 22, will require the City to advise the County for the second time that we cannot meet their implementation schedule.

As Purchasing Director, I recommend that based upon all of the analysis conducted by city staff, my review of that information and my independent conversations with the Equipment Services Division, private haulers and equipment vendors, that the lowest bid meeting specifications be awarded the contract to supply the 18 recycling vehicles to the City.

DCB:tb

Recycling Vehicle Bid Comparison
May 1989

	Requirement	Adams International	KABCO	LODAL	CARRIER
Bid		$54,695	$54,985	$68,995	$74,724
Axle:					
Front	19,000	8,000	8,000	Comply	Comply
Rear	20,000	17,500	17,500	Comply	Comply
Wheelbase	180	236	236	188	Comply
Turning Radius	33'	35'3"	35'3"	Comply	Comply
Cab:					
. Both sides Low entry		Right side only	Right side only	Comply	Comply
. Both sides, Stand up Drive controls		Right side only	Right side only	Comply	Right side only
. Sliding or folding doors, both sides		Right side only	Right side only	Comply	Comply
. Door opening 20" x 76'		24" x 81"	24" x 81"	Comply	Comply
. Door restraint Both sides-tubular Steel		Right side only	Right side only	Aluminum Bar	Vinyl Coated Chain
. 360 Cab Visibility		Not available N/A	Not available	Comply	Comply
. 2 heaters @ 24,000 BTU's		1 @ 45,000 BTU's	1 @ 45,000 BTU's	Comply	Comply
. Roof Ventilator		2, 6" Fans	2, 6" Fans	Comply	Comply
. Warn Evacuator		Preco	Preco	Preco	Comply
. Manual Holding Brake Lever		Piggy back only	Piggy back only	Comply	Comply
. Warning Lights & Buzzer		No	No	Comply	Comply
Engine:	Cummings 6 BT, 160HP or equal	Int 7.3, V-8 170 HP @ 3,000 RPM's	Int 7.3, V-8 170 HP @ 3,000 RPM's	Comply	Comply
Gear Ratio:	5.89 for Hwy Speed of 52 @ 2,500 RPM's	5.63	5.63	Comply	Comply
Brakes:	Lining 15-1/2 x 8	15 x 3-1/2 16-1/2 x 6	15 x 3-1/2 16-1/2 x 6	Comply	Mfg. 6KN- Does not Comply
	Holding Brake	Piggy back only	Piggy back only	Comply	Comply
	Air Pressure Regulator	Standard Does Not Comply	Standard Does Not Comply	Comply	Comply
	Air Pressure Gauge	Standard Does Not Comply	Standard Does Not Comply	Comply	Comply

Recycling Vehicle Bid Comparison - Continued
May 1989

	Requirement	Adams International	KABCO	LODAL	CARRIER
Electrical:	12 Gauge	Standard-Does not Comply	Standard Does not Comply	Comply	14 Gauge
Front Springs:	Capacity shall meet weight rating	?	?	Comply	Comply
Dual Steering:	Adjustable tilt on left hand	Non Adjustable	Non Adjustable	Comply	Non Adjustable
Tires:	15 x 22.5	11 x 22.5	11 x 22.5	Comply	385/65R 22.5
Chassis:	Left side fueling Battery kill switch	Right side No	Right side No	Comply Comply	Comply Comply
Hoist:	Commercial shearing, Vickers or Williams No exception	Tyrone	Tyrone	Comply	Comply
	Hot Shift Power Take Off Controls In Cab	Air Shift Comply	Air Shift Comply	Air Shift Comply	Comply Outside Cab
Modular Engine:	(Only If Applicable)	Not Available	Not Available	Comply	Tilt Cab
Container Size:	Forward Box 5 cy Middle Box 5 cy Rear Box 14 cy	4.6 4.6 13.8	4.6 4.6 13.8	Comply	Comply
	Maximum 28 cy	23.0(?)	23.0(?)		
	Forward & Middle Box Dump To Side	Fixed Rear Dump	Fixed Rear Dump	Comply	Comply
	Galvanized Steel	Aluminum	Aluminum Steel	Mild	Comply
Parts:	All Different - Not issue !!				

Note: No Alternate Bids Offered

CHARLOTTE

May 9, 1989

MAY 9 1989
CITY MANAGER'S OFFICE

Mr. H. E. Dick
Vice President
Mr. Tim Lee
General Sales Manager
Kabco, Incorporated
P. O. Box 20366
3900 Computer Drive
Raleigh, North Carolina 27609

Re: City of Charlotte Bids -- Eighteen Recycling Vehicles

Gentlemen:

Mr. D. C. Brown, City-County Purchasing Director, has asked that I respond to your April 27 letter to him in which you protested to the specifications for the 18 recycling vehicles and requested that this bid solicitation be withdrawn and new bid specifications written. In your letter you contend that the present specifications "indicate that only one suitable product exists, and would preclude other competitive products from satisfying these very restrictive bid specifications."

The specifications in question were developed by representatives from the City's General Services, Purchasing, and Operations Departments. The specifications were prepared with three general criteria in mind. First, that equipment designed specifically for the performance of the task be purchased. Secondly, that the equipment would allow for the highest achievement of employee productivity and efficiency both on the route and at the processing center. Thirdly, that the equipment would be the best suited for unloading at the processing center given the design of the center. Using these three general criteria, specific specifications were identified and developed.

According to our information, the specifications in question could be met by at least five manufacturers. These manufacturers are: 1) Crane Carrier; 2) Ketterman; 3) Lodal; 4) Peerless; and 5) RTI. Thus, your contention that these specifications are overly restrictive is not accurate.

The North Carolina bidding statutes referred to in your letter are written to allow for and encourage competitive bidding and for the reasons expressed above, we believe the specifications in question satisfy all statutory requirements. Since the current specifications do meet the requirements of the law, as well as the City's needs, the Purchasing Director has requested that I inform you that this bid solicitation will not be withdrawn.

I trust this is responsive to your inquiry.

Very truly yours,

Henry W. Underhill Jr.

Henry W. Underhill, Jr.
City Attorney

HWUjr/ef

c: Mayor and City Council
O. Wendell White
D. C. Brown
Pressly F. Beaver

KABCO

KABCO, Incorporated

P O Box 20366 • 3900 Computer Drive • Raleigh, NC 27609 • 919/782 0805

April 27, 1989

Mr D C. Brown, Jr
Purchasing Director
City-County Purchasing Department
City of Charlotte-Mecklenburg County
Charlotte-Mecklenburg Government Center
9th Floor
600 E. 4th Street
Charlotte, North Carolina 28202

Reference. Bid, May 3, 1989 for - 18 Recycling Trucks"

Dear Mr. Brown:

With respect to the present Invitation for Bids, "18 Recycling Trucks May 3, 1989, from the City of Charlotte-Mecklenburg County, N.C., KABCO, Inc. initially responds with a **PROTEST** of the advertised specifications

It is our understanding of North Carolina General Statutes, Sections 143-129 through 143-135, that a council may not write specifications so as to eliminate competition and thus defeat the purpose of these statutes These present bid specifications indicate that only one suitable product exists, and would preclude other competitive products from satisfying these very restrictive bid specifications

KABCO, Inc., a North Carolina Corporation and the authorized distributor for **EAGER BEAVER RECYCLING TRAILERS & TRUCKS** finds these bid specifications to be very restrictive and prevents fair competition for this bid opening **EAGER BEAVER** is a nationally recognized and very suitable product for recycling vehicles. We request that this bid solicitation be witharawn, and new bid specifications written.

Sincerely,

KABCO, INC

Tim Lee
General Sales Manager

H E Dick
Vice-President

TL/tg

cc City Manager
City Council

#9

Rideshare Program

Since the functional consolidation of regional ridesharing under the Charlotte Department of Transportation in 1982, the Department has been responsible for the development and coordination of the program for the county as well as the City. The Rideshare and Information Section of DOT is responsible for all efforts to stimulate interest and participation in a variety of alternatives to the single-occupant vehicle. The Section is charged with increasing transit ridership, increasing transit pass sales, formation and operation of van pools, increasing awareness of computerized matching capabilities for carpools, marketing flex time, preferential parking for car/van pools, and developing park and ride lots. The Section also develops schedules, brochures, maps, and collateral material that increase awareness, understanding, and use of these transportation alternatives.

Since 1982, the City, the County and the State have shared equally in the program costs, roughly $25,000 each, each year. In 1985, through Federal and State grants, a computer was purchased to maximize the matching operations. A data base of some 4000 names now exists. In 1987, the City took over administration of the vanpool program, eliminating a $40,000 a year contract with VPSI. There have been no increases in Section staff. Over the past year, the Section has doubled the number of transit pass outlets, and has doubled the number of transit schedules distributed. Passes are now available at all Harris Teeter stores, and at Wayne's Supermarkets. Pass sales are up 8.5% over this time last year.

In the past year, six major employers have been surveyed for ridesharing interests. Staff made presentations to management, then worked together with the employer to prepare for an onsite presentation for employees. Employees were canvassed for particular transportation needs, and responses were generated from the computer data, from transit schedules, or from other ridesharing activities.

Although efforts have been made to expand the vanpool program, it has remained static with 8 active vans. Stable gasoline costs and low parking costs in the CBD have contributed to the lack of growth in this element. Program plans for the coming year involve a highly visible campaign during the summer lunchtime concert series Uptown, as well as a focus on three specific corridors: Gastonia to Charlotte, Concord to Charlotte, and Monroe to Charlotte. These three corridors will be targeted in advertising efforts, literature, and presentations at community events.

Staff has begun work on a preferential parking program. Carpools and vanpools will have designated parking spots within an employment center parking area. We have been working closely with the Uptown Transportation Council to enlist the cooperation of Uptown parking deck operators, who, for the most part, have indicated a willingness to cooperate in such a venture.

Goals for the coming year include focusing on three corridors to form six new vanpools, surveying ten different major employers, increasing the data base by 20 per cent, increasing transit pass sales outlets to 45, increasing pass sales by 5 per cent, enrolling 15 employers in the preferential parking program, and developing three new park and ride lots.

10 A

Robert Maier Loan

The loans to Mr. Maier will be used to fund the rehabilitation of twelve (12) units located at 516 E. 35th Street in the North Charlotte area. There are 4 one-bedroom and 8 two-bedroom units, and all units will be rented to low income families. The total rehabilitation cost of $245,400 equals $20,450 per unit.

Source of Funds		
Southern National Bank		$154,200
Purchase	$ 45,000	
Rehabilitation	109,200	
City of Charlotte		136,200
First Rental Rehabilitation	86,000	
Standard Rehabilitation	23,200	
Second Rental Rehabilitation	27,000	
Borrower's Contribution		15,000
TOTAL PROJECT COST		$305,400
Less Acquisition Costs (Purchase $45,000 + Borrower's Contribution $15,000)		- 60,000
TOTAL REHABILITATION COST		$245,400

RENTAL REHABILITATION PROGRAM

Purpose:

To preserve the City's existing housing stock, to improve living conditions of low to moderate income households, and to revitialize neighborhoods.

Primary Objectives:

- To assist absentee owners in the rehabilitation of rental property.
- To provide affordable housing opportunities for low and and moderate income families, with priority given to those with low incomes. (Low income families are those with annual gross incomes of 50% or less of the City's median income; moderate income families are those with annual gross income of 80% or less of the City's median income.)
- To provide incentives to owners/investors of rental property to encourage upgrading to the City's minimum Housing Code.
- To minimize tenant displacements.

General Policies:

- To provide deferred payment loans limited to not more than 50% of the total rehabilitation cost of a dwelling unit or $6,500 for a one-bedroom unit, $7,500 for a two-bedroom unit, $8,500 for a three-bedroom or more unit, whichever is less.
- The deferred payment loans are for a maximum of 15 years or when a borrower's private lender loan for rehabilitation has been paid off, whichever is less.
- When the deferred payment loan becomes due, it is to be paid in full with a 5% service fee on the loan principal.
- Federal rent subsidies are available for eligible tenants in occupied units with evidence of need.
- Assistance is available City-wide with efforts concentrated in the 21 census tracts having the greatest number of substandard housing units.

Eligible Activities:

- Correction of housing code violations.
- Specifically defined general property improvements.
- Energy conservation.
- Handicapped modifications.
- Temporary relocation costs.

Source of Funds:

- Federal HUD Rental Rehabilitation Grant Funds.
- Federal Community Development Block Grant Funds.

Clearances:

- City Council's CD and Housing Committee reviewed the policies of the Rental Rehabilitation Program on October 14, 1986 and recommended no changes to the policies.
- City Council approval is required for loan assistance over $30,000.
- City Manager approval is required for assistance of $30,000 and under