AGENDA

Meeting Type:	W
Date:	09-08-1992

City of Charlotte, City Clerk's Office

MAYOR AND CITY COUNCIL
WORKSHOP AGENDA
September 8, 1992

5:00 pm	Daniel Stowe Botanical Garden
5:30 pm	Dinner
5:45 pm	Airport Noise
6:15 pm	Law Enforcement Center
6:45 pm	Stormwater
7:30 pm	Independence Arena
8:00 pm	Executive Session (see attached)

Recommend adoption of a motion to hold an executive session at the conclusion of the workshop for the purpose of conferring with the City Attorney regarding the Hayes, et al v City of Charlotte lawsuit as permitted by G S § 143-318 11(a)(4)

COUNCIL WORKSHOP
AGENDA ITEM SUMMARY

TOPIC: Daniel Stowe Botanical Garden

KEY POINTS (Issues, Cost, Change in Policy):

OPTIONS:

COUNCIL DECISION OR DIRECTION REQUESTED: For Council's information

ATTACHMENTS: To be present.
-Bill Steele, Stowe Botanical Garden
-Geoff Rausch, Stowe Botanical Garden

COUNCIL WORKSHOP
AGENDA ITEM SUMMARY

TOPIC: Airport Noise

KEY POINTS (Issues, Cost, Change in Policy):

Presentation by Jerry Orr:
1. Background
2. Issues
3. Noise Abatement Procedures
4. Enforcement Tools

OPTIONS:

COUNCIL DECISION OR DIRECTION REQUESTED:

Reaffirmation of existing policy

ATTACHMENTS:

-Noise Abatement Procedures
-"Parts 91 and 161 and Aircraft Noise"

AACI
NORTH AMERICA
(formerly AOCI)

Airports Association Council International

1220 19th Street, N W , Suite 200
Washington, D C 20036

Tel (202) 293-8500
Fax (202) 331-1362

September 1, 1992

SEP - 9 1992

Mr. T. J. Orr, Jr.
Aviation Director
Charlotte/Douglas Intl Airport
6501 Dowd Road
PO Box 19066
Charlotte, NC 28214

Dear Mr. Orr:

On behalf of the Airports Association Council International - North American (AACI-NA) Board of Directors, Member Airports, Affiliates, Associates, and staff, I congratulate Charlotte/Douglas International Airport for winning *1st place in Category 3/ Newsletter and 3rd place in Category 2/Special Event-PR Campaign* in the 1992 Excellence in Communications Contest sponsored by the Marketing and Communications Committee.

This year's competition attracted over 250 entries, which were judged by five representatives of various sectors of the Marketing and Public Relations field. The contest showcased the best creative efforts in airport-related communications work from print to broadcast media, as well as special events planning and coordination.

Awards for first place will be presented at the Downes Award luncheon on Tuesday, September 15, 1992, at the AACI-NA Regional Conference in Maui, Hawaii. As a first place winner, you will be called upon to accept the award on behalf of your airport. If you are unable to attend the luncheon, please designate a representative to accept the award in your place. Your Marketing/Public Relations Department will be contacted for the name of your representative. The third place award will be mailed from AACI-NA Headquarters the week after the Conference.

The winners gallery may be viewed during the conference in the Grand Promenade of the Hyatt Regency and a VCR will be set up in the AACI-NA Business/Message Center to show winning video and TV ad entries.

Again, congratulations to you and your staff! I look forward to seeing you in Maui.

Sincerely,

George Howard

George Howard
President

CHARLOTTE/DOUGLAS INTERNATIONAL AIRPORT

NOISE ABATEMENT PROCEDURES

Runway Use Program

Providing weather is not a factor (winds, ceilings, wet runways, etc.) the following are noise abatement procedures at the Airport:

11:00 P.M. - 7:00 A.M.

To the maximum extent possible, use Runway 23 for all departing turbojet aircraft, and Runway 5 for all arriving turbojet aircraft. If this cannot be followed, use Runway 23 for all arrivals/departures. The second choice would be Runway 5 for all arrivals/departures.

Sundays between 9:30 A.M. and 12:00 Noon

Use Runway 5 or Runway 23 (the one aligned with the wind) for all arrivals/departures turbojet aircraft.

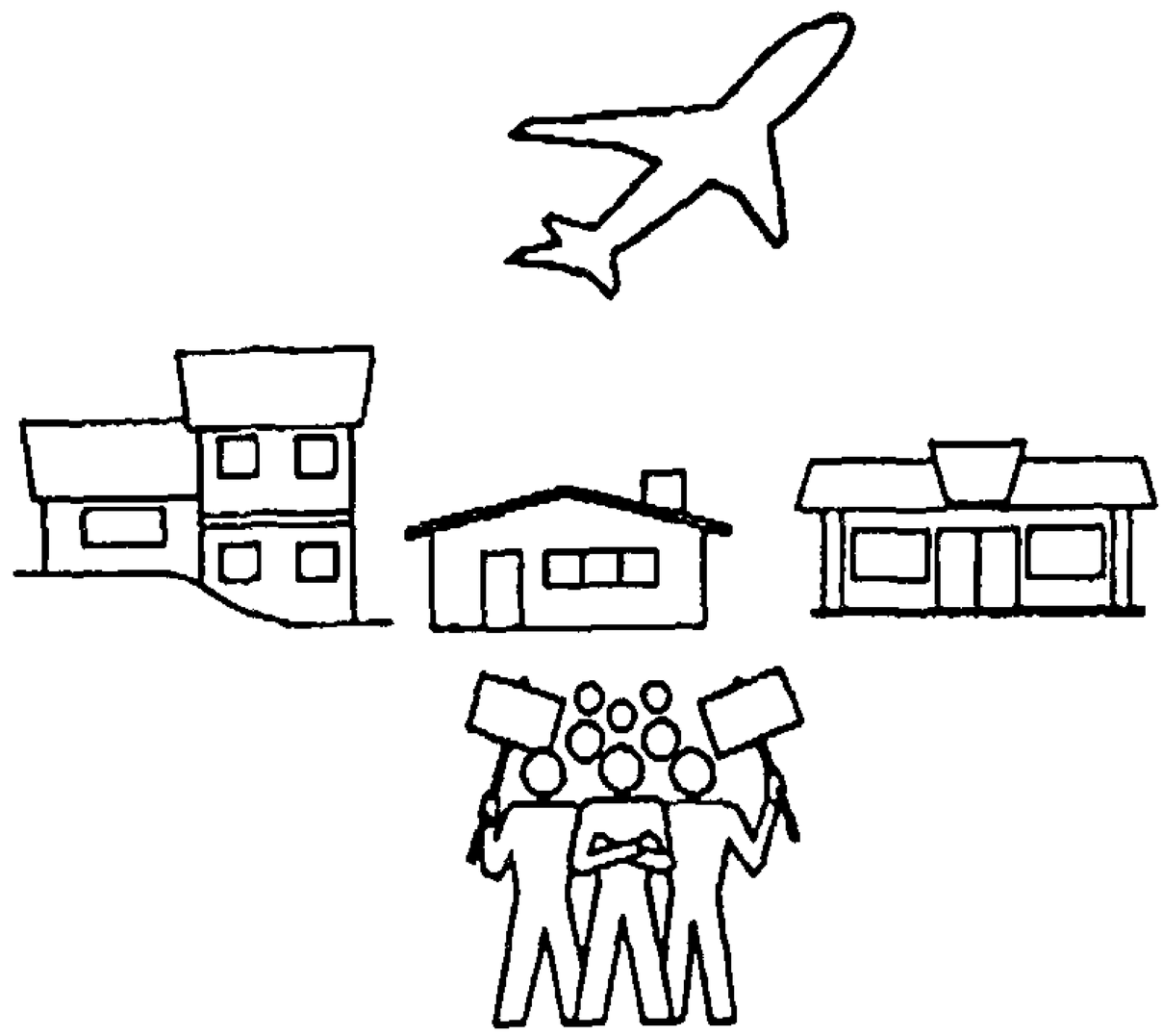
Weekdays During School Hours

Arriving turbojet aircraft will not use Runway 18R.

At all times

Runway 36L turn to heading 330.
Runway 36R turn to heading 025.
All other runways will depart on runway heading.
No turbojet aircraft will be turned until at least 2 miles from the departure end of the runway.

8/7/92



PARTS 91 AND 161 AND AIRCRAFT NOISE

The Airport Noise and Capacity Act of 1990 has, and will have, a significant impact on aircraft noise in the United States. The Act places an immediate cap on the number of Stage 2 aircraft in the United States and requires the phaseout of Stage 2 aircraft over 75,000 pounds operating in the continental U.S. by the year 2000.

PART 91

The FAA issued Federal Aviation Regulation Part 91 on September 25, 1992, to implement the phaseout of Stage 2 aircraft and established the following compliance schedule:

BY 12/31/94

*25% Reduction From Base Level (the number of Stage 2 aircraft in an operator's fleet on an average day in 1990); or
*55% Stage 3 Fleet

By 12/31/96

*50% Reduction From Base Level; or
*65% Stage 3 Fleet

By 12/31/98

*75% Reduction From Base Level; or
*75% Stage 3 Fleet

By 12/31/99

*100% Stage 3 Fleet

Aircraft operators have a choice of two alternative methods of compliance:

1) Phaseout Option
2) Fleet Mix Option

Some aircraft operators may find the phaseout method less costly while others, particularly those that are growing, may choose the overall fleet mix percentage method. FAA has found that this combination of methods will result in significant cost savings for the aviation industry while still making progress towards reducing aircraft noise. Under both approaches, progress towards an all Stage 3 fleet will be achieved throughout the decade of the 90's.

Part 161

The Airport Noise and Capacity Act of 1990 also directed the FAA to issue a regulation establishing a national program for reviewing airport noise and access restrictions on the operation of Stage 2 and Stage 3 aircraft. This provision was included in the act due to growing local community concerns over aircraft noise. Consequently, those concerns led to uncoordinated and inconsistent restrictions on aviation which, if allowed to continue and increase, could limit the national air transportation system and airport capacity. In response to this provision, the FAA issued Federal Aviation Regulation Part 161 on September 25, 1991.

Part 161 requires an airport operator to publish a proposed restriction affecting Stage 2 aircraft for public comment, prepare a cost/benefit analysis and evaluate alternatives to address the airport's noise problems.

Publication of the restriction as well as the analysis and opportunity for public comment must occur at least 180 days before the effective date of the restriction

The Act and the regulation are more stringent with respect to restrictions on Stage 3 aircraft. The airport operator must also publish a proposed Stage 3 restriction for public comment, prepare a cost/benefit analysis, and evaluate alternative methods of addressing the airport's noise problem. The analysis required is more detailed for proposed Stage 3 restrictions. After the public comment period, the airport operator must submit the proposed Stage 3 restriction to the FAA for review and approval. The FAA has 180 days to either approve or disapprove the restriction. In order to approve a Stage 3 restriction, the FAA must find substantial evidence in the airport operator's analysis that:

1) the restriction is reasonable, non-arbitrary and nondiscriminatory;

2) the restriction does not create an undue burden on interstate or foreign commerce;

3) the restriction is not inconsistent with maintaining the safe and efficient utilization of the navigable airspace;

4) the restriction does not conflict with any existing federal statute or regulation;

5) there has been an adequate opportunity for public comment on the restriction; and

6) the restriction does not create an undue burden on the national aviation system.

There is an alternative method available for implementing a restriction that would not require either of the aforementioned procedures for Stage 2 and Stage 3 restrictions. A voluntary agreement can be established between the

airport operator and all affected aircraft operators. The FAA encourages such voluntary agreements, instead of mandatory restrictions, where alternative measures of mitigating airport noise have not resolved the problem and, consequently, a noise restriction is being considered.

The Airport Noise and Capacity Act of 1990 does not reverse airport restrictions which were already in place. The Act grandfathered "Stage 2 restrictions" that were proposed prior to the Act and Stage 3 restrictions that became effective prior to the Act. If not grandfathered or exempted by the Act, an airport operator may forfeit federally-approved airport funding if it implements a restriction that does not comply with the requirements of the Act and Part 161. Additionally, an airport would not be able to impose or collect a Passenger Facility Charge.

FUTURE BENEFITS

The FAA estimates that today approximately 2.7 million people in the United States are exposed to significant levels of aircraft noise (noise levels of 65 dB or higher). By the year 2000, with the phaseout of Stage 2 aircraft, the number of people exposed to these noise levels will be reduced to approximately 400,000 people - a reduction of 85 percent of the population exposed to this noise level.

COUNCIL WORKSHOP
AGENDA ITEM SUMMARY

TOPIC: Storm Water Services joint resolution with Mecklenburg County

KEY POINTS:

- The traditional division of responsibility inside the City is that the City handles "small" streams, ditches, pipes and culverts and the County is responsible for "large" streams
- County Attorney interpretation of legislation authorizing storm water fees (with agreement of City Attorney) determined that the County cannot charge a fee inside the City <u>in addition</u> to the City's fee, <u>and</u> that the traditional division of responsibility must be formalized with a joint resolution or interlocal agreement
- In July, the Mayor, Chairman of County Commissioners, and two Managers agreed to develop a joint resolution to formalize the existing, traditional allocation of storm water responsibility, proposed resolution included
  - City handle "small" systems, County handle "large" creeks,
  - City charge a fee, City willing to increase fee on behalf of County beginning January, 1994,
  - Target date of January, 1994 for resolving issues related to functional consolidation of Storm Water Services,
- On August 10, the County Commissioners <u>did not</u> approve the Resolution, but authorized the County Manager and Chairman to continue negotiating with the City,
- On August 13, the County Manager provided an amended Resolution for consideration which included an expiration date of July, 1994 for the resolution, and a letter stating that completion of the storm water negotiations would be contingent upon resolving the Law Enforcement Center issue
- On August 31, the Mayor and Mayor Pro Tem met with the Chairman of the County Commissioners, who agreed to remove the expiration date from the resolution

COUNCIL DECISION OR DIRECTION REQUESTED:

Discussion of the proposed joint resolution, instruction to put it on the first City Council agenda following action by the County Commissioners

ATTACHMENTS:

- Draft of joint resolution with changes discussed by Mayor and Chairman
- Storm Water Management Issues Outline

REVISED DRAFT
8-31-92

Res #1

JOINT RESOLUTION FOR JOINT OPERATION OF A SINGLE STORM WATER SYSTEM WITHIN THE CITY LIMITS

WHEREAS, North Carolina General Statutes 153A-277 and 160A-314 require that no storm water utility fee may be levied whenever two or more units of local government operate separate structural and natural storm water and drainage system services in the same area within a county unless the units of local government allocate among themselves the functions, duties, powers, and responsibilities for jointly operating a single system within the same area, and

WHEREAS, the City of Charlotte ("City") and County of Mecklenburg ("County") currently have certain distinct responsibilities in connection with the operation of separate systems, and

WHEREAS, the City has recognized the existing allocation of responsibilities in its adoption of new storm water services, and

WHEREAS, the County wishes to maintain the current allocation of responsibilities within the municipal limits of the City, and

WHEREAS, only one unit of local government may levy a fee pursuant to NCGS 153A-277 and 160A-314 within the joint service area, and

WHEREAS, the City intends to charge a storm water fee to properties within the municipal limits of the City beginning this fiscal year

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY AND CITY COUNCIL OF CHARLOTT6E AS FOLLOWS:

1 The City recognizes that the County will continue to clean and maintain streams that have a watershed greater than one (1) square mile ("large streams") in accordance with policies and levels of service adopted by the Board of County Commissioners In addition, the County will continue to administer FEMA floodplain regulations

2 The County recognizes that the City will continue to perform the following services within the municipal limits of the City

(i) operate, clean, maintain, and be responsible for the storm water drainage system in streets right-of-way

(ii) protect quality of storm water runoff or surface waters as required by 1987 amendments to the Clean Water Act

(iii) operate, clean, maintain, and be responsible for the storm water drainage system located on private property, having a watershed of less than one square mile, in accordance with policies and levels of service adopted by the City Council

3 The County recognizes that the City intends to charge a storm water fee to

properties within the municipal limits of the City in order to partially support the operation of the storm water drainage system as described above

4. The City agrees to levy a fee (to be determined by the County) sufficient to cover all or a portion of the costs of the County storm water drainage system operation for large streams and FEMA floodplain regulation within the municipal limits of the City, if requested, beginning January 1, 1994 or later Before levy of a fee which includes funding for County services, the City Council and Board of County Commissioners shall conduct a joint public hearing The City agrees to forward the portion of the fee collected for County services to the County, and the County agrees to pay any administrative, billing or accounting costs incurred by the City related to the levy and collection of the portion of the fee used by the County

5. The City agrees to assist in the billing and collection of fees for unincorporated areas of the County and within town limits, if requested by the County The County agrees to pay any administrative, billing or accounting costs incurred by the City related to the levy and collection of fees in the unincorporated areas of the County and/or within the town limits

6 The City and County agree to a target of January 1, 1994, for resolving issues related to the establishment of a single storm water utility, and shall proceed in good faith as quickly as possible to develop an interlocal agreement between them for that purpose

7 The purpose of this resolution is to acknowledge the allocation of duties among the City and County in connection with the joint operation of and responsibility for a structural and natural storm water and drainage system in the same area and to establish a target date for operating a single utility in this same area

8 This resolution will remain in effect until ~~July 1, 1994 by which time it is contemplated that~~ the City and County ~~will~~ have negotiated and executed an interlocal agreement establishing a single storm water utility as referred to above

This is the _____ day of _____, 1992

Approved as to form: *BOARD OF COUNTY COMMISSIONERS*

_____ _____

County Attorney *Chairman*

_____

City Attorney

Certification by Clerks *CITY COUNCIL*

_____ _____

County Clerk *Mayor*

_____

City Clerk

STORM WATER SERVICES

I Council Position

- Storm water program policies adopted March, 1992
- Public hearing held May, 1992 and storm water rate adopted June, 1992
- Storm water service charge billing to start January 1, 1993

II County Response

June 29

- Rod Autrey memo to Mayor indicating the storm water utility statutes "seem to give the City the ability to move ahead if the Board gives its approval to the program and fees "
- Meeting held in early July with Autrey, Mayor, two Managers, agreed to develop joint resolution for both elected bodies to consider
- City and County staff developed joint resolution establishing respective responsibilities, single fee, with County able to request a fee for their services to be included starting January 1, 1994, target date of January 1, 1994 for resolving all issues related to establishing a single storm water program, resolution to remain in effect until storm water services consolidated or until both parties agree to modify or terminate

August 13

- On August 10, the Commission gave the Chairman and County Manager authority to negotiate a joint resolution for joint operation of a single storm water system with the City along the lines of a revised joint resolution (staff developed resolution <u>not</u> approved)
- Resolving the LEC issue is a condition for continuing /completing negotiations on the joint resolution
- Continuation of a joint resolution is contingent upon "a target of January 1, 1994 for resolving issues related to the establishment of a single storm water utility" being met
- Resolution to remain in effect "until July 1, 1994 by which time it is contemplated that the City and County will have negotiated and executed an interlocal agreement establishing a single storm water utility "

III. Issues

- Making the resolution of the LEC issue a condition for completing negotiations on storm water puts us in a very difficult position
- City and County Attorneys concur that each entity needs agreement from the other on the division of responsibility before a fee can be charged
- Approximately $4 million and thousands of hours have been spent to date developing storm water policies, fee structure, initial inventory of needs, etc
- Community expectations raised program will solve many serious urban drainage problems
- City must keep moving if program is to be operating January 1

Charlotte Storm Water Services

Schedule of Key Actions Prior to Implementation

August	Council approval of organization and staffing plan
	Revision of assessment and dam funding policies
September	Appointments to Storm Water Services Advisory Committee
	Begin master planning
October	Council approval of EPA storm water permit application
	Advertise for maintenance contracts
	Publish credit guidelines and begin accepting applications
	Complete billing database
November	Award maintenance contracts
	Submit application for EPA permit
	Adopt Storm Water Services operating and capital budget

LAW ENFORCEMENT CENTER

I.	Introduction	O. Wendell White
II.	Project Status	"Woody" Middleton, Architect Howard Geisler, Police "Program"
III.	Project Schedule	
IV.	County Position and Issues Outline	
V.	Future Direction/ Questions and Answers	

M E M O R A N D U M

September 3, 1992

TO: Mayor and City Council

FROM: O. Wendell White
City Manager

RE: Law Enforcement Center

This Workshop presentation is designed to provide the latest update in a series of meetings and reports on the subject of a proposed new Law Enforcement Center. The project is a product of the County's need to provide additional jail capacity and their determination that the most cost-effective location includes the existing City Law Enforcement Center and adjacent parking. The planning for such a complex joint undertaking has been complicated by the initiation and subsequent collapse of an effort to consolidate the City and County police departments.

We now have the opportunity to accomplish the following:

1) Contribute the City's property and facilities for the existing Law Enforcement Center to the County for new jail construction.

2) Construct a new cost-effective and flexible central police facility to serve the community well into the future.

3) Provide for flexibility in jail and police operations for the foreseeable future.

Two major issues are central to the Workshop discussion:

1) Program decisions for the "design" life of the new Law Enforcement Center.

2) Cost-sharing between the City and County for the new facility.

Information regarding the programming for the new building, cost-sharing alternatives and related issues is included for your discussion. Members of the architectural teams, Police Department and Engineering will be present for questions and answer opportunities.

dc

II. Project Status

PROGRESS STATUS AND PRELIMINARY FINDINGS

PLANNING TO MEET THE

LONG RANGE SPACE NEEDS

OF THE

CHARLOTTE POLICE DEPARTMENT

September 8, 1992

MIDDLETON, MCMILLAN, ARCHITECTS
IN ASSOCIATION WITH

HANSON LIND MEYER
JUSTICE ARCHITECTS

GSA, LIMITED
LAW ENFORCEMENT PROGRAMMERS

PRELIMINARY PLANNING

- A study of Department space and building needs was completed in 1989. This study was specifically directed at:

  + Making the presently occupied building useable on its existing site

- Subsequent events have given the City the opportunity to plan a building that will house its law enforcement services in a flexible, efficient and operationally cost effective environment well into the next century:

  + Relocation to a new site permits designing a building that will respond to future needs as well as resolve current problems.

  + Issues, such as community oriented policing, consolidation and technology, which impact dramatically on building size and function have evolved and become more focused.

PLANNING
FOR A
NEW POLICE HEADQUARTERS BUILDING

Planning for a new Headquarters Building on a different site from that presently occupied by the City Police Department began in February of this year. The first task involved preparation of a comprehensive analysis and projection of the functional and space needs of the Department over the next twenty years.

- The space needs development process was structured to ensure a well conceived, realistic definition of requirements to house a Police Department delivering a quality, cost effective level of public service well into the next century.

- The process was based on an in-depth evaluation of current operations and the potential for future change. Through a rigorous process of research, analysis and discussion involving a programming team (the Core Group) including Police managers, the City Manager's office, the Engineering Department, the Architect and a law enforcement facility planning consultant the future operational needs of the Department were translated into a lean but flexible and effective space needs program.

GOALS AND OBJECTIVES
OF THE
NEW POLICE HEADQUARTERS

At the onset of the space programming process a set of goals and objectives to guide the planning was developed by the Core Group.

GOAL: *ADEQUATE SPACE TO MEET THE LONG RANGE NEED FOR* POLICE SERVICES IN THE COMMUNITY.

OBJECTIVES:

1 Provide space initially for occupants that will allow for workload and staff increase for the ten year period following initial occupancy

2 Provide for long range expansion beyond the initial 20 year occupancy period

3 Accommodate space and operationally efficient furniture and equipment

4 Provide for effective inter and intra-unit communication and workflow

GOAL: FLEXIBILITY TO RESPOND TO TECHNICAL, ORGANIZATIONAL AND SERVICE DELIVERY CHANGE.

OBJECTIVES:

1 Provide a design that allows, to the highest degree possible, internal change and reconfiguration

2 Provide a "smart building" in which technical and electronic equipment can be deployed in all areas as the equipment becomes available

3 Provide technical design and adaptation to the changing needs of the unique and technical services of the forensic laboratory

GOAL: **IMPROVE PUBLIC SERVICE AND SECURITY THROUGH EFFICIENT DESIGN**

OBJECTIVE:

1 Provide security zones which define access to appropriate users only

2 Encourage public access to appropriate services

3 Encourage multiple use of appropriate space

4 Provide adequate, well located public parking

GOAL: **AESTHETIC AND FUNCTIONAL INTEGRATION INTO THE GOVERNMENT AND CRIMINAL JUSTICE COMPLEX**

OBJECTIVE:

1 Project an image of a public facility designed to serve the community

2 Provide for convenient communication and contact with other elements of the government

GOAL: **A FACILITY WHICH PROMOTES EMPLOYEE PRODUCTIVITY AND RETENTION**

OBJECTIVE·

1 Provide appropriate space to house an employee wellness and fitness program

2 Provide staff support spaces which enhance individual employee productivity

DEMAND FOR LAW ENFORCEMENT SERVICES

Law Enforcement is a primary service of local government. Need for the service is directly impacted by population and economic development.

- Although charged with serving the City of Charlotte, the City Police Department's workload is impacted by demographic levels and economic activity in the metropolitan area in which it is located. Population projections for the area are summarized in the following table:

POPULATION

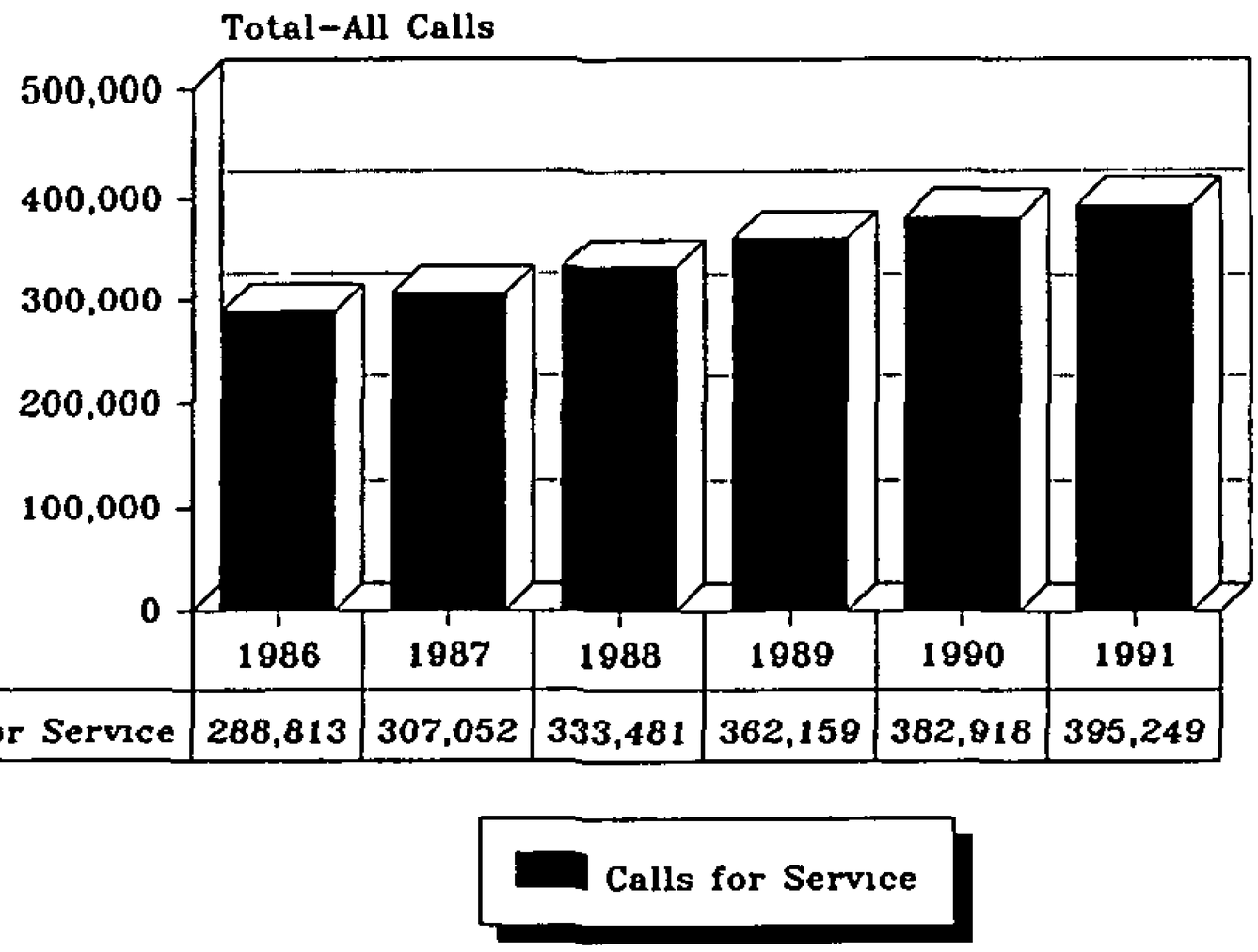
YEAR	MSA	CITY	BALANCE OF MECK COUNTY	CITY % OF COUNTY	CITY % OF MSA
1992	1,203,952	439,123	96,393	82	44
1997	1,305,772	507,739	89,248	85	46
2002	1,403,251	568,028	84,878	87	47
2007	1,498,218	632,487	78,172	89	47
2012	1,582,067	682,601	75,845	90	48

- Several measures of law enforcement workload can be defined:

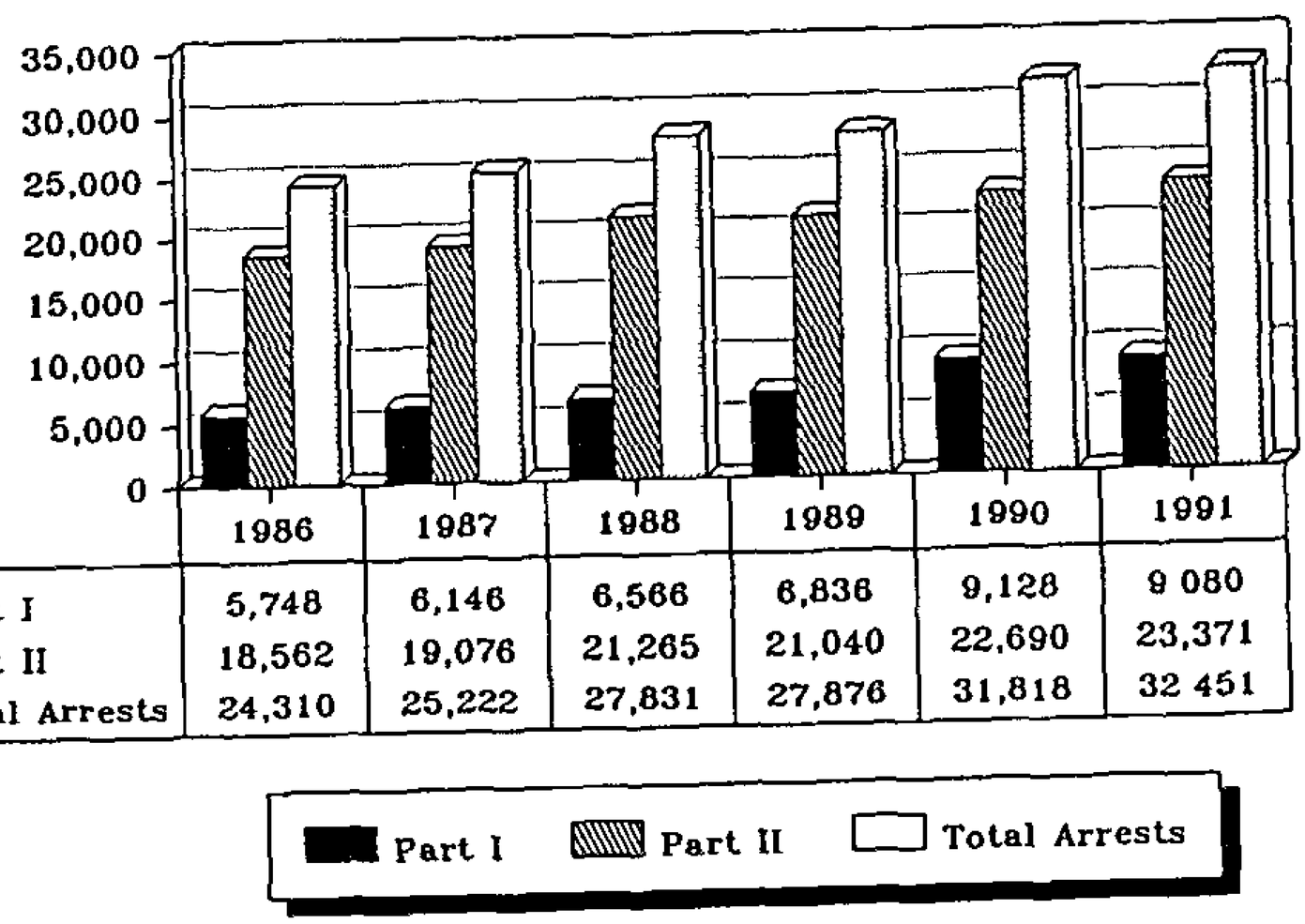
  + Calls for Service
  + Arrests
  + Offenses Reported

- An historical analysis of trends in these measures indicates a steady increase since 1961.

CALLS FOR SERVICE



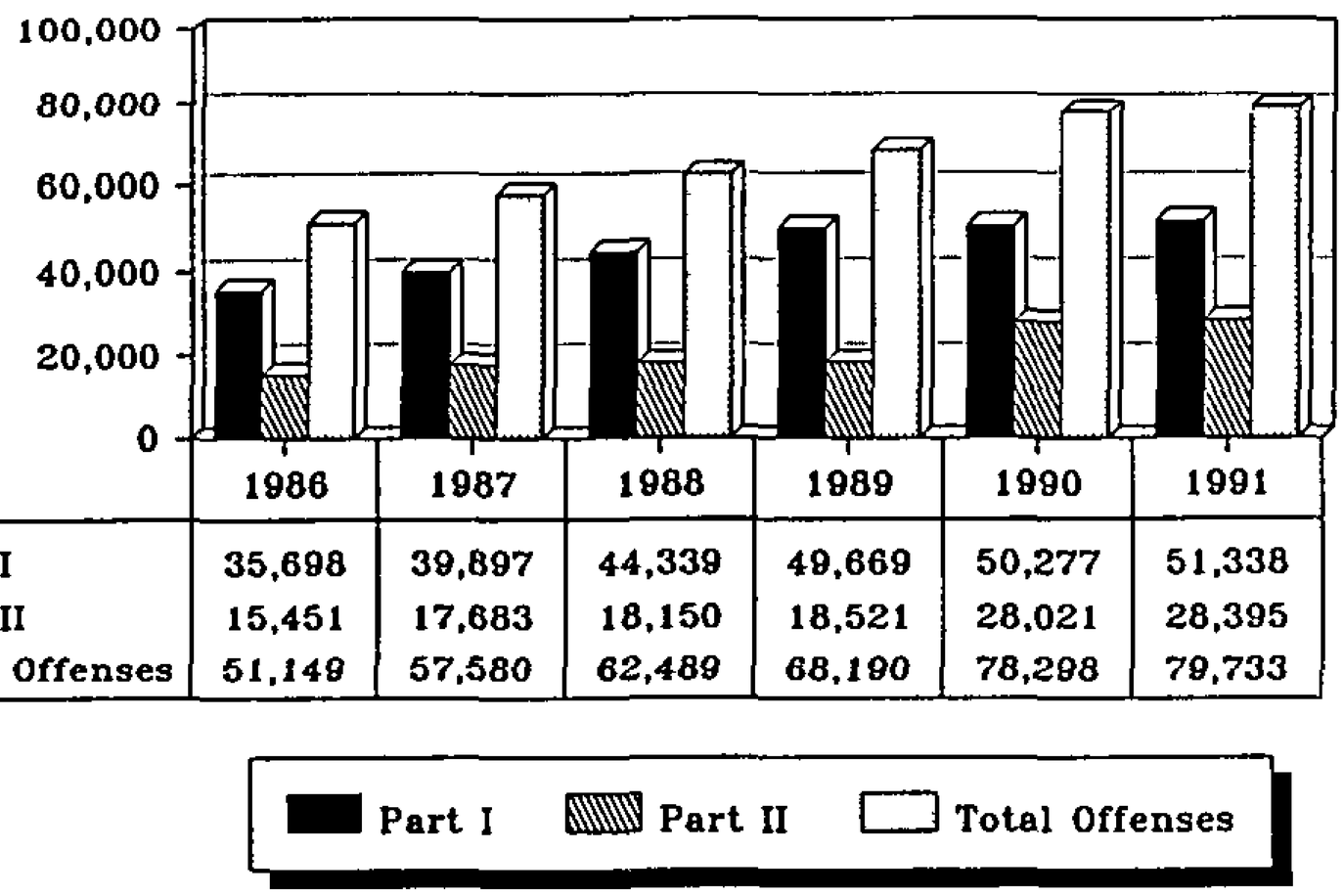
ARRESTS



	1986	1987	1988	1989	1990	1991
Part I	5,748	6,146	6,566	6,836	9,128	9 080
Part II	18,562	19,076	21,265	21,040	22,690	23,371
Total Arrests	24,310	25,222	27,831	27,876	31,818	32 451

Non-traffic arrests only

OFFENSES REPORTED



	1986	1987	1988	1989	1990	1991
Part I	35,698	39,897	44,339	49,669	50,277	51,338
Part II	15,451	17,683	18,150	18,521	28,021	28,395
Total Offenses	51,149	57,580	62,489	68,190	78,298	79,733

LAW ENFORCEMENT
PERSONNEL AND WORKLOAD PROJECTIONS

Personnel and workload projections serve as the base for defining space needs.

- **Workload of the Charlotte Police Department, and consequent need for staff is anticipated to grow in response to:**

  + City Population Growth and Area Expansion
  + Metropolitan Area Growth
  + Economic Development
  + Crime Increase
  + Citizen Demands for Service

- **City Police Department staff likely to be housed in a new headquarters building is projected to grow as follows:**

YEAR	HEADQUARTERS BASED STAFF
1992	1,053
1997	1,250
2002	1,462
2007	1,673
2012	1,893

HEADQUARTERS SPACE REQUIREMENTS

Space requirements have been developed through an analysis of the functional needs of each individual unit.

- Spaces have been sized to accommodate the specific functional activity in the most efficient area possible.
  - + Space saving furniture and equipment is proposed
  - + More efficient file and material storage approaches are proposed
- Maximum use of space is a significant objective.
  - + Shared workstations employed for shift workers
  - + Conference rooms located in a conference center
- Space required in the new headquarters is summarized as follows:

YEAR	GROSS SQUARE FEET REQUIRED
1997	138,101
2002	154,231
2007	168,410
2010	183,384

HEADQUARTERS BUILDING
PARKING REQUIREMENTS

- Parking needs for the headquarters building have been classified by a priority scheme which reflects an emphasis on security and operational efficiency concerns. Parking allocation should reflect the following order of decreasing priority:

PARKING CATEGORY	1997	2002	2007	2012
Covert	41	52	65	79
Seized	60	60	60	60
Special Purpose	18	22	28	33
Marked Patrol	200	232	260	291
Unmarked, Gen Transportation	79	93	106	120
Visitor	56	65	75	86
Staff	763	890	1021	1154
Gov Ctr Code Req	58	58	58	58
	1,275	1,472	1,673	1,881

IMPACT OF CITY/COUNTY POLICE OPTIONS

Occupancy of a new Charlotte Police Headquarters can be impacted in the future by consolidation of the City and County Police Departments or by the two agencies sharing a building.

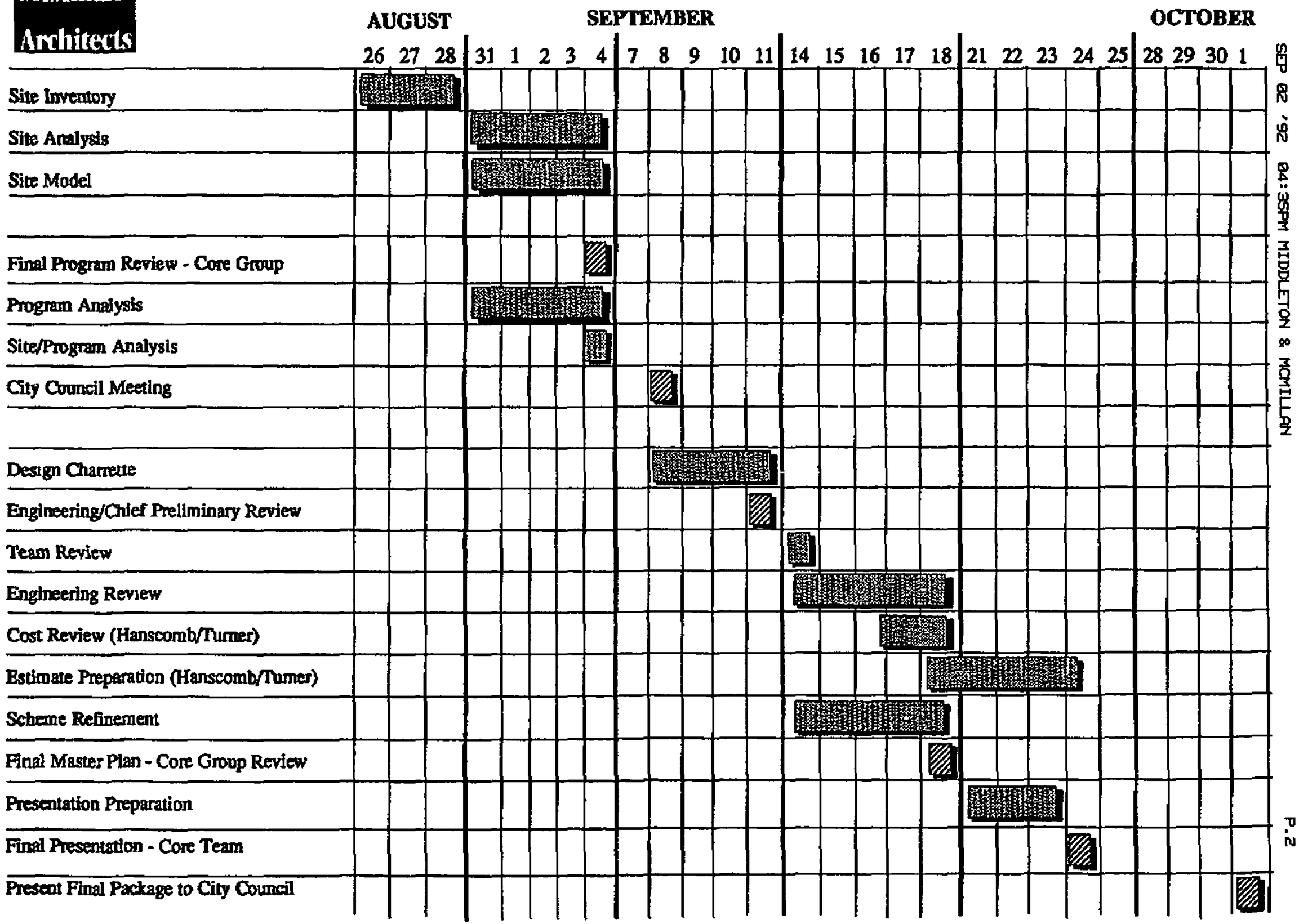
- Space needs for a new headquarters building under three occupancy scenarios are as follows:

SCENARIO	1997	2002	2007	2012
City only Building	138,101	154,231	168,410	183,384
City/County Shared Building	171,821	184,668	197,590	207,099
Consolidated Department Bldg	160,262	173,221	186,497	196,654

III. Project Schedule

Middleton McMillan Architects

CHARLOTTE-MECKLENBURG POLICE FACILITY



SEP 02 '92 04:35PM MIDDLETON & MCMILLAN

P.2

IV. County Position and Issues Outline

A. Vinroot/Hammond Memo

B. Issue Outline

M E M O R A N D U M

DATE: September 1, 1992

TO: City Council

FROM: Mayor Richard Vinroot
Mayor Pro Tem Ann Hammond

RE: Storm Water Utility and Law Enforcement Center

We met with Rod Autrey and Peter Keber on August 31 to resolve the issues that have sidetracked us and the County with regard to the above. On that basis, we agreed to recommend to the City Council and the County Commission respectively, the following:

1. That the County will delete the July 1, 1994 "sunset" premise from their resolution authorizing the City to proceed with the Storm Water Utility, provided we appoint a joint committee to work in good faith toward developing a process by which a consolidated City-County utility would evolve, with a "target" date for such consolidation to take place on July 1, 1994.

2. That the City will agree now to a maximum budget on the new LEC of $33.25 million (or a split between the City's $34.5 million and County's $32.0 million estimates). Of that amount $12 million will come from the City and $21.25 million from the County. We originally preferred to defer this until after our architect finished their "program" work (not scheduled to be completed until late September). However, the cost implications of this delay to the County in their planning for and construction of the new jail (of $500,000 per month) on existing LEC site, and our mutual interest in proceeding with that facility for our entire community's benefit, plus our confidence in the very comparable City/County estimates thus far, make us more inclined to make this commitment now.

We will seek your agreement with both points at our next meeting. If you have any questions about either, feel free to call one of us at your convenience.

mds

cc: O. W. White

LAW ENFORCEMENT CENTER

Issues Outline

I. COUNCIL POSITION

Adopted May 5:
- 12,000,000 City Share
- City will construct
- County will replace all parking and pay remaining costs
- Police tax equity

II. COUNTY RESPONSE

August 13:
- Project budget will be set at $33 million (21 County/12 City)
- County 21 million includes
  - 7,120,000 land
  - 13,610,000 cash
  - 270,000 fees paid
- City will construct
- Storm water agreement depends on City acceptance of LEC proposal

III. ISSUES

1. Can a new police facility be constructed which meets future needs for:

13,610,000	County
12,000,000	
$25,610,000	?

2. Who will occupy the new building and how will the budget be developed?

3. Program work for the Charlotte police department occupancy will be complete by September 24 and a budget will be prepared by the architect. This will be the first opportunity to put cost data to issues #1 and #2.

4. The County "proposal" includes only 500 cars in deck parking with the balance as surface parking. The zoning on the City-owned property the County proposed we use does not permit surface parking. How will the loss of the City parking which the County wants title to be handled? The County proposal is $1.5 too low to provide replacement parking.

5. Bottom Line - How can the City agree to a proposal without knowing if the available funds are sufficient to build the necessary replacement Law Enforcement Center and Parking? The County now proposes to deduct the architect/programming fees necessary to answer the cost question from their share. Consequently, the City will pay to answer the question of how much it will cost to give the County the existing City buildings and property.

6. What relationship does the Jail/LEC issue have to storm water?

ATTACHMENTS

1. County proposal 8/13/92

2. City Engineering project review 8/11/92

3. Cost estimates based upon 1989 police expansion study

AUG 18 1992

CITY MANAGER'S OFFICE

MECKLENBURG COUNTY

Office of the County Manager

August 13, 1992

Mr. O. Wendell White
City Manager
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

Dear Wendell:

Issues of the Law Enforcement Center (LEC) relocation and Storm Water Management were discussed by the Board of County Commissioners on August 10, 1992. The Board authorized me to make the following offer to the City of Charlotte:

A. **Law Enforcement Center**

1. Both parties agree on a "replacement project cost" of $33 million.

2. "Keeping the City whole" would result in the County providing the City with land services and cash amounting to $21 million to be combined with the City's $12 million.

3. The $21 million would be made up of:

a)	Land Paid	$ 7,120,000
b)	Cash	13,610,000
c)	Architects Fee Paid	267,000
d)	Construction Management Paid	3,000
	Total	$21,000,000

I am attaching for your information a breakdown of items a), c) and d) above.

4. The City would deed to the County the following tax parcels: Book 125, Page 32, Lot 5; Book 125, Page 43, Lots 1 & 2.

5. The City would oversee construction of a new LEC on the property provided by the County.

B. <u>Storm Water Management</u>

1. The Chairman and County Manager have the authority to negotiate a Joint Resolution for joint operation of a single storm water system with the City along the lines of the attached. This has been revised from that which we reviewed last week.

2. Resolving the LEC issue is a condition for continuing/completing negotiations on the Joint Resolution.

3. The continuation of such a Joint Resolution is contingent upon "a target of January 1, 1994 for resolving issues related to the establishment of a single storm water utility" being met.

I would suggest an early session with you, Richard, Rod and myself to resolve these issues by the end of August.

Kindest regards.

Very truly yours,

Jerry

Gerald G. Fox
County Manager

GGF/cb

Attachments

cc: Rod Autrey, Chairman
Ed Chapin, Assistant County Manager
Wanda Towler, Assistant County Manager

MECKLENBURG COUNTY

Engineering Department

August 12, 1992

MEMORANDUM

TO: Gerald G. Fox, County Manager

FROM: H. Ron Tuttle, Sr. Project Manager

RE: Dollars Expended and Forcasted -- L E.C. Acquisition and Negotiations

FUNCTION	DOLLARS EXPENDED TO DATE	FORCASTED DOLLARS THRU SEPT 24	TOTAL
Land Acquisition			
Parcal "A"	$6,901,728 00		
Outparcel "B"	200,000 00		
Legal Exp	18,242 89		
	$7,119,970 89	$ 0 00	$7,119,970 89
Architectural Programming			
MMA/G S A	$ 40,794 86*	$225,299 69	$ 266 094 55
Construction Management			
Thompson/Turner	$ 3,000 00	$ 0 00**	$ 3,000 00
TOTALS	$7,163,765 75	$225,299 69	$7,389 065 44

* Billed thru April

** Additional work included thru 24th to be billed to the City

700 North Tryon Street • Charlotte North Carolina 28202 • (704) 336 2713

REVISED DRAFT
8-13-92

JOINT RESOLUTION FOR JOINT OPERATION OF A SINGLE STORM WATER SYSTEM WITHIN THE CITY LIMITS

WHEREAS, North Carolina General Statutes 153A-277 and 160A-314 require that no storm water utility fee may be levied whenever two or more units of local government operate separate structural and natural storm water and drainage system services in the same area within a county unless the units of local government allocate among themselves the functions, duties, powers, and responsibilities for jointly operating a single system within this same area, and

WHEREAS, the City of Charlotte ("City") and County of Mecklenburg ("County") currently have certain distinct responsibilities in connection with the operation of separate systems; and

WHEREAS, the City has recognized the existing allocation of responsibilities in its adoption of new storm water services, and

WHEREAS, the County wishes to maintain the current allocation of responsibilities within the municipal limits of the City; and

WHEREAS, only one unit of local government may levy a fee pursuant to NCGS 153A-277 and 160A-314 within the joint service area; and

WHEREAS, the City intends to charge a storm water fee to properties within the municipal limits of the City beginning this fiscal year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MECKLENBURG COUNTY AND CITY COUNCIL OF CHARLOTTE AS FOLLOWS.

1. The City recognizes that the County will continue to clean and maintain streams that have a watershed greater than one (1) square mile ("large streams") in accordance with policies and levels of service adopted by the Board of County Commissioners. In addition, the County will continue to administer FEMA floodplain regulations.

2. The County recognizes that the City will continue to perform the following services within the municipal limits of the City.

(i) operate, clean, maintain and be responsible for the stormwater drainage system in street rights-of-way.

(ii) protect quality of stormwater runoff or surface waters as required by 1987 amendments to the Clean Water Act.

(iii) operate, clean, maintain, and be responsible for the storm water drainage system located on private property, having a watershed of less than one square mile, in accordance with policies and levels of service adopted by the City Council.

3. The County recognizes that the City intends to charge a storm water fee to properties within the municipal limits of the City in order to partially support the operation of the storm water drainage system as described above.

REVISED DRAFT
8-13-92

4 The City agrees to levy a fee (to be determined by the County) sufficient to cover all or a portion of the costs of the County storm water drainage system operation for large streams and FEMA floodplain regulation within the municipal limits of the City, if requested, beginning January 1, 1994 or later Before levy of a fee which includes funding for County services, the City Council and Board of County Commissioners shall conduct a joint public hearing. The City agrees to forward the portion of the fee collected for County services to the County, and the County agrees to pay any administrative, billing or accounting costs incurred by the City related to the levy and collection of the portion of the fee used by the County

5 The City agrees to assist in the billing and collection of fees for unincorporated areas of the County and within town limits, if requested by the County. The County agrees to pay any administrative, billing or accounting costs incurred by the City related to the levy and collection of fees in the unincorporated areas of the County and/or within the town limits.

6. The City and County agree to a target of January 1, 1994, for resolving issues related to the establishment of a single storm water utility.

7 The purpose of this resolution is to acknowledge the allocation of duties among the City and County in connection with the joint operation of and responsibility for a structural and natural stormwater and drainage system in the same area and to establish a target date for operating a single utility in this same area.

8 This resolution will remain in effect until July 1, 1994 by which time it is contemplated that the City and County will have negotiated and executed an interlocal agreement establishing a single storm water utility.

This the _____ day of _____, 1992.

BOARD OF COUNTY COMMISSIONERS

_____
Chairman

Approved as to form

CITY OF CHARLOTTE

_____
County Attorney

_____
Mayor

Certification by Clerks

_____
City Attorney

_____
County Clerk

_____
City Clerk

ENGINEERING DEPARTMENT

MEMORANDUM

DATE: *August 11, 1992*

TO: *O Wendell White*
City Manager

FROM: *C D Readling*
City Engineer

SUBJECT: *Law Enforcement Center (LEC)*

As a follow-up to our recent memo outlining the status of the subject project, we would like to inform you of milestone dates that must be met as well as alert you to potential project "stoppers"

September 7. Construction Manager (CM) must be on board to assist in developing budgets.

September 24 Programming finalized and budgets developed, master plan completed

September 28. City and County Manager meet to discuss occupancy concepts and agree on funding

October 5 Proposed master plan and occupancy concepts presented to Council at workshop.

October 12 Council must formalize the budget and direct staff on proper occupancy concept.

November 9. Construction Manager and architectural contract submitted to Council for approval

- We have analyzed the County's "make whole" estimate and submitted a report to Del Borgsdorf on July 15 concerning this estimate. We understand that you have

sent this information to the Council members and County Management, but that no resolutions to the outstanding issues have been reached

- We will be asking the County's construction administration personnel to commit to a letter of agreement with the CM, Turner Construction, so that they can assist the Architect in the development of a project budget If the County is not agreeable to this, the City should be prepared to enter into this letter of agreement with Turner no later than September 7 This agreement will be less than $50,000.

- We are continuing work with the City Police Department and the consultants and the programming for the building should be completed on September 24.

- A budget will be developed for three occupancy concepts· City Police, consolidated City and County Police, and City and County Police as different entities in the same building in the year 2002 The Architect will also develop a budget for these three scenarios for the year 2012 In addition, the Architect will be showing how the 2002 building can be expanded to house a 2012 police force Staff will then need to decide the direction that should be taken

- On or about September 28, you will need to meet with the County Manager to discuss the occupancy concepts as well as the option of continuing to use the existing parking deck. These items must be discussed so that the amount of funding the County should provide can be determined and agreed upon

- Staff will then need to meet to determine what can or should be built with the money that is available (money provided from the County and the City's CIP)

- The options the City has as well as the proposed master plan should be presented to Council at their October 5 Workshop City Council must decide on an appropriate project budget and choose the additional level of funding they will provide Also, they will need to discuss the County's involvement in the project and whether they will be housed in the building Immediately afterward, the City Council and County Commissioners must meet to agree on who will be housed in the building If the County will be housed in the building either as a consolidated department or as a different entity, the County will need to come up with additional funding

- We will continue to work with the CM and Architect to keep the project moving, however, all decisions concerning funding and occupancy must be made no later than October 12

- On November 9, Council will be asked to approve architectural and CM contracts

As you can see, a flurry of activity must take place immediately after the program and budget is finalized on September 24. The decision on the amount of funding as well as a decision of who will be housed in the facility are crucial and, if not made quickly, will delay or stop the project

If you have any questions, please contact me at 3610, or David Garner at 3604.

CDR/DRM/gls

cc D R. Mullis K G Gillis D Borgsdorf
D L. Garner

AUG
CITY

ATTACHMENT 3

COMPARISON OF CITY AND COUNTY LEC ESTIMATES

	CITY ORIGINAL 10/91			*COUNTY 5/92			*NEW CITY ESTIMATE 6/92		
I	CONSTRUCTON COSTS			CONSTRUCTON COSTS			CONSTRUCTON COSTS		
	A Building 150,000 SF	$107/SF	$16,050,000 00	A Building 121,535 SF	$115/SF	$13,977,000 00	A Building 121535 SF	$115/SF	$13,977,000 00
	B Parking			B Parking			B Parking – 916 spaces		
	1 Parking Surface –			1 Parking Surface – 236	$800/SPACE	$189 000 00			
	2 Parking Deck – 1000	$7638/SPACE	$7 638 000 00	2 Parking Deck – 500	$5 500/SPACE	$2 750 000 00	Parking Deck	$5500/SPACE	$5 038 000 00
				3 LEC Parking 100 sp	$5 500/SPACE	$550,000 00			
				4 Subtotal		$3,489,000 00	3 Subtotal		$5,038,000 00
	C Demolition		$249,000 00	C Demolition		$249,000 00	C Demolition		$249,000 00
	D Street Improvements		$1,360,000 00	D Street Improvements		$680,000 00	D Street Improvements		$300,000 00
	E Fiberoptics		$185 000 00	E Fiberoptics			E Communications		
							1 Fiberoptics	**Included in bldg sq ft. cost	
							2 Telephone E911	per Thompson/Turner	
							3 Radio		
							4 AFIS (paid for but not yet installed)		
	F Total Construction		$25 482 000 00	F Total Construction		$18 395,000 00	F Total Construction		$19 564,000 00
II	FURNITURE/EQUIPMENT		$2,000 000 00	FURNITURE/EQUIPMENT		$1,677,000 00	FURNITURE/EQUIPMENT		$2,500,000 00
III	SUBTOTAL		$27,482,000 00	SUBTOTAL		$20,072,000 00	SUBTOTAL		$22,364,000 00
IV	DESIGN/MGMT/MISC			DESIGN/MGMT/MISC (17 5%)		$3 306 000 00	DESIGN/MGMT/MISC		
	1 Architect		$2 360 000 00				1 Architect		$2,236,400 00
	2 Staff and Admin		$350 000 00				2 Staff and Admin.		$350 000 00
	2 Subsurface investigation		$50 000 00				2 Subsurface investigation		$50,000 00
	3 Survey		$30 000 00				3 Survey		$30 000 00
	4 Art fund		$236 000 00				4 Art fund		$223 640 00
	5 Construction testing		$300 000 00				5 Construction testing		$300 000 00
	6 Travel		$20 000 00				6 Travel		$20 000 00
	7 Insurance		$120 000 00				7 Insurance		$120 000 00
	8 Advertising		$10 000 00				8 Advertising		$10 000 00
							9 Moving		$300 000 00
	9 Subtotal		$3,476 000 00				10 Subtotal		$3,640,040 00
V	CONTINGENCIES		$2,000,000 00	CONTINGENCIES (5%)		$920,000 00	CONTINGENCIES		$1,300,202 00
VI	SITE ACQUISITION			SITE ACQUISITION			SITE ACQUISITION		
	LEC Property		$8 032 000 00	LEC Property		$7 200 000 00	LEC Property		$7 101 728 00
				Surface Parking Property*		$498 000 00			
							Legal Costs		$5 975 00
				Total Site Acquisition		$7 698 000 00	Total Site Acquisition		$7 107 703 00
VII	TOTAL PROJECT COST		$40 990 000 00	TOTAL PROJECT COST		$31 996 000 00	TOTAL PROJECT COST		$34 411 945 00
VIII	SUBTRACT CITY CONTRIBUTION		($12,000,000.00)	SUBTRACT CITY CONTRIBUTION		($12,000,000.00)	SUBTRACT CITY CONTRIBUTION		($12,000,000.00)
IX.	Subtract LEC Property Cost		($8,032,000 00)	Subtract LEC Property Cost		($7,200,000 00)	Subtract LEC Property Cost		($7,101 728 00)
							Legal Costs		($5,975.00)
XI	Cash to City from County		$20 958 000 00	Cash to City from County		$12 796 000 00	Cash to City from County		$15 304 242 00
								say	$15,300,000 00

*This 121,535 SF was taken from a very preliminary Space Needs Study by Omniarchitecture and most likely does not reflect the actual space required for a new LEC

drm 6/92

**T/T feels uncomfortable with these numbers until they have a better understanding of communications requirements

LAW ENFORCEMENT CENTER

	10/91 Original* City "Guesstimate"	5/92 County** Proposal	6/92 City Review of County Proposal	8/92 Policy Leaders Compromise
COST	$40,990,000	31,996,000	34,411,945	33,250,000

ISSUE

None of these estimates is a product of a program and cost estimate for an actual LEC - that work is in progress and will be updated for Council discussion 9/8 and cost estimates completed at the end of September

A new LEC and replacement parking is expected to cost substantially more that 33,250,000

* based upon construction of new LEC

** based upon hypothetical replacement value of expanded City LEC

COUNCIL WORKSHOP
AGENDA ITEM SUMMARY

TOPIC: Independence Arena

KEY POINTS (Issues, Cost, Change in Policy):

1. Is the November referendum a potential financing alternative or a directive to spend or not to spend public funds to reopen the Arena?

2. If the referendum is not approved, is the Authority still authorized to rehabilitate the building with non-tax revenue?

OPTIONS:

1 Continue the rehabilitation of Independence Arena and keep the project on track for a Fall 1993 reopening

2. Stop everything until after the referendum.

COUNCIL DECISION OR DIRECTION REQUESTED:

-Clarify whether or not the Authority is authorized to proceed to reopen Independence Arena by Fall 1993.

ATTACHMENTS:

A memorandum of understanding between the City and the Authority is being finalized and is attached to the September 3, 1992 Council/Manager Memo.

Council Workshop 9/8/92

Mayor	absent
Campbell	✓ arrived at 6.15
Clodfelter	✓ arrived at 5.45
Hammond	✓
McCrory	✓
Majeed	✓
Mangum	✓
Martin	✓
Patterson	✓ arrived at 6:05
Reid	✓
Scarborough	✓ arrived at 6:15
Wheeler	✓

Get 2 9V Batteries & give to Bill Burrant

5:15 p.m.

Hammond
Bill Steele - Introduction
Geoff Rausch - Slides
Tape starts at 5:25 p.m.
Back-up being made in Booth

Mr. Rausch discussed the Gardens & purpose & future plans

Bill Steele - Video - Clodfelter arrived
McCrory - Need an update
White
McCrory
Hammond
White
Wheeler
White
McCrory
Wheeler
Steele
McCrory
Reid
McCrory
Hammond
Reid
Steele
Hammond
Martin/Wheeler - gives moral support
Unan.
Hammond
Mangum
Steele
Hammond
Recess - Dinner 5:50

Recessed 6:00

Hammond

#2 Jerry Orr

Cindy arrived

Presentation on Airport Noise Abatement

Martin

Majeed

Orr

Clodfelter

Orr

Majeed

Orr

Majeed

Orr

Scarborough

Orr

Scarborough

Orr

Reid

Orr

Reid

Orr

Reid

Orr

Bob Andrews

Orr

Andress

Orr

Reid

Orr

Majeed

Orr

Mangum

Orr

Andress - 4000 ft.

Orr

Patterson

Orr

Andress

Orr

Clodfelter

Orr

Clodfelter

Majeed

Orr

Majeed

Orr

Majeed

Orr

Martin

Orr
Martin
Majeed
Martin
McCrory
Martin
Orr
Martin
Orr
Martin
Hammond
Orr
Majeed
Clodfelter
Orr
Clodfelter
Orr
Clodfelter
Orr
Scarborough
Orr - Measure noise 24 hours
a day
Scarborough
Orr
Scarborough

Orr
Scarborough
Orr
Scarborough
Orr
Scarborough
Orr
Scarborough
Reid
Orr
Sue Friday
Scarborough
Sue Friday
Hammond
Geo Sue Friday
Orr
Friday
Hammond
Morgan
Orr
Morgan
Reid
Orr
Reid
Hammond

Majeed
Orr
Hammond
#3 - Law Enforcement Center
White

Woody Middleton
Howard Geisler - went through
what is in agenda
Scarborough
Geisler
Martin
Geisler
Martin
Geisler
Martin
Geisler
Martin
Geisler
Martin
Geisler
Martin
Geisler

Wheeler
Geisler
Hammond
Woody Middleton Tape 2, Side 1
Schedule - Proposed
Hammond
McCrory
A. Wheeler
Hammond - Discussed meeting she + Richard Vinroot had last week with Rod Autry + Peter Keber. County's position on keeping the "City Whole" is to replace only the value of what they are taking away.

Wheeler - $13 Mil from County
$12 Mil - City to enlarge old facility
Hammond
Wheeler
White - We don't believe they have addressed parking in that $13 Mil
Wheeler

White

Mengum

White

Mengum

Clodfelter - Is $25 Mil in ballpark

Middleton

McCrory

Middleton - No don't think so.

White

Hammond - Can existing building + Parking be replaced with $13 Mil

Borgsdorf - Eng. estimate - $19 Mil

Clodfelter

Borgsdorf

Reid

Geisler - Crime Lab, Property + Evidence cannot be decentralized

Martin

Hammond

Martin

Borgsdorf

Martin

McCrory
Clodfelter
White
Clodfelter
Majeed
McCrory
Patterson
Patterson/Clodfelter — Go forward with proposal by Hammond, Vinroot, Autry + Leber
Martin
Clodfelter
Scarborough
White
Patterson
Scarborough
Wheeler
Reid
Reid/Mangum - Deny Proposal

Mangum
White
Mangum
White
Mangum

Hammond

County stated they are losing large amounts of money with each month the project is delayed

Martin

Hammond

Reid

Whitley: Why not delay til report

Reid

Hammond

~~Reid~~

Mangum

McCrory

Ham

Reid - Delay decision until we have better information

Whitley -

White

Reid - Deadline Oct. 1, 1992

Clodfelter

White

Q Clodfelter

Reid

Q White

Ron Tuttle -

White -
McCrory - Will support 10/1/92
Hammond
Clodfelter
Reid
Clodfelter
Reid
Hammond
Reid -
Hammond
VOTE - Hammond - No -
#4 Stormwater
Hammond
Reid / Clodfelter - Approve
Tenan. Res. #1

#5 Independence Arena
White
Hammond
White - No difference
Campbell
Underhill
Campbell
Underhill
Campbell

Steve Camp - Capital improvements that they would do to any of their facilities without coming to Council

Martin

Mangum

Mangum / Wait for referendum or

Patterson

Camp

Patterson

Camp

White - Mixed signal in marketplace right now.

Patterson -

Scarborough that is correct

Patterson

Martin -

Patterson

Martin

Patterson

Camp

Martin - What are our options?

Camp

Martin

Camp

Martin

Hammond

McCrory - Council sent strong signal to reopen.

Majeed

Wheeler

~~Bob~~ Wheeler/Scarborough

Campbell

Scarborough

Hammond

Reid

McCrory

Reid

There is no such thing as authority Reserves.

Hammond

McCrory

Camp

Mangum

Camp

Mangum

Camp

McCrory

Camp
McCrory
Patterson
McCrory
Wheeler
Hammond.
Procedure issued to
rehabilitate
McCrory
Hammond
Reid
Hammond
Wheeler
Camp
Ham
Martin / Reid
Ask authority
to bring forward private
YES - Martin, Reid
Reid
McCrory
Clodfelter
Reid
Hammond
VOTE -
No - McCrory, Reid, Martin

McCrory / Scarborough -
Hold Exec. Session - Unan.

Patterson / McCrory
Unan.

8:40 p.m.