AGENDA

Meeting Type:	Workshop
Date:	06-14-1993

City of Charlotte, City Clerk's Office

COUNCIL MEETING 6/14/93

Mayor
Campbell
Clodfelter
Hammond
McCrary
Majeed
Mangum
Martin
Patterson
Reid
Scarborough
Wheeler

6:30

Vinroot - Introductions + instructions

(1) Invocation Stan Fields

(2) Recognition of Doris Shinn

(3) Recognition of Scott Gill + Charlotte Davis.

(4) Recognize Donna Savage for Tree Appreciation.

Awards

Vinroot

(5) Steve Miller - Friends of Elmwood Cemetery

Vinroot

#6 Youths of the Month
Dan Clodfelter - April - (2)
Majeed - May
Martin - June
Wheeler - July
Hammond - August
Vinroot

7:15

7:15

Item #1 - Stormwater Public Hearing
Vinroot
Schumacher
Asst. Co. Mgr. Wanda Toler
Vinroot
Martin - Towns can choose not to participate?
Toler - Yes
Martin
Toler - Yes
Mangum
Toler - Today all costs are recouped in property tax
Mangum
Toler
Vinroot

Rev. Charles Foushee
Michael Jackson - Merrill Lynch
Walton
Linda Shuler
Toler
Shuler
Toler
Vincent
Hammond / Wheeler Case Hwy.
Martin - 2 exceptions + only
Schumacher - RR TRACKS (IRON RAILS)
+ NCDOT HIGHWAYS.
VOTE - Unan.
Vincent
Co - Schum / Kinney - Case Hwy.

Mangum
Parks Hobson - Make recommendation
Adopt new
to Council
Doug Booth.
Booth / Scher - Commission requests
Council to add #32 to billing.
Mangum / Hammond - Approve added 32¢
to fee
No - Wheeler, Campbell, Reid
7:30 p.m.

7:30

Citizens Hearing Continued

#7 Rick Sanders

#8 David Dollard

#9 Moy Chen

#12 Marvin Wilson

#11 Ronnie Rash

Vinroot

#14 Gerald Collins

Vinroot

Mike Boyd

Collins

Vinroot

Collins

#15 Hubert Craig

Vinroot

Patterson

Craig

Patterson

Hammond

Vinroot

Hammond

Mary Narby

Wanda Knox

Sept 2 8:00

Wanda Deese

Mary Narby

Hammond
Harley
Hammond
[illegible] Vinroot
White
Harley
Vinroot
[illegible] Patterson
Vinroot
Nancy Jones
Lauren Steele
Hammond
Boyd
Clodfelter
Hammond
Clodfelter
Boyd
Vinroot
Hammond - Develop
White
McCrory
Patterson
Vinroot
Jon Kalin
Vinroot

Patterson
Scarborough
Kalin
Scarborough
Kalin
Scarborough
Kalin
Scarborough
Unroot
Scarborough

8:30 p.m.

8:30

Vinroot
Scarborough / Martin 13, 14 + 15
Move to #1, #2 + #3

#13
Vinroot
Walton
Maggie Freeman
Herb Shakelford
David Dulin
Venroot
Scarborough / Wheeler App.
Unan.

#14. Scarborough / Patterson App.
Reid
Vote Unan.

#15 Scarborough / Martin App.
Vinroot
Morgan
VOTE Unan.
Vinroot
#2 Patterson / Wheeler App. Min.
Unan.

Vinroot 24I

Consent - Freeze 20F,

McCrory / Patterson remove 20H from agenda unan.

Wheeler / Patterson Agg. all but 20F, 24B, 24I & 26 unan.

#26 Reid

Scarborough / Hammond

Vinroot

Patterson

Borgdorf

Reid

Borgdorf

Vinroot

Reid

J. W. Walton

Reid

Walton

Reid

Walton

Vinroot

Subst. Clodfelter / Wheeler Defer

Hammond

Martin

Walton

Hammond

Walton

Scarborough

McCrory

Reid
Vinroot
VOTE - Subst. - Dufer
Unan.
24B - Vinroot - Temp. Services
Reid
Vinroot
Reid
Vinroot
Syfert
Vinroot -
Syfert
Reid
Syfert
Hammond / Mangum
No - Campbell + Reid

#20F
Wheeler / Martin Espana McLean
Wheeler / Hammond Cogg
Unan.

#24 I - Vinroot
Ted Kratt, Metric Constructors
Withdraw protest of awarding
contract to Cecil Malone Co.

McCrory / Mangum App.
Vinroot
White
Vinroot
Subst. Majeed / Reid
App Metric Constructors
~~McCrory~~ Majeed
McCrory
Vinroot
White
Vinroot
Patterson
White
Reid
Clodfelter
White
Benny Aldridge, Engineering
White
Aldridge
White
Billy Crockett, Fluor - Daniel
~~McCrory~~ Vinroot
Clodfelter
McCrory
Crockett
Aldridge
Vinroot

Campbell - Correctly
Boyd - Yes
Campbell
Boyd -
Campbell
Boyd
Campbell
Boyd
Majeed
Hammond
Vinroot
Scarborough
Clodfelter
Mike High; MWBE Coordinator
Clodfelter
High-Majeed
Ted Kratt
Majeed
Kratt
Majeed
White - 2ND BID
Vinroot
VOTE - Subst. - App. Metric Constructors
YES - Majeed + Reid

Orig. - App. Low
No - Majed + Reid

#4
McCrory / Wheeler App.
Unan.

#5 Patterson / Wheeler App.
Unan

#6 Scarborough / Patterson App.
Reid
McCrory
VOTE - No Majed + Reid

#7 Wheeler / Hammond Approve
Unan

#8 Patt / Whe App
Unan.

#9 Wheeler / Patterson App.
Unan.

— Martin

#10 - Campbell / Martin App.
Richard Martin Dir. entered statement of Debt into record on Item 8.
Reid
Mangum
White
Reid
Vinroot
Alexander
Patterson
Alexander 5 YEAR REIMBURSABLE
Reid
Alexander
Reid
Alexander
Reid
Martin
VOTE - Unanim.

Tape 3. 9:20

#11 Earle, Village Campbell / Scarborough App.
Unan.

#12 Wheeler / Mangum App
Reid
Vinroot
Reid

Walton
Reid
Walton
Reid
Venroot
Hammond
VOTE - NO. Reid.

#16
Venroot
White - Recommending Option 1
Frank Mansfield
Hammond / Patterson App
Option 1
Unan.

#17 Patterson / Wheeler App.
Majlad
Venroot
Borgsdorf
VOTE - Unan.

#18 Hammond / Wheeler App
Unan.

#19 Wheeler / App.
Reid

Vinrsot -
VOTE - No - Reid

Mangum / Wheeler
Adjourn 9:40

June 17, 1975

Dinner Briefing

Mayor Vinroot	✓	X
Campbell	✓	
Clodfelter	✓	X
Hammond	✓	X
McCrory	✓	X
Mayed	✓	X
Morgan	✓	X
Martin	✓	X
Patterson	✓	X
Reid	✓	X
Scarborough	✓	X
Wheeler	✓	X

5:25

Mayor
David Ward - chairman COG (Centralina Council of Governments)
(Lee Armour) - Formed in 1968
in 1970 State delineated districts.
LRO -

Mayor
Martin
Lee Armour
Vinroot
Jim Schumacher

Text - Existing Rate
32.84 $35.82 in
table is correct
Hearing - Change to rate

Vinroot - Will interrupt Citizens
Hearing at 7:00 to allow
County Comm. to have hearing
+ leave.

Schumacher -
Vinroot
Schumacher 32¢ will be same
Vinroot
Schumacher
Vinroot
Schumacher
Vinroot
Wheeler
Schumacher
~~Vinroot~~ Wheeler
Schumacher
Wheeler
~~Vinroot~~ Schumacher
Patterson
Schumacher

Vinroot
Martin
Schumacher - RR Tracks (IRON RAILS)
Martin
Schumacher - NCDOT Highways
Majeed
Schumacher - If retention pond reduces the impervious area 100%, they get 100% credit.
Majeed
Schumacher - Older facilities could not meet offset. New development
Mangum - they can retrofit and get more credit
Schumacher
Majeed
Schumacher
Vinroot
Schumacher - Requests for service
Lot of requests out there -
Backlog of projects to be done.
Getting ready to start telling people 5,7 years
Mangum
Schumacher

Mangum

Schumacher - Decision would have to be made in 2 weeks for bond Referendum

McCrory

Schumacher interested in plastic pipe - no heavy equipment needed - may be able to use ~~[illegible]~~ workers who are sentenced by courts for community service.

- Working now on high priority projects - safety hazards, flooding of homes

McCrory

Majeed - Druid Hills has never had a drainage system - other older neighborhoods

Schumacher

White

Majeed

Reid

Schumacher

Vinroot

White

Reid

White
Martin - 50/50 Cost Share
Schumacher
Clodfelter - Pay attention - We will
get a lot of calls -
Mangum
Vinroot
White -
Vinroot - Tape 1, Side 2
Scarborough 13, 14 + 15
Vinroot
Mazeed
Vinroot
Chafelter
Martin
White
Scarborough
Vinroot
McCrary
Scarborough
Vinroot

Adjourn 6:20

CHARLOTTE

Meetings in June '93

JUNE 1 - 4

2, Wednesday

8 30 a m — CIVIL SERVICE BOARD - CMGC, 7th Floor Conference Room

9 30 a m — CIVIL SERVICE BOARD/Hearing - CMGC, Room 118

5 00 p m — CITY COUNCIL/Operating Budget Workshop CMGC, Meeting Chamber Conference Room

3, Thursday

2 00 p m — NEIGHBORHOOD MATCHING GRANTS CITYWIDE REVIEW TEAM - CMGC, 8th Floor Conference Room

THE WEEK OF JUNE 7 - 11

7, Monday

8 00 a m — MAYOR'S INTERNATIONAL CABINET - CMGC, Room 118

12 00 Noon — PLANNING COMMISSION/Work Session - CMGC, 8th Floor Conference Room

2 00 p m — PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room

5 00 p m — CITY COUNCIL/Operating Budget Workshop - CMGC, Meeting Chamber Conference Room

7 00 p m — CITY COUNCIL MEETING/PUBLIC HEARING ON BUDGET - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

8, Tuesday

2 30 p m — HOUSING APPEALS BOARD - CMGC, 5th Floor Conference Room

4 00 p m — AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Rooms A & B

9, Wednesday

8 00 a m — CLEAN CITY COMMITTEE - CMGC, Room 270

3 00 p m — HISTORIC DISTRICT COMMISSION - CMGC, 8th Floor Conference Room

5 00 p m — CITY COUNCIL/CIP Workshop - CMGC, Meeting Chamber Conference Room

THE WEEK OF JUNE 14 - 18

14, Monday

5 00 p m — COUNCIL/MANAGER DINNER - CMGC, Conference Center

6 30 p m — CITIZENS HEARING - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7 00 p m — CITY COUNCIL MEETING - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7 00 p m — HISTORIC LANDMARKS COMMISSION - 500 N Tryon St , Suite 200

(CONTINUED ON BACK)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF JUNE 14 - 18 (Continued)

14, Monday

4 00 p m — **CITY COUNCIL TRANSPORTATION COMMITTEE** CMGC, Room 271

15, Tuesday

6 00 p m — **HOUSING AUTHORITY** - Piedmont Courts, 831 Seigle Avenue

16, Wednesday

5 00 p m — **CITY COUNCIL/Budget Workshop** - CMGC, Meeting Chamber Conference Room

17, Thursday

2 00 p m — **CMUD ADVISORY COMMITTEE** - Utility Department, 5100 Brookshire Blvd

THE WEEK OF JUNE 21 - 25

21, Monday

4 00 p m — **PLANNING COMMISSION/Executive Session** - CMGC, 8th Floor Conference Room

5·00 p m — **COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room

6 00 p m — **CITY COUNCIL MEETING/Zoning Hearings** - CMGC, Meeting Chamber

23, Wednesday

7 45 a m — **PRIVATE INDUSTRY COUNCIL** - CMGC, Conference Center

9 00 a m — **AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY** - New Convention Center Office, 2940 One First Union Center

24, Thursday

4 30 p m — **CHARLOTTE TRANSIT ADVISORY COMMITTEE** - CMGC, Room 119

26, Saturday

10 00 a m — **CHARLOTTE TREE ADVISORY COMMISSION/Yearly Retreat** - 4910 Carmel Park Drive

JUNE 28 - 30

28, Monday

4 30 p m — **PLANNING COMMISSION/Zoning Work Session** - CMGC, 8th Floor Conference Room

5 00 p m — **COUNCIL/MANAGER DINNER** - CMGC, Conference Center

6 30 p m — **CITIZENS HEARING** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7 00 p m — **CITY COUNCIL MEETING** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

29, Tuesday

1 00 p m — **ZONING BOARD OF ADJUSTMENT** - Hal Marshall Center, 700 N Tryon Street

-30-

These organizations do not have meetings scheduled in June·

Advisory Energy Commission
Charlotte-Mecklenburg Art Commission
Citizens Cable Oversight Committee
Community Relations Committee
Firefighters Retirement Board
Insurance & Risk Mgmt Advisory Board
Parade Permit Committee

MAYOR'S SCHEDULE
June 14, 1993

6:30 p.m CITIZENS' HEARING

1. Invocation by STAN FIELDS

2. Recognition of George Shinn and Charlotte Hornets for meeting their commitment to City of Charlotte.

3. Recognize Scott Gill and present proclamation for Charlotte Sonics.

4. Recognize Donna Savage - Tree Commission to present Tree Appreciation Awards.

5. Recognize Steve Miller - 5915 Gate Post Road - 364-3356, Founder of Friends of Elmwood Cemetery - Mayor will present Certificate.

6. Recognize "Youth of the Month" for April, May, June, July and August.

   April - Amika Spears, North Mecklenburg and Vipul Lakhani, West Charlotte.

   May - Lisa Beth Delhafen - Providence Day and Dacovan Cloud, Providence High School.

   June - Carmen Denise Smith - Myers Park and John Edward Burton, Jr., West Charlotte

   July - Jeni Leeds, North Mecklenburg and Robert Brian Purser East Mecklenburg

   August - Debbie Leigh Shivar, West Mecklenburg and Nicholas Anthony Harrell, West Charlotte

7. Rick Sanders, 825 East Fourth Street, 336-4181 - Employee Benefits

8. David Holland, 10448 Surrey Court, 336-7897 - Employee Benefits

9. Moy Chun, 4100 West Tyvola Road, 357-6064 - Employee Benefits

10. not here Ronald McLeod, 4100 West Tyvola Road, 357-6064 - Employee Benefits

11. Ronnie Rash, 12103 Bailey Road, 872-8740 - Employee Benefits

12. Marvin Wilson, 4419 Monroe Road, 331-9515 - Budget

13. NOT HERE Mike Spath, 4419 Monroe Road, 331-9515 - Budget

14. Gerald Collins, 1000 Lakehill Road, 392-9217 - Property taxes, Lake and annexation.

15. Hubert Craig, 6800 Folger Drive, 366-3954 - Water Sewer Rates.

16. Paul Sieres, 1001 East 35th Street, 375-5756 - Concern about loop holes that allow any bar to convert to topless bar in residential areas.

17. Mary Narby, 6401 Clinton Road, 3786-0938 - Spay-Neuter Legislation.

18. Wanda Knox, 851 Brockbank Road, 372-5270 - Spay-neuter legislation.

19. Wanda Deese, 2530 Old Whitehall Road, 522-1991 - Spay-Neuter Legislation.

Deferred to Mary Narby

20. Claire O'Neal, 3811 Saxonbury Way, 549-5859 - Spay-neuter legislation.

21. Nancy Jones, 2521 Croyden Road, 377-5345 - Wants Council to amend the law on zoning matters referring to Group Homes, so the land could be grandfathered.

22. Lauren Steele, 2522 Selwyn Avenue, 551-4551 - Mecklenburg Autistic Group Home.

23. Mrs. Gilbert Hambley, 1120 Queens Road West, 334-5627 - Restriction on Group Homes

24. Tom Kalin, 3000 East Independence Boulevard, 377-1501 - 3% room tax - Hotel occupancy.

25. Maggie Freeman, 1700 Cliffwood Place, Apt. A, 372-0670 - Community Center for Wilmore.

7:00 p.m. - CITY COUNCIL MEETING

Announcements

Wednesday, June 16 - 5:00 p.m. Budget Workshop - CMGC Chamber Conference Room.

1. The following request to speak to agenda items have been received:

(a) Agenda Item No. 1 - Public Hearing on County Storm Water Fee.

(1) Rev. Charles Foushee, 7700 Tuckaseegee Road - 399-5934

(2) MICHAEL JACKSON, 6024 RYDER AVE, 542-7816

ITEM #13

(b) Agenda Item No. 15 - Grier Heights Economic Foundation Loan

(1) George A. Wallace, 201 Fannie Circle - 375-5812

(2) John Highfill, 700 North Tryon Street - 336-4109

(3) Pam East, 227 West Trade Street, 342-2505

(4) Sis Kaplan, 714 Edgehill Road - 375-4238

(5) Troy Watson, East Stonewall Street - 335-1665

(6) Jack Bullard, 817 East Trade Street - 336-2424

(c) Agenda Item No. 16 - Emergency Shelter Grant

(1) Martha Brown, 500 Spratt Street - 334-7288

(d) Agenda Item No. 24-I - Consent Agenda, Convention Center Finishes.

(1) Ted Kratt, 6135 Park South Drive - 551-1103

The City Council of the City of Charlotte, North Carolina, convened for a briefing on Monday, June 14, 1993, at 5 25 p m in Room 267 of the Charlotte-Mecklenburg Government Center with Mayor Richard Vinroot presiding Councilmembers present were Stan Campbell, Dan Clodfelter, Ann Hammond, Pat McCrory, Nasif Majeed, Tom Mangum, Hoyle Martin, Cyndee Patterson, Don Reid, Ella Scarborough and Lynn Wheeler

ABSENT: None

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CENTRALINA COUNCIL OF GOVERNMENT (COG)

Mayor Vinroot stated a few weeks ago several Councilmembers asked questions about COG and why we are a member, should we be a member, and all of that We thought we should have folks here from COG to tell us what we do as a member of COG and to answer any questions you may have

David Ward, Chairman of COG stated he also a member of the Gaston County Board of Commissioners Being an elected official he knows the constraints you are going through and the problems He is in his ninth year in government and has a little experience under his belt and assures Council it does not get any easier as you go through this process Staff members with him tonight to answer any questions are Lee Armour, Executive Director of COG, and Charles Phillips, Centralina's Business Manager Thank you for giving him the opportunity to come before you and to explain the services which COG provides to the citizens of Charlotte COG was formed in 1968, and is a voluntary association of local governments owned and governed by our membership In 1970, the State delineated boundaries of multi-county planning and development regions In 1971, COG was designated as one of 17, now 18 lead regional organizations or LRO, as they are known in North Carolina Our purpose is to establish goals and objectives, serve as the regional agent in dealing with State and Federal agencies, and to promote intergovernmental cooperation, communication and planning COG provides services not only to member governments, but to other jurisdictions in both North and South Carolina Examples of work conducted in South Carolina include serving as staff to the Lake Wylie Marine Commission of which he is a member and has been a charter member of that Commission, and the Catawba River Corridor Study, both of which involve York County The annual contribution of each member government is based on the budget adopted for the year and is assessed on each member's population COG dues are 17 cents per capita, the lowest of any LRO in the State The next lowest is 21 cents per capita The State average is about twice the COG rate

Mr Ward stated he will now review the services which COG provides to the citizens of Charlotte The four service categories are service programs, regional forums, regional planning efforts, and technical assistance The service programs are aging grants, emergency services activities and solid waste activities For services to older adults in Charlotte-Mecklenburg, COG provides funding to the following agencies Mecklenburg Department of Social Services, including in-home aid, transportation, congregate meals, and home delivered meals Mecklenburg Health Department in-home aid, Charlotte Mecklenburg Senior Center Operations and Out Reach, and Legal Services for the elderly The Charlotte-Mecklenburg Youth Counsel provides employment for older adults Of the 17 hot lunch sites located in Mecklenburg, 14 are within Charlotte's City limits and serve predominately City residents Aging Staff works with groups and task forces who have City employees as representatives from the City's Special Transportation Department and the Housing Authority COG's ombudsman advocates for residents of nursing and domicilarily homes The major part of staff time is spent working with Charlotte Mecklenburg residents, staff and families to resolve grievances, to provide information on facilities and to advocate for residents rights One major emphasis of the program is to tell the State of the need for more nursing home beds in the City COG Emergency Services Section administers a regional grant for emergency medical services which impact all the citizens of Charlotte The grant program supports a number of specific local projects, as well as regional efforts to improve emergency response Some of these projects include providing training through EMS grant funds for emergency medical dispatch courses for Mecklenburg County Police Telecommunicators, who under consolidation will become City

employees Staffing the regions communication group which coordinates emergency communication region wide Sponsoring the region's critical incident stress debriefing team, which is available to all emergency responders in the region Providing equipment on a regular basis to hospitals and other emergency responders in Charlotte for advance training The staff also publishes a monthly training calendar and fund other training opportunities for emergency responders through community colleges such as CPCC Also, staffing the Metrolina Trauma Forum which provides continuing education on trauma care for physicians and nurses This is heavily attended by people from Charlotte hospitals

Mr Ward continued, Centralina Development Corporation (CDC) helps provide financing to small business owners The CDC has helped finance 37 projects within Charlotte which have created 690 new jobs, increased the City's tax base by over $30 million, and generates over $228,000 annually in City property taxes alone Centralina Solid Waste Services was started two years ago Our staff serves as a liaison between Solid Waste agencies and the region, and provides education and training to solid waste and recycling officials COG administers the Marine Commission for Lake Norman and Lake Wylie The commission works with the County Police on the lake's water safety issues As police consolidation comes about, other activities which may involve the Charlotte-Mecklenburg Police are joint safety operations, and emergency services coordination COG regularly conducts forums with City and County Managers, planning officials, emergency services communications directors, emergency medical services directors, law enforcement executives, and solid waste and recycling personnel In these meetings, officials from around the region discuss their work and explore ways to coordinate services better

Mr Ward stated to meet the need of coordinating planning activities and communications on a regional level, COG is the lead agency in the following regional planning iniatives, the Bi State Catawba River Task Force, The Catawba River Corridor Study, The "Our Region Tomorrow" Regional Strategic Plan which we announced recently, and The Regional Building Permit Tracking System The Bi-State Catawba River Task Force which includes representatives from North and South Carolina is staffed by COG In this group government agencies, utilities and private citizens discuss river related issues and problems, and then identify solutions The Catawba River Corridor Study is a strategic plan that will examine the status of a river and identify issues and strategies for the river from Lake Norman to Lake Wylie This study is important to Charlotte because growth is moving closer to the lake and Mountain Island Lake is a source of water to City residents COG is coordinating a regional strategic plan entitled "Our Region Tomorrow" to examine regional issues of concern Representatives appointed by Charlotte and other local governments will determine strategies local governments may take to maintain and improve the region's quality of life and economic vitality The study will identify achievable goals, objectives, and policies local governments may adopt and may examine topics such as recreation, environmental issues, public safety, needs of special population groups and government services COG is collecting building permit information on the census track level from the 13 county Charlotte region This data, which is available on a regional basis only from COG, is important to Charlotte as growth in the surrounding areas impacts local planning decisions

Mr Ward continued, furthermore it is a valuable tool to market the region as markets do not stop at political boundaries Assisting in this effort is Dr Al Stewart of UNCC The COG has a regional geographic information system which collects and displays data ranging from general population statistics to detailed development activity Data collected and displayed includes population and housing patterns, labor and employment information, and key socio-economic indicators Our GIS displays the data and assists in the analysis of patterns and trends occurring in the region Current applications include Catawba River Corridor Study, Regional Building Permit Tracking System, Regional Atlas and Regional Strategic Plan Future plans for system include a regional data base of infrastructure and land use information COG operates a large technical assistance program It increases the quality of planning and public administration within the region, and pays a large portion of our overhead to keep member dues low While Charlotte uses this service less than some members, it provides real benefits to Charlotte Technical assistance provided to Charlotte recently includes the following, COG has provided relocation services since 1989 to over 200 households affected by noise and runway expansion at Charlotte-Douglas International Airport These services include initial screening and

orientation, individual needs and analysis, advisory services in coordination with moving companies during the actual relocation and claims reimbursement administration The focus 2010 project uses COG employees to serve as meeting facilitator and reporters COG provided the greatest number of staff persons in this capacity COG staff has assisted the City in inputting data in their computer mapping system

Mr Ward said in conclusion, he feels the services COG provides are vital to the continued well being of Charlotte and this region We have all talked about regionalism in the last few years Mayor Vinroot has been very strong on regionalism and he believes in it also As Charlotte continues to grow, the need to reflect on issues of a regional nature will increase and our abilities to address local problems will increasingly require cooperation among local governments COG is the designed lead regional organization for the Charlotte area, and continued support of COG by Charlotte is essential Mr Hoyle Martin is your delegate and he really enjoys working with Mr Martin He has been an asset to the board since he has been with COG You have an excellent representative on the board We always look forward to seeing Mr Martin at our meetings If you have any questions, Mr Armour or Mr Phillips will be glad to answer them for you

* * * * * * * *

STORM WATER

Mr. Jim Schumacher, Engineering Department stated in the agenda packet there are two numbers that do not agree In the text of the description of the hearing tonight it notes the existing storm water rate for non-single family properties is $32 84 In the table on the next page it shows the rate at $35 82, which is the correct number Briefly he will touch on the hearing on the agenda for tonight This hearing is to consider a change to the rate itself

Mayor Vinroot said he was going to interrupt the Citizens Hearing sharply at 7 00 p m when he presumes the County Commissioners will be there They are in the middle of their own meeting He will stop the Citizens Hearing because we have a long list of people and go ahead and have the public hearing on this item at 7 00 p m , which is ok in accordance with our public notice given of that When we finish with that, there is only one speaker signed up on that item He suspects we will be in a position to resolve that matter and go back to the Citizens Hearing and pick up where we left off

Mr Schumacher said that will work just fine He doesn't have anything to say except to briefly review how we got to this point The purpose of the hearing is to consider a change to the fee that would accommodate the activities by Mecklenburg County inside the City The City and the County do different things Inside the City, the County is responsible for the large streams, those with the water shed grade of one-eight of one square mile The City handles what you would call the urban drainage system The tributary systems, the storm drains, culverts, catch basins, and ditches that carry the water to those large streams The rate we begin charging in January inside the City was designed to fund those small streams, those drainage system activities The 32 cents purposed by the County to add to that charge would fund their large stream activities They currently pay for those activities out of their general fund and their intent as he understands it is to transfer those activities from the general fund to this fee revenue, thereby removing that charge from the general fund

Mayor Vinroot asked do we know at this point the County charge for the other county storm water services in the County? He assumes the same 32 cents

Mr Schumacher answered the 32 cents would be the same and the other charges are proposed to be the same When the County did their rates study, they went through the same rate study process we did, which is to calculate how much money they needed based on their needs, divide that by the impervious area they expected to find in order to calculate a rate They came up with a number that was within pennies of the rate we had already adopted We all sat around a table and said it makes sense, the tolerance in these numbers is at least that great, it makes sense to adjust their number a few pennies so it would be consistent throughout the County

Mayor Vinroot asked can you explain why they are that close? He would have thought there

are fewer tax payers there so the volume of the funds, the amount of money generated, would be considerable lower He had the impression these storm water problems were urban City problems and therefore almost non-existent in the County where the land had not been developed

Mr Schumacher stated remember the County includes the six towns Their numbers include providing those services in the six towns

Mayor Vinroot asked even so, that is a fairly small geographic area by comparison

Mr Schumacher stated he can't answer other than to say when they went through the process of calculating the revenue needs they would have, that was a lower number than ours The revenue they can generate is also a lower number It happened to come out very close

Councilmember Wheeler asked how are duplexes factored in? A lady called today and asked that question Are they commercial or residential about their rate?

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Mr Schumacher continued, the one remaining thing to cover is the level of service we are experiencing in terms of request for service and how we expect to deal with those There is good news and bad news The good news is we were right, there is a large backlog of problems out there that need to be repaired The bad news is that means we have a backlog of projects that will take years to eliminate There are basically two kinds of projects A remedial repair is making a repair to the existing drainage system We have pipes, culverts, and ditches that have been out there since the land was originally developed They have fallen into disrepair over the years So a repair project simply goes and repairs that existing pipe, dredges that ditch

or whatever On the other hand, a Capital Improvement Project would be a major reconstruction of an existing facility or even the construction of a new facility You might equate it to roads and thoroughfares We maintain, we go patch five holes or perhaps do a little widening on existing thoroughfares, that is a maintenance, a repair When we go and construct a new project, that is a Capital Project We are trying to look at the storm water projects in the same way The projected backlog a year and a half ago when we were trying to decide what the level of demand would be for these services and everybody set the rate We projected there would be enough projects out there today that would take us ten years just to do them all One of the policy statements that came from your task force and ultimately was adopted was setting a goal of eliminating that backlog in ten years When the rubber meets the road it is what we are getting to today and that is actually telling a citizen, yes, you have a drainage problem, it qualifies for us to fix it, and we will be there as soon as we can, which is five, seven or ten years from now We have not yet started telling people that So far we have gotten away with saying it is a new program and we are still measuring how long it takes to make various repairs and as soon as we can calculate that, we will be back in touch with you It is time for us to get truthful with the citizens and start giving them a realistic expectation of when we can do that While we don't have a problem we didn't expect, we have just raised the caution flag and let you know that we are getting ready to do that That is no doubt going to start generating some comments and concerns from the general public

Mr Mangum asked is that based strictly on the rates for collection?

Mr Schumacher stated our original plan was to basically operate on a pay as you go strategy in the first four to five years while we assessed the overall needs, particularly for those large capital projects Then in year five or six, look at a bond referendum that would give us a large sum of money where we could go out and start addressing some of those large projects The rate we have right now was not intended to accommodate bonds Of course, some of those pay as you go dollars could be redesignated to cover bond debt which would allow a bond package during those first five years if that was your choice That is one option That is one way to try and shorten the waiting period for these people Take some of the pay as you go dollars, covert it to debt and have more dollars up front

Mr Mangum asked are you staffed in order to be able to handle that if that were tangible?

Mr Schumacher answered your first opportunity, and that opportunity is nearly gone, is this fall to have a bond referendum If we put bonds on this fall and they pass we would be in a situation where we could gear up and start that very quickly That decision would have to be made in the next two weeks to make this fall's bond

Councilmember McCrory asked is the County in some shape with major streams, will it take them that long, too?

Mr Schumacher answered the needs they have identified will take many years Yes, they have a several year backlog on the major streams They are going to be in the same situation on the minor streams outside the City with their backlog Let me go through very quickly some of the things we thought of to try and address, and do some of these things quicker One is new products such as plastic pipe The traditional way to install storm drainage and lake pipe is to use concrete pipe and occasionally we would use corrugated metal pipe Those require heavy equipment to install When you are working in someone's backyard or between two homes in the side yard where there may be on 20 - 25 feet between the homes, that can get very difficult We are really interested in plastic pipes It is a corrugated plastic pipe that has a smooth lining Two men could carry 20 feet of it and throw it in the hole We are real optimistic that will be a good solution for us and will let us do things quicker Another thing is the community service crew We have been talking with the County about providing us with people who have been sentenced to community service who we would put out doing hand work in the drainage system A problem somewhere that requires some cleaning of silt, debris, and vegetation at the end of a channel It is primarily hand work For us to pay a contractor would be relatively expensive If we can put a crew of three, four or five of these type folks out there, we are in essence getting free labor All it costs us is the foreman to oversee what they are doing That is something we have been looking at and probably can begin very quickly The reallocation of

dollars, our program has a balance between making the repair projects and making the County's projects One solution is to say let's do fewer capital projects which enables us to do more of the maintenance and repair projects That steps on that short term solution The capital projects are very important and there are a number of those capital projects that just have to be done and could not be deferred While that is an option, it is not one he would particularly recommend to Council You have already touched on the last one, which is additional dollars The one way to get additional dollars within the existing rate is sometime in the coming years, leverage some of the money through a bond referendum That would enable us to step up either the repairs, the capital, or both without affecting the rating

Mr Schumacher continued the other issue we are going to be looking at is how to prioritize these projects Right now we are working on high priority projects, those that involve structural damage If somebody's home is already experiencing or is about to experience some kind of structural damage because of a failing storm drain or erosion, if the flooding of the living space, flooding of the home or if there is some specific safety hazard, those types of things are being given priority Once we work through those, and there is somewhere in the neighborhood of 75 to 100 of those which is not occupying the rest of this year, what we are left with is the less severe problems We have to decide how are we going to do those Are we going to do them in the order they were requested? In the order the citizens called and asked for service? Or, are we going to pick a particular neighborhood and go and say do everything in that neighborhood that needs to be done Should we pick a stream and start at the bottom and work up There are some real technical reasons to start at the bottom of the stream and work up There are some efficiencies in going to a neighborhood and doing everything you find to do there instead of hopping around from site to site all over town Those are some of the issues we are trying to focus in on right now He believes the Manager is going to suggest we bring these issues to the Planning Committee for some further review and eventual recommendations

Mr Majeed said some of the older neighborhoods in his district such as Druid Hills have never had a drainage system put in We have gone back to days when there was no representation on this body that could address those issues We are not responsible for that but we inherit that condition In the cases of the older neighborhoods, where these amenities are absent as far as basic drainage, are they going to get priority? People for a long time have been waiting for some sort of basic services as far as drainage, simple things It's a tough situation but is there someway the old neighborhoods can get priority as far as hierarchy for getting things done

Mr Schumacher answered that certainly is a factor to include in the list we try to sort through

Mr White said it is also true that in many of the older neighborhoods is where the more serious problems are So there will be parallel areas we can work though some of those issues to tackle it The main concern we are expressing to you is the resources are not going to be there to do this work in a timely basis What he has suggested we do is to alert you to that which is being done Then we will develop a strategy and come back to you with a more quickly developed action plan to tackle some of those problems earlier than we first thought It could include borrowing money to accelerate getting into some of the major issues

Mr Majeed said he appreciates the Manager's focus on this, but somehow that means in between getting those types of jobs done, we could facilitate more communications because people are having expectations They are paying $2 30 or whatever the fee, and they are having expectations That means from the staffing viewpoint we are going to have to facilitate more touching bases with these communities There are going to have to be lines of communications

Councilmember Reid said when he read the prioritization, he noticed with interest we got a Thumbs Up letter recently from a Senior Vice President of Royal Insurance about solving his storm water over there off Colvard Road He thought he would ride over and take a look and see how we are prioritizing these things That street through there is relatively new and it does have some drainage problems, but it seems to him it could have been anticipated by the builder and we shouldn't be paying for that kind of thing He wondered how this person got elevated to the top of the list when we supposedly have a lot of life threatening water problems around the City

bbm

Mr Schumacher said he was not familiar with that project specifically

Mayor Vinroot said that is one where he basically paid it himself

Mr White said it could be where it was a 50-50 cost share If you would like a report on that we can get it

Mr Reid stated he would like a report

Mr Martin stated the 50-50 cost share is causing him some concern He hopes we don't get into a mode where those that can afford to pay 50% get on the top of the list and get service, and those that can't afford to pay it get on the long waiting list He understands also that with the 50-50 cost that is a way to cut down the list He hopes we eventually balance those two kind of situations

Mr Schumacher stated the policy Council adopted limited the amount of money each year that could go that way

Councilmember Clodfelter stated we need to pay attention to what Mr Schumacher and Mr White said to us This is going to be a long haul and we are going to get a lot of calls in the next five to seven years One of the things we are going to have to learn how to do is communicate what a long haul this is He wants to share one perspective he has used with some folks to help them understand what this is all about If you can imagine being in a City of 400,000 people, and every house in the city is on a well and septic tank, and all of a sudden we discover one day about 15-20% of your wells or septic tanks are going dry and you decided that day to put in a public water and sewer system How long do you think, how many years would it take to get all the lines laid and all the streets and people hooked up That is the magnitude of the task It calls on us to be real patient and explain to folks why, even though they have to start paying today, we are building the system from absolute scratch We didn't build a water and sewer system or a road system from scratch We need to listen to what Mr Schumacher says because we are going to start getting phone calls and they are going to call every month

ADJOURNMENT

The meeting was adjourned at 6 20 p m

Brenda R Freeze, City Clerk

Length of Meeting 1 Hour, 5 Minutes
Minutes Completed July 23, 1993

bbm

The City Council of the City of Charlotte, North Carolina, convened for a briefing on Monday, June 14, 1993, at 5 25 p m in Room 267 of the Charlotte-Mecklenburg Government Center with Mayor Richard Vinroot presiding Councilmembers present were Stan Campbell, Dan Clodfelter, Ann Hammond, Pat McCrory, Nasif Majeed, Tom Mangum, Hoyle Martin, Cyndee Patterson, Don Reid, Ella Scarborough and Lynn Wheeler

ABSENT: None

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CENTRALINA COUNCIL OF GOVERNMENT (COG)

Mayor Vinroot stated a few weeks ago several Councilmembers asked questions about COG and why we are a member, should we be a member, and all of that We thought we should have folks here from COG to tell us what we do as a member of COG and to answer any questions you may have

David Ward, Chairman of COG stated he also a member of the Gaston County Board of Commissioners Being an elected official he knows the constraints you are going through and the problems He is in his ninth year in government and has a little experience under his belt and assures Council it does not get any easier as you go through this process Staff members with him tonight to answer any questions are Lee Armour, Executive Director of COG, and Charles Phillips, Centralina's Business Manager Thank you for giving him the opportunity to come before you and to explain the services which COG provides to the citizens of Charlotte COG was formed in 1968, and is a voluntary association of local governments owned and governed by our membership In 1970, the State delineated boundaries of multi-county planning and development regions In 1971, COG was designated as one of 17, now 18 lead regional organizations or LRO, as they are known in North Carolina Our purpose is to establish goals and objectives, serve as the regional agent in dealing with State and Federal agencies and to promote intergovernmental cooperation, communication and planning COG provides services not only to member governments, but to other jurisdictions in both North and South Carolina Examples of work conducted in South Carolina include serving as staff to the Lake Wylie Marine Commission of which he is a member and has been a charter member of that Commission, and the Catawba River Corridor Study, both of which involve York County The annual contribution of each member government is based on the budget adopted for the year and is assessed on each member's population COG dues are 17 cents per capita, the lowest of any LRO in the State The next lowest is 21 cents per capita The State average is about twice the COG rate

Mr Ward stated he will now review the services which COG provides to the citizens of Charlotte The four service categories are service programs, regional forums, regional planning efforts, and technical assistance The service programs are aging grants, emergency services activities and solid waste activities For services to older adults in Charlotte-Mecklenburg, COG provides funding to the following agencies Mecklenburg Department of Social Services, including in-home aid, transportation, congregate meals, and home delivered meals Mecklenburg Health Department in-home aid, Charlotte-Mecklenburg Senior Center Operations and Out Reach, and Legal Services for the elderly The Charlotte-Mecklenburg Youth Counsel provides employment for older adults Of the 17 hot lunch sites located in Mecklenburg, 14 are within Charlotte's City limits and serve predominately City residents Aging Staff works with groups and task forces who have City employees as representatives from the City's Special Transportation Department and the Housing Authority COG's ombudsman advocates for residents of nursing and domicilarily homes The major part of staff time is spent working with Charlotte-Mecklenburg residents, staff and families to resolve grievances, to provide information on facilities and to advocate for residents rights One major emphasis of the program is to tell the State of the need for more nursing home beds in the City COG Emergency Services Section administers a regional grant for emergency medical services which impact all the citizens of Charlotte The grant program supports a number of specific local projects, as well as regional efforts to improve emergency response Some of these projects include providing training through EMS grant funds for emergency medical dispatch courses for Mecklenburg County Police Telecommunicators, who under consolidation will become City

employees Staffing the regions communication group which coordinates emergency communication region wide Sponsoring the region's critical incident stress debriefing team, which is available to all emergency responders in the region Providing equipment on a regular basis to hospitals and other emergency responders in Charlotte for advance training The staff also publishes a monthly training calendar and fund other training opportunities for emergency responders through community colleges such as CPCC Also, staffing the Metrolina Trauma Forum which provides continuing education on trauma care for physicians and nurses This is heavily attended by people from Charlotte hospitals

Mr Ward continued, Centralina Development Corporation (CDC) helps provide financing to small business owners The CDC has helped finance 37 projects within Charlotte which have created 690 new jobs, increased the City's tax base by over $30 million, and generates over $228,000 annually in City property taxes alone Centralina Solid Waste Services was started two years ago Our staff serves as a liaison between Solid Waste agencies and the region, and provides education and training to solid waste and recycling officials COG administers the Marine Commission for Lake Norman and Lake Wylie The commission works with the County Police on the lake's water safety issues As police consolidation comes about, other activities which may involve the Charlotte Mecklenburg Police are joint safety operations, and emergency services coordination COG regularly conducts forums with City and County Managers, planning officials, emergency services communications directors, emergency medical services directors, law enforcement executives, and solid waste and recycling personnel In these meetings, officials from around the region discuss their work and explore ways to coordinate services better

Mr Ward stated to meet the need of coordinating planning activities and communications on a regional level, COG is the lead agency in the following regional planning iniatives, the Bi-State Catawba River Task Force, The Catawba River Corridor Study, The "Our Region Tomorrow" Regional Strategic Plan which we announced recently, and The Regional Building Permit Tracking System The Bi-State Catawba River Task Force which includes representatives from North and South Carolina is staffed by COG In this group government agencies, utilities and private citizens discuss river related issues and problems, and then identify solutions The Catawba River Corridor Study is a strategic plan that will examine the status of a river and identify issues and strategies for the river from Lake Norman to Lake Wylie This study is important to Charlotte because growth is moving closer to the lake and Mountain Island Lake is a source of water to City residents COG is coordinating a regional strategic plan entitled "Our Region Tomorrow" to examine regional issues of concern Representatives appointed by Charlotte and other local governments will determine strategies local governments may take to maintain and improve the region's quality of life and economic vitality The study will identify achievable goals, objectives, and policies local governments may adopt and may examine topics such as recreation, environmental issues, public safety, needs of special population groups and government services COG is collecting building permit information on the census track level from the 13 county Charlotte region This data, which is available on a regional basis only from COG, is important to Charlotte as growth in the surrounding areas impacts local planning decisions

Mr Ward continued, furthermore it is a valuable tool to market the region as markets do not stop at political boundaries Assisting in this effort is Dr Al Stewart of UNCC The COG has a regional geographic information system which collects and displays data ranging from general population statistics to detailed development activity Data collected and displayed includes population and housing patterns, labor and employment information, and key socio-economic indicators Our GIS displays the data and assists in the analysis of patterns and trends occurring in the region Current applications include Catawba River Corridor Study, Regional Building Permit Tracking System, Regional Atlas and Regional Strategic Plan Future plans for system include a regional data base of infrastructure and land use information COG operates a large technical assistance program It increases the quality of planning and public administration within the region, and pays a large portion of our overhead to keep member dues low While Charlotte uses this service less than some members, it provides real benefits to Charlotte Technical assistance provided to Charlotte recently includes the following, COG has provided relocation services since 1989 to over 200 households affected by noise and runway expansion at Charlotte-Douglas International Airport These services include initial screening and

orientation, individual needs and analysis, advisory services in coordination with moving companies during the actual relocation and claims reimbursement administration The focus 2010 project uses COG employees to serve as meeting facilitator and reporters COG provided the greatest number of staff persons in this capacity COG staff has assisted the City in inputting data in their computer mapping system

Mr Ward said in conclusion, he feels the services COG provides are vital to the continued well being of Charlotte and this region We have all talked about regionalism in the last few years Mayor Vinroot has been very strong on regionalism and he believes in it also As Charlotte continues to grow, the need to reflect on issues of a regional nature will increase and our abilities to address local problems will increasingly require cooperation among local governments COG is the designed lead regional organization for the Charlotte area, and continued support of COG by Charlotte is essential Mr Hoyle Martin is your delegate and he really enjoys working with Mr Martin He has been an asset to the board since he has been with COG You have an excellent representative on the board We always look forward to seeing Mr Martin at our meetings If you have any questions, Mr Armour or Mr Phillips will be glad to answer them for you

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STORM WATER

Mr. Jim Schumacher, Engineering Department stated in the agenda packet there are two numbers that do not agree In the text of the description of the hearing tonight it notes the existing storm water rate for non-single family properties is $32 84 In the table on the next page it shows the rate at $35 82, which is the correct number Briefly he will touch on the hearing on the agenda for tonight This hearing is to consider a change to the rate itself

Mayor Vinroot said he was going to interrupt the Citizens Hearing sharply at 7 00 p m when he presumes the County Commissioners will be there They are in the middle of their own meeting He will stop the Citizens Hearing because we have a long list of people and go ahead and have the public hearing on this item at 7 00 p m , which is ok in accordance with our public notice given of that When we finish with that, there is only one speaker signed up on that item He suspects we will be in a position to resolve that matter and go back to the Citizens Hearing and pick up where we left off

Mr Schumacher said that will work just fine He doesn't have anything to say except to briefly review how we got to this point The purpose of the hearing is to consider a change to the fee that would accommodate the activities by Mecklenburg County inside the City The City and the County do different things Inside the City, the County is responsible for the large streams, those with the water shed grade of one-eight of one square mile The City handles what you would call the urban drainage system The tributary systems, the storm drains, culverts, catch basins, and ditches that carry the water to those large streams The rate we begin charging in January inside the City was designed to fund those small streams, those drainage system activities The 32 cents purposed by the County to add to that charge would fund their large stream activities They currently pay for those activities out of their general fund and their intent as he understands it is to transfer those activities from the general fund to this fee revenue, thereby removing that charge from the general fund

Mayor Vinroot asked do we know at this point the County charge for the other county storm water services in the County? He assumes the same 32 cents

Mr Schumacher answered the 32 cents would be the same and the other charges are proposed to be the same When the County did their rates study, they went through the same rate study process we did, which is to calculate how much money they needed based on their needs, divide that by the impervious area they expected to find in order to calculate a rate They came up with a number that was within pennies of the rate we had already adopted We all sat around a table and said it makes sense, the tolerance in these numbers is at least that great, it makes sense to adjust their number a few pennies so it would be consistent throughout the County

Mayor Vinroot asked can you explain why they are that close? He would have thought there

are fewer tax payers there so the volume of the funds, the amount of money generated, would be considerable lower He had the impression these storm water problems were urban City problems and therefore almost non-existent in the County where the land had not been developed

Mr Schumacher stated remember the County includes the six towns Their numbers include providing those services in the six towns

Mayor Vinroot asked even so, that is a fairly small geographic area by comparison

Mr Schumacher stated he can't answer other than to say when they went through the process of calculating the revenue needs they would have, that was a lower number than ours The revenue they can generate is also a lower number It happened to come out very close

Councilmember Wheeler asked how are duplexes factored in? A lady called today and asked that question Are they commercial or residential about their rate?

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Mr Majeed asked have you had quite a number of people who have requested upgrades, and for the Engineering Department to come out and evaluate a site for these specific types?

Mr Schumacher answered no, they apply for the credit Their engineer will apply for the credit to go through the calculations based on existing facilities and standards, and determine how much their credit amount should be, then they submit that It is very similar to the way new development occurs When a new development occurs and they have to install a basin the property owner uses an engineer to design that facility Then it is reviewed by the Engineering Department

Mr Schumacher continued, the one remaining thing to cover is the level of service we are experiencing in terms of request for service and how we expect to deal with those There is good news and bad news The good news is we were right, there is a large backlog of problems out there that need to be repaired The bad news is that means we have a backlog of projects that will take years to eliminate There are basically two kinds of projects A remedial repair is making a repair to the existing drainage system We have pipes, culverts, and ditches that have been out there since the land was originally developed They have fallen into disrepair over the years So a repair project simply goes and repairs that existing pipe, dredges that ditch

or whatever On the other hand, a Capital Improvement Project would be a major reconstruction of an existing facility or even the construction of a new facility You might equate it to roads and thoroughfares We maintain, we go patch five holes or perhaps do a little widening on existing thoroughfares, that is a maintenance, a repair When we go and construct a new project, that is a Capital Project We are trying to look at the storm water projects in the same way The projected backlog a year and a half ago when we were trying to decide what the level of demand would be for these services and everybody set the rate We projected there would be enough projects out there today that would take us ten years just to do them all One of the policy statements that came from your task force and ultimately was adopted was setting a goal of eliminating that backlog in ten years When the rubber meets the road it is what we are getting to today and that is actually telling a citizen, yes, you have a drainage problem, it qualifies for us to fix it, and we will be there as soon as we can, which is five, seven or ten years from now We have not yet started telling people that So far we have gotten away with saying it is a new program and we are still measuring how long it takes to make various repairs and as soon as we can calculate that, we will be back in touch with you It is time for us to get truthful with the citizens and start giving them a realistic expectation of when we can do that While we don't have a problem we didn't expect, we have just raised the caution flag and let you know that we are getting ready to do that That is no doubt going to start generating some comments and concerns from the general public

Mr Mangum asked is that based strictly on the rates for collection?

Mr Schumacher stated our original plan was to basically operate on a pay as you go strategy in the first four to five years while we assessed the overall needs, particularly for those large capital projects Then in year five or six, look at a bond referendum that would give us a large sum of money where we could go out and start addressing some of those large projects The rate we have right now was not intended to accommodate bonds Of course, some of those pay as you go dollars could be redesignated to cover bond debt which would allow a bond package during those first five years if that was your choice That is one option That is one way to try and shorten the waiting period for these people Take some of the pay as you go dollars, covert it to debt and have more dollars up front

Mr Mangum asked are you staffed in order to be able to handle that if that were tangible?

Mr Schumacher answered your first opportunity, and that opportunity is nearly gone, is this fall to have a bond referendum If we put bonds on this fall and they pass we would be in a situation where we could gear up and start that very quickly That decision would have to be made in the next two weeks to make this fall's bond

Councilmember McCrory asked is the County in some shape with major streams, will it take them that long, too?

Mr Schumacher answered the needs they have identified will take many years Yes, they have a several year backlog on the major streams They are going to be in the same situation on the minor streams outside the City with their backlog Let me go through very quickly some of the things we thought of to try and address, and do some of these things quicker One is new products such as plastic pipe The traditional way to install storm drainage and lake pipe is to use concrete pipe and occasionally we would use corrugated metal pipe Those require heavy equipment to install When you are working in someone's backyard or between two homes in the side yard where there may be on 20 - 25 feet between the homes, that can get very difficult We are really interested in plastic pipes It is a corrugated plastic pipe that has a smooth lining Two men could carry 20 feet of it and throw it in the hole We are real optimistic that will be a good solution for us and will let us do things quicker Another thing is the community service crew We have been talking with the County about providing us with people who have been sentenced to community service who we would put out doing hand work in the drainage system A problem somewhere that requires some cleaning of silt, debris, and vegetation at the end of a channel It is primarily hand work For us to pay a contractor would be relatively expensive If we can put a crew of three, four or five of these type folks out there, we are in essence getting free labor All it costs us is the foreman to oversee what they are doing That is something we have been looking at and probably can begin very quickly The reallocation of

dollars, our program has a balance between making the repair projects and making the County's projects One solution is to say let's do fewer capital projects which enables us to do more of the maintenance and repair projects That steps on that short term solution The capital projects are very important and there are a number of those capital projects that just have to be done and could not be deferred While that is an option, it is not one he would particularly recommend to Council You have already touched on the last one, which is additional dollars The one way to get additional dollars within the existing rate is sometime in the coming years, leverage some of the money through a bond referendum That would enable us to step up either the repairs, the capital, or both without affecting the rating

Mr Schumacher continued the other issue we are going to be looking at is how to prioritize these projects Right now we are working on high priority projects, those that involve structural damage If somebody's home is already experiencing or is about to experience some kind of structural damage because of a failing storm drain or erosion, if the flooding of the living space, flooding of the home or if there is some specific safety hazard, those types of things are being given priority Once we work through those, and there is somewhere in the neighborhood of 75 to 100 of those which is not occupying the rest of this year, what we are left with is the less severe problems We have to decide how are we going to do those Are we going to do them in the order they were requested? In the order the citizens called and asked for service? Or, are we going to pick a particular neighborhood and go and say do everything in that neighborhood that needs to be done Should we pick a stream and start at the bottom and work up There are some real technical reasons to start at the bottom of the stream and work up There are some efficiencies in going to a neighborhood and doing everything you find to do there instead of hopping around from site to site all over town Those are some of the issues we are trying to focus in on right now He believes the Manager is going to suggest we bring these issues to the Planning Committee for some further review and eventual recommendations

Mr Majeed said some of the older neighborhoods in his district such as Druid Hills have never had a drainage system put in We have gone back to days when there was no representation on this body that could address those issues We are not responsible for that but we inherit that condition In the cases of the older neighborhoods, where these amenities are absent as far as basic drainage, are they going to get priority? People for a long time have been waiting for some sort of basic services as far as drainage, simple things It's a tough situation but is there someway the old neighborhoods can get priority as far as hierarchy for getting things done

Mr Schumacher answered that certainly is a factor to include in the list we try to sort through

Mr White said it is also true that in many of the older neighborhoods is where the more serious problems are So there will be parallel areas we can work though some of those issues to tackle it The main concern we are expressing to you is the resources are not going to be there to do this work in a timely basis What he has suggested we do is to alert you to that which is being done Then we will develop a strategy and come back to you with a more quickly developed action plan to tackle some of those problems earlier than we first thought It could include borrowing money to accelerate getting into some of the major issues

Mr Majeed said he appreciates the Manager's focus on this, but somehow that means in between getting those types of jobs done, we could facilitate more communications because people are having expectations They are paying $2 30 or whatever the fee, and they are having expectations That means from the staffing viewpoint we are going to have to facilitate more touching bases with these communities There are going to have to be lines of communications

Councilmember Reid said when he read the prioritization, he noticed with interest we got a Thumbs Up letter recently from a Senior Vice President of Royal Insurance about solving his storm water over there off Colvard Road He thought he would ride over and take a look and see how we are prioritizing these things That street through there is relatively new and it does have some drainage problems, but it seems to him it could have been anticipated by the builder and we shouldn't be paying for that kind of thing He wondered how this person got elevated to the top of the list when we supposedly have a lot of life threatening water problems around the City

bbm

Mr Schumacher said he was not familiar with that project specifically

Mayor Vinroot said that is one where he basically paid it himself

Mr White said it could be where it was a 50-50 cost share If you would like a report on that we can get it

Mr Reid stated he would like a report

Mr Martin stated the 50-50 cost share is causing him some concern He hopes we don't get into a mode where those that can afford to pay 50% get on the top of the list and get service, and those that can't afford to pay it get on the long waiting list He understands also that with the 50-50 cost that is a way to cut down the list He hopes we eventually balance those two kind of situations

Mr Schumacher stated the policy Council adopted limited the amount of money each year that could go that way

Councilmember Clodfelter stated we need to pay attention to what Mr Schumacher and Mr White said to us This is going to be a long haul and we are going to get a lot of calls in the next five to seven years One of the things we are going to have to learn how to do is communicate what a long haul this is He wants to share one perspective he has used with some folks to help them understand what this is all about If you can imagine being in a City of 400,000 people, and every house in the city is on a well and septic tank, and all of a sudden we discover one day about 15-20% of your wells or septic tanks are going dry and you decided that day to put in a public water and sewer system How long do you think, how many years would it take to get all the lines laid and all the streets and people hooked up That is the magnitude of the task It calls on us to be real patient and explain to folks why, even though they have to start paying today, we are building the system from absolute scratch We didn't build a water and sewer system or a road system from scratch We need to listen to what Mr Schumacher says because we are going to start getting phone calls and they are going to call every month

ADJOURNMENT

The meeting was adjourned at 6 20 p m

Brenda R Freeze, City Clerk

Length of Meeting 1 Hour, 5 Minutes
Minutes Completed July 23, 1993

bbm

The City Council of the City of Charlotte, North Carolina convened for their regular session on Monday, June 14, 1993, at 8 30 p m in the Meeting Chamber of the Charlotte Mecklenburg Government Center, with Mayor Richard Vinroot presiding Councilmembers present were Stan Campbell, Dan Clodfelter, Ann Hammond, Pat McCrory, Nasif Majeed, Tom Mangum, Hoyle Martin, Cyndee Patterson, Don Reid, Ella Scarborough and Lynn Wheeler

ABSENT None

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PUBLIC HEARING ON COUNTY STORM WATER FEE

Mayor Vinroot introduced Mr Parks Helms, Chairman of the Mecklenburg County Commission, and Commissioners Patsy Kinsey, Doug Booth, Lloyd Scher, Ann Schrader, Edna Chirico, and Bob Walton They are here with Council to hold a public hearing on the County Storm Water Fee being proposed in the City of Charlotte

Jim Schumacher, Civil Engineer/Storm Water Utility, introduced Wanda Towler and she gave a brief review of the County's program and the proposed fee

Wanda Towler, Assistant County Manager, said last fall the City County and adopted a joint resolution relating to the joint operation of a single storm water system in this community for our areas of jurisdiction Based on that resolution, the city began charging fees this past January for part of the storm water services cost for the city's program Those fees were based on the amount of the impervious cover on a piece of property as opposed to being based on the value of the property Also according to that joint resolution, beginning in January, 1994 when the county also intends to move to that same fee system to cover all or a portion of the cost of our storm water services program, the city would be agreeing to add the rates requested by the Board of County Commissioners, your existing storm water fees That is why we are here tonight for this joint hearing on that addition and the amount that we will be asking the board to add to your fee will be 32 cents per equivalent residential unit

Ms Towler continued, the County basically responsible for operation and maintenance activities relating to regulated floodways, this community those large creeks with more than a one square mile water shed The Council is responsible for minor systems relating to the smaller streams, the pipes and ditches and things like that They are two programs that are separate and distinct and they are not duplicative

Ms Towler said in operating and maintaining the regulated flood way, we have five major program activities One of those is to master plan these drainage areas and based on those master plans to construct regional drainage facilities to undertake major stream bank stabilization projects or stream channelization projects We intend to provide the funding for that particular activity through bonds as we do today, and only a minor portion of those costs would be recovered through this fee We also have as a program component the on going operation and maintenance of those stream banks Currently we regulate approximately one third of the regulated flood way In the future we will be moving to take on the other two thirds of that area We are also responsible for enforcing the regulated flood way ordinance throughout the community Because these large creeks flow throughout the community and across major jurisdictional boundaries, we feel it is more appropriate and have had a program for a number of years in which this single entity had that responsibility The county is also the local agency for the community rating system program This particular program is one in which the residents and businesses in the area that participate in this program are potentially eligible to receive reductions in their insurance premiums for flood insurance Currently the City of Charlotte, Pineville, Mint Hill and the unincorporated areas of this community participate in this program and the residents and businesses of that area enjoy approximately a 5% reduction in insurance premiums for flood insurance We would estimate that would rise to approximately 30% in approximately 3 years based on the improvements that this program will bring about The final area that we are responsible for are the BMP's in the water sheds covered by county policies As part of the master planning effort, we identify or construct BMP's to serve regional detention needs Also within the Mountain Island Lake water shed, the Board of County Commissioners has adopted policies that would allow for the county to potentially operate and maintain BMP's on private property as well in order to protect the quality of the drinking water in that area To

carry out these five major aspects of the program, we are requesting the Board of County Commissioners to ask Council to add 32 cents per equivalent residential unit per month to the City's existing base This is the same amount that they will be charging residents in unincorporated areas or in any towns that choose to participate in this program This fee would also be subject to credits which Council has adopted as part of their program and within the city limits of Charlotte, the City of Charlotte staff would be responsible for calculating and applying those credits to accounts, so that customers within this would not have to go to two different entities for this purpose Ms Toqler then asked Council and Commissioners if they had any questions?

Mr Martin said one of the statements in the agenda says the charge would be made to those towns which " choose to participate" Do they have an option, can they choose not to participate?

Ms Towler said yes, just as you are responsible for storm water maintenance within the City limits of Charlotte, the towns also have the responsibility for storm water maintenance within the towns Council has chosen to cooperate with the county through this joint resolution to continue the program that has both the city and the county providing services, with the county services focusing on the regulated floodway The towns have that same option

Mr Martin said they would have the option to cooperate with the county the way the city is cooperating

Ms Towler said that is correct

Mr Mangum asked it the county was still charging those towns for the upkeep maintenance for the large tributaries that run through their towns in the county's capital improvement or the regular operating budget, other than the fee this way? Because they're contributing the run off in the county

Ms Towler said today all of our costs are recouped through the property tax In the future we are hoping that all six of those towns will sign on for us to continue these services and use now this different fee based approach for recouping those cost

Mr Mangum said but if they don't, you're still going to collect fees through property tax

Ms Towler said if they don't they will then have the responsibility for doing that

<u>Reverend Charles Foushee, 7700 Tuckaseegee Road</u>, said over the past 14 years he has made several appeals to our elected city officials Most of these appeals have been ignored In June of 1979, both his church and home were invaded by noise which resulted from the opening of a new runway at Charlotte Douglas International Airport Over these past 14 years, very few city officials have responded his plea for help Mr Hoyle Martin is the only elected city official who has shown a genuine interest in trying to remedy this problem and because of his efforts and those of aviation director Jerry Orr, new windows and doors have been installed in the church in the past 90 days This has been a tremendous help My home, however, is located by the church and continues to be badly affected by airport noise Also on May 7, 1993, he mailed a letter to the Mayor and each of the City Councilmembers concerning another problem which involves his church The so-called storm water fee in his opinion is nothing more than another tax Churches for the first time are called upon to pay a tax The only response to his request regarding this matter came from Don Reid It is his request that this item be placed on an agenda for consideration in the near future and Council vote to exempt churches from this tax He didn't realize the County Commissioners would be there, but he would mention this and include the County Commissioners, to any of you elected officials that have voted or will vote to impose a tax on churches, he promises that by God's help, he will use any influence he has to help get them removed from office during the next election

<u>Michael Jackson, 6024 Ryder Ave.</u>, said he lives in district 7 There used to be a fast food commercial that talked about chicken and it had a line that became the subject of a lot of late night jokes, that said parts are parts The same thing could be said about this storm water utility fee, taxes are taxes It doesn't matter if the President calls them investments or if the City Council and County Commission call them fees, taxes are taxes The storm water utility fee,

rain water tax, illustrates a lot of government problems First we're told about all the critical problems and maintenance backlogs that this fee will help address His question is why didn't these problems receive attention before now Surely the maintenance of existing capital structures is a high priority item It is much more economical to properly maintain a structure than it is to repair neglect The city and county should explain to the citizens why that has not been done Second, the city and county are taking the responsibility from individuals and businesses to comply with the appropriate regulations and now taxpayers must shoulder that burden Thirdly, there is the issue of government property that accounts for approximately 40% of the impervious area within the city Streets are linear structures tied directly to the storm water systems and account for more of the problem than the 40% might indicate Why is this predominate percentage of the impervious surface area allocated to individuals, businesses and churches as a fee The impact on churches deserves special attention and there are many other issues of fairness and appropriateness Finally, by calling this tax a fee, Council has imposed an additional 35% or higher premium on taxpayers in Mecklenburg and the City of Charlotte for the service Because it is a fee, taxpayers can not deduct it from their state and federal taxes, and he for one does not want to pay any additional taxes to Washington or Raleigh, just because our local government wants to avoid the hard choices, and do not understand taxes are taxes He urges Council to avoid penalizing tax payers with these fees That includes waste collection fees or any other future fees Council may consider Look closely at the budget and all of its components Look closely at how this rain water tax is being budgeted, look closely at privatization, but most importantly, understand that taxes are taxes, and that as taxpayers we will hold you accountable to that standard

Linda Shuler, Property Management Company, said they have been dealing with this since October for budgetary purposes trying to determine the amounts that they need to budget for their Homeowners Association for this tax The city is not billing per residential unit on commercial properties, so how would that affect all the condominiums, town homes, homeowners associations, because you are billing on impervious area, not per unit

Ms Towler said this is the same thing as the City's fee structure It is assumed that you have a typical home and the equivalent residential unit is what is equivalent to approximately a 2,000 square foot home For commercial purposes it would be equivalent to every 2,613 square feet of impervious cover that you have, that would be an equivalent residential unit

Ms Shuler said so it's 32 cents per 2,613 square feet?

Ms Towler said yes, of impervious cover

Mr Martin said he thinks it would be helpful to the citizens if Mr Schumacher would explain that there are two exceptions to this policy on storm water fee and why

Mr Schumacher said the two exceptions to the charge that Council included in the ordinance that Council adopted in December are one, railroad tracks, the actual iron rails It didn't seem reasonable to try and calculate the impervious areas associated with those rails and the cross ties probably don't affect the amount of water that soaks into the ground anyway The second exception is those highways and streets in the city that are maintained by the State DOT The reason for that is, it is that it does not operationally make sense for the city to be responsible for the storm drainage beneath those streets and the State to be responsible for the street itself, the pavement, curb and the other features of the street

[Motion was made by Councilmember Hammond, seconded by Councilmember Wheeler,]
[and carried unanimously, to close the public hearing]

[Motion was made by Commissioner Scher, seconded by Commissioner Kinsey, and]
[carried unanimously, to close the public hearing]

Park Helms, Commissioner, said the procedure at this time is that the County needs to make a recommendation to Council as to the appropriate action to implement the storm water fee He recognized Commissioner Doug Booth for that purpose

Commissioner Booth said he would move that the commission respectfully request that the City Council take the necessary action to add 32 cents per equivalent residential unit to its storm

water fee and make that addition effective January 1, 1994, all in accordance with the joint resolution that both of our bodies passed last year

[Motion was made by Commissioner Booth, seconded by Commissioner Scher, and]
[carried unanimously, to request Council to add $ 32 to billing for stormwater fees]

[Motion was made by Councilmember Mangum, seconded by Councilmember Hammond,]
[to adopt the County's fee]

The vote was taken on the motion and carried as follows

YEAS Councilmembers Clodfelter, Hammond, McCrory, Majeed, Mangum, Martin, Patterson and Scarborough
NAYS Councilmembers Campbell, Reid and Wheeler

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ITEMS MOVED UP ON AGENDA

[Motion was made by Councilmember Scarborough, seconded by Councilmember Martin]
[and carried unanimously, to move Items #13, #14, and #15 to this point in the agenda]

WILMORE NEIGHBORHOOD ASSOCIATION LOAN

Maggie Freeman, 1700 Cliffwood Place, Apt. A, said as president of the Wilmore Association, it is with great delight that we come before you tonight We came to Council in May, 1992 to request a center that we could own and operate Council gave us that privilege We have worked diligently on it, and brought it back to Council Tonight we ask you to give us consideration in approving our project and our package Wilmore is a thriving community We're proud of our community We are the first to have a scholarship, a community wide clean up, the opportunity to serve Charlotte with the Charlotte Green, vegetables that were grown and brought to us from Philadelphia We're thriving and doing well with that We have policemen on bikes that have made a great difference in Wilmore Now as our motto says, "without a vision, people perish " Ms Freeman asked all of the people that are concerned about Wilmore to stand Ms Freeman asked, could we be better represented?

Pastor Herb Shakelford, Mt Olive Presbyterian Church and a resident of Wilmore community said he is glad to be there for this occasion Our neighborhood is excited and enthused about this opportunity As you know, our neighborhood has been plagued with crime, unemployment, substandard housing, poor academic achievement, and we had no facilities in our immediate neighborhood to help or enhance it and bring it up to where it should be However now this offers us an opportunity We have not been just waiting on this opportunity, we have been working all along During the period of time from when we first came before Council up until now, we have instituted crime watch, we have policemen on bikes, and we've had various other organizational activities to help us do what needs to be done This center that we propose will serve not only the Wilmore community, but all the communities around, especially low income families We plan to have tutoring, parenting, senior citizen programs, employment referral, social services information, adult education We plan to have some rites of passage for our young men and women The facility will provide some inter generational contact which will give the children who come in contact with the older adults, some morals and values that they so badly need and many times not able to have because of the environment and situation in which they live We hope that this particular center will help us touch the basic fabric of the children in our community, and help them to move to a point where this whole entire city might be proud of who you are and what we stand for He was very impressed by the young men and women who came before Council, and part of his dream is some time after this community center comes up that one of those young people might even come from Wilmore, and might be the kind of person where Council can say the money they spent is well spent We have established a board that will oversee our activities We have everything from bankers to lawyers, to little old ladies from church who will pray on you if you don't do what they need done So we hope and pray that Council will take a good look at what we have proposed here In 90 days we have raised an inordinate amount of money and worked diligently to do what needs to be done We pray that Council will look at this particular proposal, take it into

consideration and approve it If you do so, we promise Council that they will enhance our neighborhood and we will give back to you in partnership For we are not just asking for something If Council gives to us, we have something to give back to Council

David Dulin, Wilmore Association Board of Directors, said he is also a member of Myers Park United Methodist Church Over the past eight years, his church has been in partnership with the Wilmore Neighborhood Association in pursuing a set of shared goals and objectives We have been helping these residents help themselves through their own vision for their own neighborhood and community Why has our church spent so much time, talent, resources and money? Because they're special and they have special needs They are a neighborhood that has many problems, but most importantly these people have been working for the past 13 years in improving their neighborhood They have committed their time, energy, talent and resources to do this Not only to improve for Wilmore for themselves, but for their children and grandchildren that are here tonight This positive change has come from within We use the term community regeneration, and that's what's going on This community center can be the focal point for the needed services to take place not just for Wilmore, but for adjacent neighborhoods Over the past year he has been on a special team of residents, community people and a planning process for the center since we came to Council on May 26, 1992 A year of hours of meetings, of planning budget meetings, fund raising, a long term operational plan that's been put into place Everyone we've talked to for donations of time, money, equipment, and resources, has been very supportive He is here to tell Council that there is a broad base of community support for this, the church community, banks, corporations, individuals, foundations, and community groups They do want to be a part of this dream They want to be a community partner of Wilmore He has been amazed and overwhelmed In the last 90 days we have been involved in a short term fund raising process to come up with our first year operating budget of $115,000 In 90 days, we raised $72,000 We know we've only just begun, but we have the momentum to carry on Those who haven't committed have been very positive and have made the comment that, "after you get City Council's approval, come back and see us " We have put together an executive board of directors that reflects a cross section of business, church, community minded people, who will then meet shortly after approval, we hope, and hire an executive director and put our long term operational plan in motion

Mr Dulin continued, this plan of support includes permanent community partnership with banks, corporations, churches, individuals, along with grants and foundations Tonight we ask that Council grant our proposal This strategy will work, this community partnership works It's an incredible opportunity, not one of charity It is a large investment, but a needed one to impact the lives of a whole community It's a long term investment for this community and future generations

[Motion was made by Councilmember Scarborough seconded by Councilmember Wheeler,]
[and carried unanimously, to approve the loan]

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RESOLUTION BETWEEN THE CITY AND REID PARK ASSOCIATES TO ACQUIRE CERTAIN PROPERTIES IN THE REID PARK COMMUNITY AND ADOPT THE FOLLOWING RESOLUTIONS AUTHORIZING CONDEMNATIONS

1 **RESOLUTION AUTHORIZING CONDEMNATION OF 7,500 SQUARE FEET AT 2916 AMAY JAMES AVENUE FOR $7,000 FROM JACK NORMAN REALTY**

The resolution is recorded in full in Resolution Book 31, at Page 73-74

2 **RESOLUTION AUTHORIZING CONDEMNATION OF 7,500 SQUARE FEET AT 2920 AMAY JAMES AVENUE FOR $17,000 FROM JACK NORMAN REALTY**

The resolution is recorded in full in Resolution Book 31, at Page 75-76

3 **RESOLUTION AUTHORIZING CONDEMNATION OF 26,600 SQUARE FEET AT 3313 AMAY JAMES AVENUE FOR $8,500 FROM JACK NORMAN REALTY**

kjw

The resolution is recorded in full in Resolution Book 31, at Page 77-78

4 **RESOLUTION AUTHORIZING CONDEMNATION OF 7,800 SQUARE FEET AT 2929 MORNING DRIVE FOR $1,600 FROM JOHN GHOLSTON**

The resolution is recorded in full in Resolution Book 31, at Page 79-80

5 **RESOLUTION AUTHORIZING CONDEMNATION OF 6,300 SQUARE FEET AT 2923 ROSS AVENUE FOR $4,000 FROM HEIRS OF MAGGIE AIKEN**

The resolution is recorded in full in Resolution Book 31, at Page 81-82

6 **RESOLUTION AUTHORIZING CONDEMNATION OF 7,500 SQUARE FEET AT 3301 ROSS AVENUE FOR $10,000 FROM MARSHALL WATKINS**

The resolution is recorded in full in Resolution Book 31, at Page 83 84

7 **RESOLUTION AUTHORIZING CONDEMNATION OF 13,300 SQUARE FEET AT 2701-03-05 MAYFAIR AVENUE FOR $32,000 FROM ROBERT WHITE AND MICHAEL TODD**

The resolution is recorded in full in Resolution Book 31, at Page 85 86

8 **RESOLUTION AUTHORIZING CONDEMNATION OF 11,300 SQUARE FEET AT 3340 AMAY JAMES AVENUE FOR $3,500 FROM VERA C. CROWDER**

The resolution is recorded in full in Resolution Book 31, at Page 87-88

[Motion was made by Councilmember Scarborough, seconded by Councilmember]
[Patterson, and carried unanimously, to approve the above resolutions]

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GRIER HEIGHTS ECONOMIC FOUNDATION LOAN

[Motion was made by Councilmember Scarborough, seconded by Councilmember Martin,]
[and carried unanimously to approve the loan]

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APPROVAL OF MINUTES

[Motion was made by Councilmember Patterson, seconded by Councilmember Wheeler,]
[and carried unanimously to approve the minutes of April 5 Council Workshop, April 12]
[Briefing, Citzens Hearing and Regular Meeting, April 19 Zoning Meeting and April 20]
[Joint City/County/School Board Meeting]

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ITEMS REMOVED FROM THE CONSENT AGENDA

[Motion was made by Councilmember McCrory, seconded by Councilmember Patterson,]
[and carried unanimously to remove Item No 20H from the agenda]

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APPROVAL OF CONSENT AGENDA

[Motion was made by Councilmember Wheeler, seconded by Councilmember Patterson,]
[and carried unanimously to approve the Consent Agenda as presented with the exception]
[of Item Nos 20-F, 24-B, 24 I and 26]

kjw

1 Award of Contracts

a) Contract to lowest bidder, State Utility Contractors, Inc in the amount of $5,159,160 for General Construction Contract B1 - Liquid Stream Improvements - McAlpine Creek Wastewater Management Facility Modifications and Expansions, for C-MUD

Summary of Bids

State Utility Contractors, Inc	Monroe, N C	$5,159,160 00
Thamer Construction Company	Norcross, Ga	$5,292,270 00
Lee Construction Company	Charlotte, N C	$5,307,060 00
Crowder Construction Company	Charlotte, N C	$5,506,675 00
Haren Construction Company	Etowah, TN	$6,989,550 00

b) Contract to lowest bidder, Tompkins Johnson Company in the amount of $9,250 for HVAC - Contract B2 - Liquid Stream Improvements, McAlpine Creek Wastewater Management Facility Modifications and Expansions for C MUD

Summary of Bids

Tompkins Johnston Company	Matthews, N C	$ 9,250 00
A Z Price & Associates	Charlotte, N C	$14,780 00

c) Contract to the lowest bidder Ind-Com Electrical Company in the amount of $749,700 for Electrical Contract for McAlpine Creek Wastewater Management Facility Modifications and Expansions for C-MUD

Summary of Bids

Ind-Com Electrical Company	Charlotte, N C	$749,700 00
Via Electric Company	Madison, N C	$754,800 00

d) Contract to lowest bidder McDaniel Construction Company in the amount of $943,284 75 for sanitary sewer and water main construction, FY 93 Contract No 14 - Street Main Extensions for C MUD

Summary of Bids

McDaniel Construction Company	Charlotte, N C	$ 943,284 75
BRS, Inc	Richfield, N C	$ 974,581 50
R H Price, Inc	Charlotte, N C	$ 976,425 00
W M Paris & Associates	Charlotte, N C	$ 998,469 88
Dellinger, Inc	Monroe, N C	$1,081,712 25

e) Contract to lowest bidder R H Price in the amount of $328,194 62 for Water Main Construction - 12-inch water main along Shopton Road from Beam Road to Dixie Road for C-MUD

Summary of Bids

R H Price, Inc	Charlotte, N C	$328,194 62
Sanders Brothers, Inc	Charlotte, N C	$337,590 04
RDR, Inc	Stanfield, N C	$343,404 86
State Utility Contractors,Inc	Monroe, N C	$382,695 92
McDaniel Construction	Spindle, N C	$386,489 37
W M Paris & Associates	Charlotte, N C	$392,918 61
B R S , Inc	Richfield, N C	$400,636 85
Dellinger, Inc	Monroe, N C	$430,433 64
Castor Plumbing Company	Davidson, N C	$459,609 35
Dakota Contracting	Charlotte, N C	$469,886 18

kjw

Trans State Construction Denver, N C $687,711 36

f) Contract to lowest bidder Stockhausen in the amount of $311,000 for Polymer for C-MUD

Summary of Bids

Stockhausen was the only bidder

g) Contract to the lowest bidder United Construction of Charlotte in the amount of $257,539 80 for curb replacement FY93, for Street Maintenance

Summary of Bids

United Construction	$257,539 80
Blythe Development	$280,519 13
Ferebee Corp	$293,168 40
Showalter Construction	$334,998,60

h) Contract to the lowest bidder the Shaw Group of Charlotte in the amount of $108,384 15 for Thrift/Tuckaseegee Road sidewalk for Engineering

Summary of Bids

The Shaw Group	$108,384 15
Showalter Construction	$128,100 00
Ferebee Corporation	$133,485 98
Cardinal Construction	$147,650 48
United Construction	$149,184 00
Blythe Development	$151,518 94

i) Contract to lowest bidder Ferebee Corporation of Charlotte in the amount of $293,604 28 for Wilkinson Boulevard Phase III demonstration area side strip improvements for Engineering

Summary of Bids

Ferebee Corporation	$293,604 28
Blythe Development	$304,748 62
Showalter Construction	$355,597 20
United Construction	$391,349 53
Crowder Construction	$427,647 86

j) Contract to lowest bidder Blythe Development in the amount of $305,933 19 for Genesis Park Neighborhood Reinvestment for Engineering

Summary of Bids

Blythe Development	$305,933 19
Sherrill & Associates	$314,949 74
Ferebee Corp	$332,685 50
Crowder Construction	$351,623 94
Showalter Construction	$361,972 50
Dakota Construction	$376,178 04
United Construction	$434,036 52

2 Ordinance No 3568-X authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1704 Pegram Street

The ordinance is recorded in full in Ordinance Book 43, at Page 82

kjw

3 Ordinance No 3569 X authorizing the use of In Rem Remedy to repair the dwelling at 2000 Renner Street

The ordinance is recorded in full in Ordinance Book 43, at Page 83

4 Ordinance No 3570-X authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2643 Mayfair Avenue

The ordinance is recorded in full in Ordinance Book 43, at Page 84

5 Resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of $47,876 36

The resolution is recorded in full in Resolution Book 31, at Page 89

6 Ordinance No 3571 to lower the speed limit on Burnt Umber Drive from Plott Road to dead end from 35 miles per hour to 25 miles per hour

The ordinance is recorded in full in Ordinance Book 43, at Page 85

7 Award of Contracts

a) Contract to Public Works Equipment Company in the amount of $51,074 for pothole patcher for Street Maintenance

<u>Summary of Bids</u>

Public Works Equipment	Monroe, N C	$51,074 00
Bruder-Sharpe, Inc	Monroe, N C	$50,198 60

Note Bruder Sharpe did not meet all the specifications

b) Contract to the lowest negotiated bidder Vomar Products of Sepulveda, CA in the amount of $328,721 for New Convention Center Signage for Engineering

<u>Summary of Bids</u>

Vomar Products	$328,721 00*
Sims Corporation	$339,150 00
Andco Industries	$344,072 00
Belsinger Sign Works	$361,519 00
Cornelius Architectural Products	$402,731 58
Architectural Graphics	$443,249 00

*Negotiated from $330,761 to $328,721

c) Contract to the lowest negotiated bidder Stultz Manufacturing Company in the amount of $830,843 for Convention Center Millwork and Cabinets

<u>Summary of Bids</u>

Stultz Manufacturing Company	$ 830,843*
Southern Architectural Woodwork	$1,316,828
Nacoma Consolidated Ltd	No Bid

*Negotiated from $1,125,664 to $830,843

d) Contract to the lowest negotiated bidder Joseph Shisko, Inc in the amount of $2,787,290 for New Convention Center Storefront and Curtainwall for Engineering

kjw

Summary of Bids

Joseph Shiski, Inc	$2,787,290*
Waltek, Inc (withdrawn)	$2,466,777
Pritchard Paint & Glass	$3,309,017
Flour City Architectural	$3,572,040
Norment Industries,/WSA, Inc	$4,019,820

*Negotiated from $2,842,666 to $2,787,290

e) Contract to the lowest negotiated bidder Long Communications Group in the amount of $1,006,531 for New Convention Center Audio/Visual for Engineering

Summary of Bids

Long Communications Group	$1,006,531*
Audio Communications Consultants	$1,115,889
JWP Electronic Systems	$1,274,215

*Negotiated from $1,049,531 to $1,006,531

f) Contract to the lowest bidder Jones Grading & Fencing in the amount of $149,940 for Convention Center Site Demolition 2 for Engineering

Summary of Bids

Jones Grading & Fencing, Inc	$149,940 00
Crowder Construction Company	$176,970 00
L-J, Inc	$195,840 00

g) Contract to the lowest negotiated bidder Dixie Roofing, Inc in the amount of $2,117,112 for New Convention Center Roofing for Engineering

Summary of Bids

Dixie Roofing, Inc	$2,117,112 00*
Guaranteed Systems	$2,553,865 00
Weldon Roofing	$3,585,300 00

*Negotiated from $2,341,512 to $2,117,112

h) Contract to the lowest negotiated bidder, American Overhead Doors in the amount of $572,176 for New convention Center Overhead Doors for Engineering

Summary of Bids

American Overhead Doors	$ 572,176 *
Overhead Door Company/Piedmont	$ 687,884
Industrial Door Sales	$1,119,429
Maxson & Associates	$1,178,063

*Negotiated from $672,792 to $572,176

i) Contract to lowest bidder Spillars Contract Interiors in the amount of $70,830 for AllSteel Workstations for C-MUD

Summary of Bids

Spillars Contract Interiors	$70,830 00
Mac Thrift	$78,863 96
O G Penegar (did not meet labor specifications)	$69,737 90

kjw

8 Contract to HDR Engineering, Inc in the amount of $65,000 for Taxiway "C" for Aviation

9 Amendment No 1 to Professional Services Contract with Hazen & Sawyer, P C in the amount of $175,500 to provide contract administration and construction inspection services for sanitary sewer construction - Four Mile Creek Parallel Outfall for C-MUD

10 Professional services contract with Concord Engineering and Surveying, Inc not to exceed $500,000 for surveying and design services for water and sanitary sewer street main extensions

11 Amendment No 4 in the amount of $564,003 to Authorization No 1 with Black & Veatch for professional engineering services related to the Mallard Creek and McDowell Creek Wastewater Treatment Plants

12 Amendment No 2 in the amount of $499,471, to authorization No 3 with Black & Veatch for professional engineering services to the North Service Area Residual Management Study

13 Property Transactions

a) Acquisition of Church of God Property at 3435 East Willow Lane from Linda L Clark for $25,000 for F A R Part 150 Land Acquisition

b) Acquisition of 2 128 acres off Dixie Road from Beatrice C Brown for $38,900 for Airport Master Plan Acquisition

c) Acquisition of 654 acres plus a 3 bedroom house at 3029 Moores Lake Drive from Ronald L Allen and Janice Allen Futrell for $75,800 for F A R Part 150 Land Acquisition

d) Acquisition of 444 acres plus a 3 bedroom house at 6420 Teresa Avenue from Delmas L Hilton and wife, Betty for $82,500 for F A R Part 150 Land Acquisition

e) Acquisition of 436 acres plus a 3 bedroom house at 6321 Teresa Avenue from Donald M McSwain and wife, Nancy for $68,500 for F A R Part 150 Land Acquisition

f) Acquisition of 618 acres at Whippoorwill Drive from Sanford Grant and wife, Pauline for $14,000 for F A R Part 150 Land Acquisition

g) Acquisition of 420 acres plus a two story duplex at 2142 Boyer Street from Nancy S Taylor for $59,000 for F A R Part 150 Land Acquisition

h) Acquisition of 54,512 square feet (1 2514 acres) of permanent sanitary sewer easement plus 48,674 square feet (1 1174 acres) of temporary construction easement at 4300 Piper Glen Drive from Tournament Players Club at Piper Glen, Inc for $10,770 for Four Mile Creek Parallel Outfall, Parcel No 14

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REPLACEMENT HOUSING CONTRACT

Mr Reid said here are two people who obviously need some help, but he questions spending $69,000 for a house when there are so many people in this city who pay all their taxes, get no help and 35% of the people in Charlotte who live in their own homes don't own a house that cost $69,000 Council has an obligation to furnish a safety net for people who can't help themselves, but this seems to be going above and beyond the call of duty, when we have 7,000 families on a waiting list supposedly for housing We are spending $69,000 for a 1600 square foot new house for two people, it's more than we should be doing

kjw

[Motion was made by Councilmember Scarborough, seconded by Councilmember]
[Hammond, to approve the contract]

Ms Patterson asked if it was that expensive because they wanted to stay on the existing site?

Del Borgsdorf, Assistant City Manager, said the price of the home is based on the competitive proposals that were submitted and approved earlier and then applied to that particular site, so that the price is competitive in terms of new construction The question he heard was a policy question, as to whether the program is appropriate The price is competitive and the policy is built around the obligation to replace housing that has to be demolished based on city code enforcement activity

Mr Reid said apparently these folks have been living there since 1920 They have the income to afford a new house How did they let their house get so dilapidated that we're having to condemn it and then replace it?

Jay Walton, Director of Community Development, said those are very good questions, however, the Charlotte Historic District has some control over this particular area This house is in Dilworth, and we didn't recommend demolition, they recommended demolition Therefore we have a responsibility in accordance with federal regulations to provide these individuals with replacement housing That is the minimum house they would allow us to build back there, then the city has to look towards its future resale of the house

Mr Reid said the Historic District has the authority to condemn a house, irrespective as to whether Mr Walton or the city feels it's okay, and then we have the responsibility to build something to suit the Historic District, apparently 1600 square feet, because two people don't need 1600 square feet, a new house, when a good part of the city tax payers in this city who own homes don't have a house that nice and are paying for it It doesn't make any sense to him at all, and he doesn't see how in the world we could vote for that

Mr Walton said the Historic District Commission, from his understanding, does have some control over the renovations that occur in the Dilworth area He doesn't know if any of Council live in Dilworth, but it is his understanding that what he is reporting to Council is accurate and that they recommended the demolition They would not allow the repairs and we're obligated to replace this house We put out bids to 12 bidders, and we only received the one bid and they approved the plans

Mr Reid said he hears the process, he understands the procedure, not blaming Mr Walton, but based on any equitable solution the people who are paying for it, the taxpayers, compared to what other people have in the city and live in, this just doesn't seem to be just, and he wonders if there isn't a better solution? He certainly would want to help these people and would like for them to stay where they are, but should we use taxpayer's money to go this far? They could sell their property if that were the case, and move into some other property, especially if we're paying for it It just isn t fair

Mr Walton said the family is going to repay this loan, as indicated, they really can't afford this house, this is a part principal interest repayment and part is deferred This family is on social security, they're over 70 years old, both of them, and we are required by federal regulation to provide them with replacement housing Otherwise they would be displaced

[Substitute motion was made by Councilmember Clodfelter, seconded by Councilmember]
[Wheeler, to defer and get a response from the Historic District Commission]

Mr Martin asked Mr Walton, from his standards in the CD department, was the structure rehabilitative?

Mr Walton said yes

Ms Hammond said she sees the cost to in Rem repair to codes standards, she wonders if he could include the cost to repair to Historic District's standards

kjw

Ms Scarborough said she was going with the motion

Mr McCrory said he wanted to thank Mr Reid for bringing up this question He thinks it is a good question

The vote was taken on the substitute motion and carried unanimously

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TEMPORARY PERSONNEL SERVICES

Mr Reid said with regard to the convention center and other things that we've bid recently, he thinks they are adamantly stuck to awarding things to the lowest bidder, and every time he questioned that, money has been the driving force, and he understood that Here is a case of temporary services We have three companies that gave a 16% lower bid, two of these companies are nationally recognized companies He wanted to know why we elected to pay $432,000 for a service that we can get for $371,000?

Pam Syfert, Deputy City Manager, said this is a RFP process for a service, so part of what you go out and request is an array of services We had a joint City/County staff group that helped write the specs and then evaluated the bids that came in and there were certain services they were looking for in terms of the training that the firms would do, the kind of billing, the reporting that we would get, so the evaluation of the contract was both on the lowest price and what firm they felt could best provide those services It was a combination of the services we were asking for as well as the price

Mayor Vinroot said asked if this was like when we hire lawyers, architects, other personal services, where other things than just the cost go into that selection?

Ms Syfert said yes We try to get the service that we want for the best price

Mr Reid said he understands that, and he understands that in every case when we award a contract service has something to do with it He assumes that we feel companies we ask to bid can provide the service, otherwise we wouldn't ask them Based on the way we ve handled previous convention center contracts and others, we've gone back to the low bidder and even renegotiated the bid based on what we could pay, or other aspects of the bid Did we go back to these people and see if they would provide the service? They were the low bidder Did we go ask them if they would or could provide the services as determined by your RFP?

Ms Syfert said she is not sure if they went back and negotiated with them, because part of it was that some of the services that we asked for, such as the way people would bill us or the reporting, some of them couldn't necessarily apply that range of services When we go for a service contract as opposed to a fairly detailed specification for a commodity, there is a little more subjectivity involved in it and we ask a lot of people to bid Normally Council could defer this if they had some problems with it, but the county just did approve it for their side at their last meeting, so we would like for Council to approve it

[Motion was made by Councilmember Hammond, seconded by Councilmember Mangum,]
[to approve the contract for temporary personnel services]

The vote was taken on the motion and carried as follows

YEAS	Councilmembers Clodfelter, Hammond, McCrory, Majeed, Mangum, Martin, Patterson, Scarborough, and Wheeler
NAYS	Councilmembers Campbell and Reid

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kjw

WATER MAIN CONSTRUCTION-MCGUIRE NUCLEAR STATION

[Motion was made by Councilmember Wheeler, seconded by Councilmember Martin,]
[and carried unanimously, to excuse Councilmembers McCrory and Scarborough.]

[Motion was made by Councilmember Wheeler, seconded by Councilmember Hammond,]
[and carried unanimously, to approve Item No 20F]

* * * * * * *

NEW CONVENTION CENTER FINISHES CONTRACT

Ted Kratt, 6135 Park South Drive, said he is representing Metric Constructors Metric Constructors, not wanting to impede the progress of the construction of the convention center, would like to withdraw our protest to the award of the convention center finishes package to Cecil Malone Company We would, however, like to ask the city to be consistent in the execution of the bid and award process on future city projects A stricter adherence to process set forward by the city will promote healthier competition resulting in fewer occasions of interruptions or waivers or irregularities in the bid process He would like to thank the city manager, the city engineering department and members of the Council to whom we've expressed our concern over the past few weeks As a part of a Charlotte based corporation having been here for 103 years, we're very much looking forward to the successful realization of the Charlotte Convention Center

Councilmember Majeed said it appears that there seems to be some obligations as far as paper work that should have been submitted in this package Based on his understanding of the history of the convention center, and in all due fairness, Metric was confronted with a similar problem on the concrete package where in the eleventh hour after the bids had been open, someone left out something in the addendum to a MWBE package It so happens at this time they submitted all of their paper work and the other company didn't, and they are confronted with the same situation again He thinks in all due fairness this is a disservice to Metric, and he could understand their benevolence in withdrawing, but he thinks that under the constraints of the package, they submitted all the paper work and in all fairness they should be the one to get the package

Mr McCrory said we just had a speaker who previously talked about the group homes and they couldn't build a group home because of some newer technicality on how bureaucracy had written something In this case he doesn't think Council should sacrifice almost a million dollars of taxpayers money because of bureaucratic confusion over paper work on what was submitted and what was not submitted He thinks Council should go ahead, the appeal has been withdrawn, we should move on and save taxpayers as much money as possible on this project

Mr White said it is very difficult to administer these contracts and make sure that you're fair, but the specifications allow for us to review particularly the provisions having to do with minority and contracting and so there is nothing that has been done that is outside that review If Council would like we could have that discussed in detail here or we could do it later He doesn't want to get in the details of the Metric proposal, but it too has questions that would have to be discussed The nature of your motion would award this contract as was mentioned, not only with some similar problems that we would have to resolve in either case, but the price would be such that we would have to recommend that we would not award the contract that we rebidded, which then throws us off schedule He doesn't know how much explanation Council needs this evening, and he doesn't want to take up their time needlessly, but your perception and our analysis did not reach the same conclusion at all

Ms Patterson said this project has been really important from the very beginning We made a commitment to job training dollars so that this project would have significant participation for the community and its work force and for the MWBE community She thinks they send the wrong signal, even if it's allowed under our rules of operation She is not sure that she wants to back up tonight, she would say that in either case, since they have told Council on every other contract that they are negotiating this down to the budget number with whom ever they award the contract to She doesn't buy that what we do tonight is more expensive in reality, because

if they weren't going to negotiate the contract down to whom ever they awarded the bid to, they would have thrown all the bids out and started over any way Those are sort of the only options at this point She just wants to make sure that we are really careful about the signal we send about how important our MWBE program is to us, particularly on a project of this scope, a project of this visibility in our community

Mr White said we are going to exceed our goals in terms of minority business in this particular project by about 6% The low bidder is well within those guidelines

Mr Reid said all he knows is what he read there He didn't know about the other complications, but from what he read, one company apparently complied with the rules as written and the low bidder didn't Therefore, he thinks staff could have elected, if they had wanted to, to throw it out on that basis A more important thing to him, if his first statement is correct, is here we have a local company that's going to spend $10 million in the Charlotte area, as opposed to a company that's going to take it down to Atlanta, and although he loves Atlanta, he thinks the impact here in Charlotte would more than offset, well you pick the dollars We sold the convention center based on an impact of four dollars for every one spent, so we could say that the $10 million here or there invested would be a $40 million impact on our local economy In his mind there should be something if they could possibly do it legally, some credit given to our local suppliers who live, eat, work and support our city with taxes and everything else If we can do that he thinks they should That would be his concern about this whole bid process

Mr Clodfelter said he shares the point about consistency He is concerned about it because he could recall a couple of instances where we've been very harsh on someone who was a low bidder and didn't submit the documentation There is a question about expectations and bidder's right to expect that they'll play by the same rules and we've had complaints where we've thrown out low bids because the documentation wasn't there on the MBE issue and taken a higher bid When he came in, he was prepared to vote to deny the Malone bid as non responsive, for consistency's sake He thinks there is some importance in consistent administration rules They have given him some concern about that, and he is not real sure now about what he wants to do, so he wants to ask a couple of questions to get educated

Mr Clodfelter continued, if the Malone bid was non responsive and we rejected it, you wouldn't accept the second bid either, you would rebid? He asked the Manager if he was going to be doing any renegotiation with the Malone company to negotiate their bid down? There has been discussion of that

Mr White said this is going to take a few minutes There is no way to avoid it, so it is going to take a few minutes

Mr Clodfelter said he knows the schedule is critical We have a regular meeting for budget purposes on Wednesday evening In the next 48 hours, could you work up some answers on some of the questions that Council may have and have Council vote on this contract Wednesday evening?

Mr White said he rather go ahead and answer those questions now The view from the manager's perspective and the staff's perspective is that the low bidder was responsive, and the low bidder does comply, so that's why we stayed with the low bidder In answer to Mr Clodfelter's question about the budget, he is going to ask Billy Crockett and Benny Aldridge to explain to Council our policy regarding the bids He doesn't want to get into evaluating the Metric bid, that does not seem appropriate, but on the other hand it wouldn't be simple to simply go to the second bid Benny is the contracts administrator in the engineering department and reviewed the bid He will tell Council what happened there and Billy will tell Council what we have been doing in terms of the low bid and the changes that have taken place

<u>Benny Aldridge, Engineering Department</u>, said just as a brief history of what occurred when we took bids, the apparent low bidder, Malone, submitted the incorrect MWBE form We asked the representative from Malone at the close of the bid opening what had occurred and he said that in the confusion of the last minute of preparing his bid, he was unsure about which form to submit In order to appreciate that situation, think about preparing an $8 or $9 million bid,

and hundreds of subcontract prices coming in So it's easy to see that someone could make a mistake Immediately after the bid opening, within an hour, Malone hand delivered the appropriate form with the MWB participation in it We verified that his efforts were performed prior to the bid opening, and that is the requirement of the MWBE program That's where the consistency thing comes in On the previous bids that you've been asked to reject where there was no documentation or the documentation was inadequate, we've gone back and found that the bidder had not made appropriate efforts prior to the bid opening In this case we verify not only with the successful subcontractors that Malone listed, but also with the number of firms that he requested quotes from that were not successful and without exception they all verified that the efforts were prior to the bid opening With that being done, considering that he did bring in a significant amount of participation, we looked at the difference between the two bids, Metric's bid being $830,000 and we also again reviewed the consistency thing This is not a precedent You have in the past waived other situations where a bidder made a simple mistake and we were able to resolve it prior to the award So that in terms of consistency is where we are

Mr White asked Mr Aldridge if it was true that our specifications permit us to allow this to occur

Mr Aldridge said that is correct The MWBE program and the contract provisions state something to the effect that any irregularities or informalities in the documentation may be waived as a technicality if they can be resolved prior to award of the contract In this case we were able to do it immediately

Mr White said he concludes that if we had not been doing exactly what Benny described immediately after that bid, then we would not have been administering the process appropriately The specifications for this particular activity permit this to occur, and we would have not been diligent if we did not do it In terms of your second question, it is a different kind of question but it is complex as well in terms of what Billy Crockett has done to bring the project back into budget, and it involves not only this bid, but another one Therefore we anticipate there will be more money spent in this particular activity than we originally estimated because of some of those changes Mr Crockett will explain that

<u>Billy Crockett, Project Manager,</u> said we sit down with the low bidder and go through the bid documents in great detail and talk about changes that could be made to lower the price We can change from one material to another material without degrading the quality of the building and it could be cheaper to be performed that way We go through that and every little detail for each one of these bid packages In the Finishes packages, we've got targeted close to half a million dollars worth of saving in that package alone We dealt with a low bidder so that it could be done Then we transferred some money from the city's contingency into the construction contingency and made some changes in the FF&E budget That's how we got it back in budget

Mr McCrory said if you have a lower bid and you have to down price it to a number within your budget, if the lower the bid the less you have to make decreases in materials and everything else because you have already reviewed the material specifications on all the bids and compared them and so forth If the bid is $9 million and your budget is $8 million, and the other bids were $10 million, to go down to $8 million you only have to go down to $1 million, therefore, you won't have to make as many changes and modifications and materials and everything else with this as compared to other higher bids? Is that a correct statement?

Mr Crockett said we still have to change materials to get it down to that budget, but once we're down to that budget, then we're home free That's where we are and we are back into budget

Mr Aldridge said in answer to that too, the state law allows us to negotiate with the low bidder to reduce the price As Mr White said, in this case we felt that Malone is the lowest responsive bidder

Mr Campbell asked Mike Boyd, City Attorney's Office, if he concurs with the manager's statement in what we have done is correct in terms with the law

kjw

Mr Boyd said yes

Mr Campbell said number two, are you also then saying that Malone's bid is a legal bid, and our acceptance of it was correct?

Mr Boyd said opening it was certainly correct and Council has the authority to award it to Malone if it chooses to do that

Mr Campbell said in the awarding of that bid have we deviated at all from our legal procedures? In other words, from what he's saying we had leeway to accept the paper work an hour later because of an technicality Is there anything in a court of law if Malone came back and sued us now for not accepting their bid, which was legally low bid, because of a whim of some folks we then have legal exposure

Mr Boyd said Malone can always institute some legal preceding, but it is our opinion that if they did, we would win Council does have the discretion to waive Malone's failure to submit the required form

Mr Campbell said if we choose not to accept the technicality, technically they are in some way shape or form in default?

Mr Boyd said their bid was not in accordance with the contract documents, so Council would have to waive that as a technicality before you could award it to Malone

Mr Majeed said of all the options that avail us, they exercised within parameters their legal ground the contract to award it regardless of the irregularity to Malone The thing is that Council has the ultimate judgement and we can exercise based on our understanding and based on some input from Malone or Metric and he thinks this is where the buck stops In view of some of some of the things that Councilman Reid stated, in view of that last minute input on Malone, which he thinks somehow, even though it is stated that they can do that, he thinks the spirit and the principle is violated in this case, and that's why he is asking for Council's consideration for Metric

Ms Hammond said there is no question that she would like to find a reason that she could intellectually accept to award the bid to a local company, with assurance in her head that we could negotiate that bid down within budget However, having been through a lot of bid awards in the past, if this kind of error in the application was shown to be in fact a technicality rather than an error of substance or an error of omission, she is concerned that Council would be inconsistent if we said in this case this was a substantive area rather than a technicality She heard the staff say that there was supporting documentation that Malone had done all the work required to not only exercise a good faith effort to have minority participation, but had been successful in that effort and could produce a document that had minority subcontractors, and they failed to turn in the right piece of paper, but could provide that piece of paper and all the supporting documentation within an hour or so, and that you all checked that out To her an absence of the piece of paper is a technicality, even though she would like to use that as a hook to work with the local contractor Her concern is, if we don't find a consistent way to deal with the awarding of bids, we will not have people bidding on city work It's expensive to prepare one of these bids She hopes Council is being consistent, her recollection is based on having done this for a few years, that this represents a consistent application of the city's practices She is concerned that in this project there is such a divergence in the amounts of the bids, all of them way over budget The vast difference between the low bidder and the second and third low bidders, and only three companies bidding on this huge piece of work She thinks there must be some fault somewhere based on the speed in which we're trying to rush this project through, or something It doesn't ring true to her If she was a contractor she would be concerned about bidding on this work She thinks the city should take a look an the way the bid documents are prepared for projects, because she doesn't think the city should have just three bidders and be that far apart

Ms Scarborough said she didn't want to continually hop on the consistency, but she thinks that is very important We wouldn't be here if the bidder had put into the contract the information on the MWBE Her real concern is that we are continually consistent, and that we don't send

a message out there to the public that they can leave things out of a bid and then come back and do it Dealing with this kind of money you can't afford to make that kind of mistake However, she doesn't want to see Council lose a bid just because someone forgot to do something, but she is real concerned about Council making this a habit, it can't be one This project is too important to have a mistake like this, and she is real sorry that Council is here discussing this She thinks that given the circumstances she could not put on the citizens of Charlotte an extra million dollars

Mr Clodfelter thanked Mr White and Mr Aldridge for their answers They have turned him around from where he started out and they were helpful for that reason One final question on the issue that is troubling him He knows that we have our MWBE coordinator here It is not a question of permission to waive technicalities, he knows Council has that The question is the application of that waiver Is waivering these circumstances consistent with the way we've waived things in the past and the kind of circumstances where we waived the requirement in the past The thing that impressed him was that when they did check they found out that is was not an after the fact after fault of trying to go out and get participation They had already gotten the participation before they submitted the bid That's an important fact Is that the kind of circumstance where we waived in the past?

Mike High, MWBE Coordinator, said that's exactly what we look at, whether it is a technicality or not The intent of the program is that the efforts are done prior to the bid, and we check with the bidders and with the MWBE firms that receive solicitation from this bidder We verify, and they will tell us that yes, in fact we did receive solicitation from that prime bidder, in this case Cecil Malone, prior to the bid, and he did have conversation with him We have faxes where Cecil Malone received the bid from FPAL and High Tech before the bid date, because the fax puts the date and the time on it So we have verification that these items did take place and we feel that is substantial

Mr Clodfelter asked Mr High if he was comfortable that a waiver in these circumstances would be consistent with the way we have acted in the past?

Mr High said yes

Mr Majeed said he has a question for Mr Kratt He wants him to understand on the $1 million that Ms Scarborough was taking about, everybody is going to be asked to bring that down to the $8 1 or $8 8 million that is required by the budget They were confronted with a situation like this at the last minute on the concrete package which was substantially more than this, which dealt with the same type scenario, so they've been consistently burned twice

Mr Kratt said this is our second time around on this issue on the concrete package There was an addenda problem and he stands corrected on the size of the contract concrete package one, he thinks it was $3 or $4 million, but addenda 2 9 was acknowledged by a bidder out of Ohio Addenda one was the MWBE requirements and it was waived because he didn't acknowledge that one We were the second low bidder on that one too and lightening has kind of struck us twice in the same place here

Mr Majeed said he also understands that is negotiated down to whatever bid price came in and MWBE aspects of your package also can be within those parameters of increase also We have a local firm here and he thinks they deserve better, being most consistent

Mr White said Metric's bid has not been analyzed, and it would go through the same scrutiny

[Substitute motion was made by Councilmember Majeed, seconded by Councilmember]
[Reid, to approve Metric Constructors]

The was taken on the motion and failed as follows

YEAS	Councilmembers Majeed and Reid
NAYS	Councilmembers Campbell, Clodfelter, Hammond, McCrory, Mangum, Martin, Patterson, Scarborough and Wheeler

kjw

[Motion was made by Councilmember McCrory, seconded by Councilmember Mangum,]
[to approve Finishes Contract to Cecil Malone Company]

The vote was taken on the motion and carried as follows

YEAS Councilmembers Campbell, Clodfelter, Hammond, McCrory, Mangum, Martin, Patterson, Scarborough and Wheeler
NAYS Councilmembers Majeed and Reid

* * * * * * *

PUBLIC SAFETY COMMITTEE RECOMMENDATION ON FIRE INVESTIGATION TASK FORCE - LEAVE AS A DIVISION OF THE FIRE DEPARTMENT.

[Motion was made by Councilmember McCrory, seconded by Councilmember Wheeler,]
[and carried unanimously, to approve the Public Safety Committee's recommendation]

* * * * * * *

WIND-UP ORDINANCE FOR FY93 BUDGET

ORDINANCE NO. 3568-X REFLECTING CHANGES TO THE ANNUAL ORDINANCE ADOPTED IN JUNE, 1992 AND REFLECTING ACCOUNTING CHANGES NECESSARY TO COMPLY WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES

[Motion was made by Councilmember Patterson, seconded by Councilmember Wheeler,]
[and carried unanimously, to approve the above ordinance]

The ordinance is recorded in full in Ordinance Book 43, at Page 86-88

* * * * * * *

RESOLUTION AUTHORIZING INSTALLMENT PAYMENT FINANCING OF THE CITY'S PORTION OF THE NEW POLICE HEADQUARTERS, ALSO AUTHORIZING THE RELATED FORM OF VARIOUS FINANCING DOCUMENTS. THE AMOUNT OF THE CONTRACT WILL NOT EXCEED $14 MILLION

Mr Reid said he and some other members of this Council ran on a campaign of not voting or allowing building a building of any kind of magnitude without a lot of people to vote on it This was after our two situations where we bid on the convention center He remembers some of Council doing it along with him, therefore he can't vote for it It's not that he is particularly opposed to the LEC, but he is opposed to the way it is financed

Mr McCrory said Council had an overall vote on COPS about three weeks ago Mr Reid, himself and several other Councilmembers lost that vote, so it already has been decided on the COPS

[Motion was made by Councilmember Scarborough seconded by Councilmember Patterson]
[to approve the above resolution]

The vote was taken on the motion and carried as follows

YEAS Councilmembers Campbell, Clodfelter, Hammond, McCrory, Mangum, Martin, Patterson, Scarborough and Wheeler
NAYS Councilmembers Majeed and Reid

The resolution is recorded in full in Resolution Book 31, at Page 91-96

* * * * * * *

kjw

IMPLEMENTATION PLAN FOR "COMMITTEE OF 100" TRANSPORTATION/ TRANSIT PLAN.

[Motion made by Councilmember Hammond, seconded by Councilmember Patterson, and]
[carried unanimously, to approve the Implementation Plan

* * * * * * *

RESOLUTION THAT FULFILLS THE REQUIREMENTS NECESSARY TO REFINANCE ALL OR PART OF THE PRINCIPAL AMOUNTS OF ONE OR MORE OF THE CITY'S 1989, 1990 AND 1991 PUBLIC IMPROVEMENT AND WATER & SEWER BONDS

[Motion was made by Councilmember Patterson, seconded by Councilmember Wheeler,]
[and carried unanimously, to approve the above resolution]

The Finance Director placed the Statement of Debt into the record

The resolution was recorded in full in Resolution Book 31, at Page 97-100

* * * * * * *

RESOLUTION AUTHORIZING STAFF TO PROCEED WITH A REFINANCING OF ALL OR PART OF THE CITY'S 1991 INSTALLMENT PURCHASE CONTRACT (CERTIFICATES OF PARTICIPATION, SERIES 1991) USED TO FINANCE THE NEW CONVENTION CENTER. THE RESOLUTION AUTHORIZES THE NECESSARY STEPS AND DOCUMENTS

[Motion was made by Councilmember Wheeler, seconded by Councilmember Patterson,]
[and carried unanimously, to approve the above resolution]

The resolution was recorded in full in Resolution Book 31, at Page 101 103

* * * * * * *

RESOLUTION AMENDING THE FY93-97 CAPITAL IMPROVEMENT PROGRAM AND BALLANTYNE DEVELOPMENT WATER AND SEWER CONTRACT

Mr Reid asked, what is the unfunded project?

Mr White said it is a new outfall

Mr Reid asked why is this coming to floor right now? Is it something that we forgot to fund or is it something that has suddenly taken on emergency proportions, or where are we with it

Mr White said it wasn't in our capital program and it has moved up, so it requires us to come to get the amendment and all of it in order

Mr Reid said he went to a meeting that was chaired by Hoyle Martin over in Paw Creek about a week in a half a ago The situation over there is pretty terrible The cancer rate, you can pick whatever figure you want to The water is contaminated, and Mr Martin asked the question how many of the residents were not on City water, and about half the 200 families present were not on City water He talked with the people after the meeting and the bottom line is most of those people can't afford to be on City water Before we go on with some unfunded projects, unless it is absolutely essential, he thinks Council should find a way to put these folks on City water, or fast track it, and figure out a way to pay for it later He thinks it is outrageous that they are over there dying of cancer Not blaming Council, he is saying that it is outrageous to allow it to continue when we fund something else that may not be nearly as important

Mayor Vinroot said it's not funded, but it will be a self funding project Water and sewer projects are funded by the developers themselves

kjw

Vi Alexander, Budget Director, said there are three things If people have contaminated water, we have a program by which they could be hooked up without the fees and cost There is a public health hazard program to correct those problems, so if someone in that neighborhood has documented that they have a public health problem, they just need to get to the utility department The second part of the issue is the six mile creek outfall would have come up in your CIP and it's just a matter of moving the timing up and amending it to do that The third point is Ballantyne is on a five year reimbursable, and they tie in together, but actually there are three different things here if you add the contamination point

Ms Patterson said she thinks Ms Alexander needs to explain the five year reimbursable

Ms Alexander said the five year reimbursable is where we have a unfunded project that is in the capital needs document that the developer wants to build, and they can do that by putting the cash up front to advance the project and then we reimburse them over a five year period

Mr Reid said and we reimburse?

Ms Alexander said we reimburse from the utility fund because what you get is the project in early

Mr Reid said he doesn't argue with that, but what he is saying is that Council should have the Paw Creek problem on the agenda We can get Ballantyne on the agenda, and we can reimburse, and do whatever is necessary to accommodate things down south when big developers need it The guy came to Council and bought a big jug of gasoline out of the well the other day He thinks Council needs to take affirmative action and go over there and do it for them Mr Reid asked Mr Martin if he agrees with that?

Mr Martin said yes, but that's in motion He didn t want to get into that tonight, but things are already moving, and would talk with Mr Reid later about that

[*Motion was made by Councilmember Campbell, seconded by Councilmember Martin,*]
[and carried unanimously, to approve the above resolution]

The resolution was recorded in full in Resolution Book 31, at Page 104-105

* * * * * * *

EARLE VILLAGE REVITALIZATION

[Motion was made by Councilmember Campbell, seconded by Councilmember]
[Scarborough and carried unanimously to approve the Earle Village Urban Revitalization]
[Demonstration Program]

* * * * * * *

HOUSING REHABILITATION LOAN AGREEMENT

Mr Reid said how can someone on a $800 a month income afford a $63,000 house? It is the same situation that he brought up before

Mayor Vinroot said Mr Walton will answer that

Mr Reid said we have a family who obviously needs some help, he doesn't deny that He knows that when you oppose something like this, you're branded almost as an uncaring character and that's not true When we spend $60 to $70,000 furnishing houses to people who are on welfare, then we have a problem The taxpayers are paying the bill and most of them or many of them are providing homes that are better than the ones they have and he doesn't understand why we continue to do that

Mr Walton said it's part of our program mandate In this particular case, we're only spending approximately $16,000 for the rehabilitation of this house In order to secure the city's monies

and to enable this family to be able to pay this debt, we're paying off the first and second mortgage, and we're making a low interest loan This is why this family is able to afford this This family is currently paying over $600 in these two mortgages We're putting this family in a better financial position, and in turn we're putting the city in a better financial position to get our money back, and this is part of the community development mandate so mandated by the federal government, that we utilize these funds to assist individuals who earn less than the median income

Mr Reid said his question is, is there a way to do it without refinancing $63,000? Couldn't we do it a cheaper way, provide these people a place to live where they could pay part of it or all of it and not spend this much money? We're putting people on welfare in better houses than those who are paying the bills for these people to be on welfare That is just imminently unfair

Mr Walton said in this particular case the family is continuing to live in the house that they already live in We're not putting them in a better house, we're improving their living conditions We're eliminating the slum and blithe in neighborhoods If we want to talk about improving our neighborhoods and police protection in those neighborhoods, we're going to have to improve the housing stock in those neighborhoods

Mr Reid said he would not deny that, he was just talking about the extent of it

Ms Hammond said bear in mind that this is a loan, this is not a gift

[Motion was made by Councilmember Wheeler, seconded by Councilmember Mangum,]
[*to approve the Housing Rehabilitation Loan*]

The vote was taken on the motion and carried as follows

YEAS	Councilmembers Campbell, Clodfelter, Hammond, McCrory, Majeed, Mangum, Martin, Patterson, Scarborough and Wheeler
NAYS	Councilmember Reid

* * * * * * *

EMERGENCY SHELTER GRANT

Mr White said staff is recommending Option I

Frank Manfield, 735 East Kingston Ave., said he is the director of the George Shinn Center, and it is his privilege to serve as one of the officers of the homeless services network Council has a recommendation to approve a homeless services network joint proposal for the expenditure of the McKinny Act money for Emergency Shelter Grant programs and we are grateful to the staff for recommending that proposal We have sat down with the five agencies working in this area to see how we could best use the money, and we are working towards efforts of collaboration as we talk to each other about our needs and how to best use the resources we have These resources are diminishing and we are trying to make the best use of them to continue the programs that we have We know staff looked at another option that would have not served all five agencies, so we think this is a good way to use the federal resources that are provided through the city

[Motion was made by Councilmember Hammond seconded by Councilmember Patterson]
[and carried unanimously, to approve Option I]

* * * * * * *

AMENDMENT TO INTERLOCAL AGREEMENT ON MAINFRAME COMPUTERS

Mr Majeed said his question is based on the scenario that the county will be making the purchase, and we just share 36%, will we have an input on purchasing at all?

Dale Borgsdorf, Assistant City Manager, said it will a joint selection process The county

will issue the RFP but the committee will consist of the MIS director from the city and from the county, and the decisions will be made jointly

[Motion was made by Councilmember Patterson, seconded by Councilmember Wheeler,]
[and carried unanimously, to approve the amendment]

* * * * * * *

ORDINANCE NO. 3573-X TO AMEND ORDINANCE NO. 3348-X, THE 1992-93 BUDGET ORDINANCE, PROVIDING APPROPRIATIONS TO FUND THE GRANT AND THE CITY'S MATCH OF A GOVERNOR'S CRIME COMMISSION GRANT FOR THE PURCHASE OF SURVEILLANCE EQUIPMENT AND ADVANCE DRUG TRAINING

[Motion was made by Councilmember Hammond, seconded by Councilmember Wheeler,]
[and carried unanimously, to approve the grant]

The ordinance is recorded in full in Ordinance Book 43, at Page 89

* * * * * * *

ORDINANCE NO. 3574-X TO AMEND ORDINANCE NO. 3348-X, THE 1992-93 BUDGET ORDINANCE, PROVIDING APPROPRIATIONS TO FUND THE GRANT AND THE CITY'S MATCH OF A GOVERNOR'S CRIME COMMISSION GRANT FOR THE TRANSLATION AND PRINTING OF CRIME PREVENTION LITERATURE INTO FOREIGN LANGUAGES

Mr Reid said he knows that this is a little bit of money, but aren't we're sending the wrong message when we start printing things in Spanish, Vietnamese and Laotian We have high schoolers who are graduating who can't read English It seems to him that it would be better to take our money and spend it there if we are going to spend it His real opposition to this, even though it is a small amount of money, is that about the only thing left in this society that is holding us together is the English language Here we are printing things in foreign languages to distribute to people which is going to discourage them from doing the very thing that needs to be done Now in Miami we see the results of immigrants coming in and not being required to change the law In Quebec and Canada they have a bad situation He thinks it is unfair to the taxpayers to spend our money to print things in Spanish, Vietnamese and Laotian when we should be teaching at the very worse Someone had to sponsor these people to come to Charlotte, it is their responsibility to teach them English or at least help them along He don't know how we could spend the taxpayer's hard earned money for this purpose

Mayor Vinroot said he disagrees with Mr Reid at 180 degrees He wrote a letter to the Governor last week asking him to give people the opportunity here to take the driving test in Spanish, because there are so many Spanish people here who can't work because they can't get a driver's license and the Governor is moving to do that We are certainly not changing our teaching methods, we're simply doing some things to deal with some problems that need education on the front before Rome burns He thinks it's a good idea, and hopes Council will pass it

[Motion was made by Councilmember Martin, seconded by Councilmember Hammond, to]
[approve the grant]

The vote was taken on the motion and carried as follows

YEAS	Councilmembers Campbell, Clodfelter, Hammond, McCrory, Majeed, Mangum, Martin, Patterson, Scarborough and Wheeler
NAYS	Councilmember Reid

The ordinance is recorded in full in Ordinance Book 43, at Page 90

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kjw

ADJOURNMENT

[Motion was made by Councilmember Mangum, seconded by Councilmember Wheeler,]
[and carried unanimously, to adjourn the meeting]

Brenda R Freeze, City Clerk

Length of Meeting 1 Hour, 25 Minutes
Minutes Completed August 17, 1993

kjw

CHARLOTTE

Mayor Richard Vinroot *Mayor Pro Tem Ann Hammond*

Stan Campbell *Hoyle H Martin*
Daniel G Clodfelter *Cyndee Patterson*
Patrick McCrory *Don D Reid*
Nasif Rashad Majeed *Ella Butler Scarborough*
Thomas A Mangum *Lynn M Wheeler*

Council Agenda

CITY COUNCIL MEETING
Monday, June 14, 1993

5:00 p.m. — Conference Center

- Storm Water Update
- Centralina Council of Governments

6:30 p.m. — Meeting Chamber

- Invocation
- Citizens Hearing

7:00 p.m. — Formal Business Meeting

CITY COUNCIL AGENDA
Monday, June 14, 1993
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Item No.

1. **Public Hearing on County Storm Water Fee**

Action Requested:

A) **Conduct a joint public hearing with the Mecklenburg County Board of Commissioners on increase of the storm water service charge;**

B) **Adopt a revised storm water charge to be effective January 1, 1994.**

Explanation of Request:

As part of the resolution adopted by the City Council and Board of County Commissioners last fall, the City agreed to assess and collect a fee (amount set by the County) to pay for the County's large stream activities inside the City. The City must currently levy the fee due to limitations included in state authorizing legislation that prevent more than one local government storm water charge in a given area.

A public hearing is required by state law before changing the storm water fee. The joint hearing is required by the resolution adopted last fall.

A monthly charge of 32 cents per single family home, and $5.33 per impervious acre for non single family properties, for large stream activities is proposed by the County. This charge would be collected both inside the City and in the unincorporated areas, and in the towns who choose to participate. With this increase, the revised storm water charge would be:

- $2.22 per month for single family homes with less than 2,000 square feet of impervious area (current City charge $1.90).
- $2.92 per month for single family homes with 2,000 square feet or more of impervious area (current City charge $2.60).
- $41.15 per month for non-single family properties for one acre of impervious area (current City charge $32.84).

Hammond/Wheeler Close Hrng. Unan

County - Scher/Kinsey Close Hrng.

Mangum/ App revised storm water charge No - Wheeler, Campbell & Reid

Booth/Scher - Recommend that Council add .32¢ to billing for County services Unan

(Enrg.)

Mangum/Hammond approve adding 32 to City's billing for County services No Wheeler, Campbell, Reid

The combination of the monthly charges inside the City is illustrated in the following chart.

MONTHLY CHARGES

	Single Family Properties* (2,000 Sq.Ft. or more impervious area)			Non Single Family Properties (for one acre impervious area)		
	Large streams	Drainage system	Total	Large streams	Drainage system	Total
Charlotte charge	0	$2.60	$2.60	0	$35.82	$35.82
County charge	$0.32	0	$0.32	$5.33	0	$5.33
Total			$2.92			$41 15

* Single family homes with less than 2,000 square feet would be charged $1 90 plus $0 32 = $2 22

Background: The County is planning to implement a storm water utility next January to:

- provide maintenance and improvement of large streams county-wide (currently provided by the County through property taxes); and
- provide maintenance and improvement of small streams and storm drains in the unincorporated areas and towns (currently provided by Charlotte inside the City and not provided outside the City)

The Board of County Commissioners conducted a public hearing on May 3 concerning the assessment of storm water fees in the unincorporated areas and small towns.

Item No.

2. Approval of Minutes of: April 5 Workshop
April 12 Briefing
April 12 Citizens Hearing and Regular Meeting
April 19 Zoning Meeting, and
April 20 Joint City/County/School Board Meeting

Patterson/Wheeler
app. unan.

CONSENT ITEMS

3. Agenda items 20 through 31 may be considered in one motion except for those items removed from the consent agenda as a result of a Councilmember making such a request of the City Clerk prior to the meeting.

POLICY

4. Public Safety Committee Recommendation on Fire Investigation Task Force

Action: *Leave Fire Investigation Task Force as a Division of the Charlotte Fire Department*

Staff Resource: Don Steger

Explanation of Request: The Public Safety Committee recommends leaving the Fire Investigation Task Force as a division of the Fire Department.

Background: At the January Council retreat, this issue was identified as a potential for cost reduction. The Task Force is already a division of the Fire Department and involves participation by City, County, State, and Federal agencies. Given current experience, the Police Chief and Fire Chief recommended that the present structure, with fire investigation in the Fire Department, be retained. The Public Safety Committee unanimously agreed.

McCrory/Wheeler
app. unan.

Engr.

Ord #5 Book 43 pg 8-8

BUSINESS

5. Wind-Up Ordinance for FY93 Budget

Action: Adopt the Fiscal Year-End Ordinance Reflecting Changes to the Annual Ordinance Adopted in June, 1992 and Reflecting Accounting Changes Necessary to Comply with Generally Accepted Accounting Principles

Staff Resource: Vi Alexander

Explanation of Request:

- Sections 1 and 2 appropriate private contributions to Discovery Place ($163,686) and to the Performing Arts Center ($670,909).
- Section 3 transfers the State Rideshare Grant from the General Fund to the Public Transportation Fund.
- Section 4 appropriates $250,000 from General Fund Fund Balance for the demolition of Plato Price School.
- Section 5 appropriates $50,139 in parking revenues from the lot on the New Police Headquarters site to the New Police Headquarters construction account.
- Section 6 appropriates the Emergency Shelter grant of $59,000 to Community Development.
- Section 7 appropriates $10,000 from General Fund Fund Balance for a Pearson Fellow from the U.S. State Department. The $10,000 is the City's only fee. The State Department pays the $65,000 salary. This program will begin August 2, 1993 for a period of one year. This position will assist the Mayor's International Cabinet and staff in preparing and implementing an international strategic plan for Charlotte.

Patterson/Wheeler aye unan.

B&E.

Item No.

- Section 8 appropriates $70,000 from General Fund Fund Balance for repair of the pond and fountain basin in Marshall Park.

- Sections 9 through 13 make technical accounting changes to the Community Development and General CIP Funds, as well as the January 25, 1993 annexation ordinance.

Background: Near the conclusion of each fiscal year, City Council is requested to consider an ordinance adjusting for changes which have occurred since adoption of the annual ordinance last June. Most of these corrections are technical accounting changes. Others distribute private contributions, grants and interest earnings to the appropriate accounts.

Res. # 10
BK. 31, PG. 91-96

6. New Police Headquarters

Action: **Adopt a resolution that authorizes installment payment financing of the City's portion of the new Police Headquarters. The resolution also authorizes the related form of various financing documents. The amount of the contract will not exceed $14 million.**

Staff Resource: Del Borgsdorf

Explanation of Request: In order for staff to proceed with the June 30, 1993 sale date for this financing, Council must approve the resolution that authorizes the City to enter into the form of various financing documents including the following:

- Installment Payment Contract
- Trust Agreement
- Preliminary Official Statement (and subsequent official statement)
- Deed of Trust

Scarborough / Patterson
app.
Nr - Majed + Reid

Finance

- The Underwriters, the Contract of Purchase and Related Letter of Representations.

The June 30, 1993 sale date allows the City to proceed with the new Police Headquarters on a schedule that will not delay Mecklenburg County's new Intake and Detention Facility.

Background: On April 26, 1993, Council authorized staff to proceed with actions necessary to secure installment payment financing for the new Police Headquarters in an amount not to exceed $14 million. On May 10, 1993, Council conducted a public hearing concerning the financing. Council has also previously committed to the following:

- Conveyance of the current LEC to Mecklenburg County
- Construction of a new Police Headquarters at the site bounded by East Trade, Alexander, East Fifth and Davidson Streets
- Acceptance of Property from Mecklenburg County for the site of the new Police Headquarters
- Award of architect and construction manager contract

7. Implementation Plan for "Committee of 100" Transportation/Transit Plan

Action:

1) **Approve the implementation plan for the transportation/transit process, as recommended by the Transit Liaison Committee, and**

2) **Submit nominations for the "Committee of 100" by June 28.**

Hammond/Patterson aff. Urban.

Staff Resource: Boyd Cauble

(7 aff.)

Item No.

Explanation of Request:

The elements of the implementation plan are as follows:

A) 16-month work program (See Attachment).

B) Profile of "Committee of 100" membership (See Attachment).

C) Process for selecting "Committee of 100".
- 50 nominations from both City and County
- Mayor will appoint 10 of city's 50 nominees.
- Mayor and County Commission Chairman jointly appoint "Committee of 100" chair.
- "Committee of 100" chair and Transit Liaison Committee appoint 12-person Steering Committee for larger group
- All appointments consider diversity by age, race, sex, and geography to ensure broad-based representation.

D) Charges/Roles for: (See Attachment)
- Liaison Committee.
- Steering Committee for the "Committee of 100".
- Staff Task Force.

E) Consultant assistance requiring an estimated $225,000.

- For evaluation of existing transit system and preparation of public information program.

- North Carolina Department of Transportation will contribute $50,000 toward consultant contracts.

- Remaining cost will be shared equally by City and County.

If the implementation plan is approved, submit nominations for "Committee of 100" membership by June 28.

Background:

- On April 26, Council approved a strategic process for building community consensus on future transportation/transit needs.

- On May 20, the joint City/County Transit Liaison Committee approved a work program, "Committee of 100" profile, and charges/roles for various committees involved in transportation/transit strategic process. The Liaison Committee forwarded their recommendations to Council and the County Commission on May 26.

Attachment 1

Res #11 Bk. 31 Pg 97-100

8. Refinancing of Public Improvement and Water & Sewer Bonds

Action: **Approve a resolution that fulfills the requirements necessary to refinance all or part of the principal amounts of one or more of the City's 1989, 1990 and 1991 Public Improvement and Water & Sewer Bonds.**

Staff Resource: Del Borgsdorf

Explanation of Request: Approval of the resolution accomplishes the following:

- Introduces a bond order that authorizes the refunding bonds.

- Designates June 28, 1993 as the date for a public hearing on the bond order and directs the City Clerk to publish the required notice.

Patterson/Wheeler App. usual

Finance

- Designates the Finance Director, Deputy Finance Director or the City Treasurer as the official to prepare and file the Sworn Statement of Debt.

The current interest rate environment gives the City an opportunity to realize substantial debt service savings (approximately $4 million present value savings) by refinancing its 1989, 1990, and 1991 Public Improvement/Water and Sewer General Obligation Bonds. To accomplish this the City will sell refunding bonds to pay-off the older bonds that have higher interest rates. This action by Council is the first of two that are necessary to complete this transaction.

Background. On June 27, 1989 and October 10, 1990 and August 20, 1991, the City closed on bond issues of $53,965,000, $81,210,000 and $40,745,000 respectively. These issues have interest rates that are higher than prevailing rates making refinancing feasible. The savings on this refinancing is very sensitive to market conditions. The Finance Department will continue to monitor various market factors and will either reschedule or cancel the sale if rates are not favorable to the City.

9. New Convention Center Refinancing

Res. #12 BK. 31, pg 101-103

Action: Wheeler/Patterson app. unan.

Approve a resolution authorizing staff to proceed with a refinancing of all or part of the City's 1991 Installment Purchase Contract (Certificates of Participation, Series 1991) used to finance the new Convention Center. The resolution authorizes the necessary steps and documents. These include the following:

- **City Manager and Finance Director are authorized to negotiate on behalf of the City.**

Finance

- **Authorizes the Finance Director to file an application with the Local Government Commission.**
- **Authorizes appointment of the underwriting team and counsel.**

Staff Resource: Del Borgsdorf

Explanation of Request: The current interest rate environment gives the City an opportunity to realize debt service savings (present value savings of approximately $4 to $5 million) by refinancing the Convention Center Installment Purchase Contract. To accomplish this the City will sell refunding certificates of participation to pay-off the older certificates of participation. This requires authorization to negotiate various documents.

Background: On July 2, 1991, the City sold $167,643,940 certificates of participation to fund the construction and acquisition of the new convention center.

The outstanding principal balance is currently $167,643,940. This transaction will refinance a major portion of the remaining principal balance.

Res #13 Bk. 31, Pg 104-105

10. **Resolution Amending the FY93-97 Capital Improvement Program and Ballantyne Development Water and Sewer Contract**

Campbell/Martin app

Action:

A) Approval of a resolution amending the FY93-97 Capital Improvement Program to revise an existing project and to add an unfunded project.

B) Approval of a reimbursable water and sewer contract between the City of Charlotte and Ballantyne Development Corporation.

Staff Resource: Barry Gullet

CMUD

Item No.

Explanation of Request:

A) The resolution revises the Six Mile Creek Outfall, Lift Station, and Force Main Project to exclude construction of a new outfall along the McAlpine Creek Tributary. The resolution also adds a new Outfall (1-A) along the McAlpine Creek Tributary as an unfunded project.

B) The reimbursable contract with Ballantyne Development Corporation provides for the design and construction of 8,900 linear feet of sanitary sewer and 7,400 linear feet of 24-inch water main Estimated cost is $600,000 and $575,000 for the water main. It is a funded project.

Six Mile Creek

The scope of the Six Mile Creek project is proposed to be changed as follows (map attached):

- Move the lift station from Marvin Road to the county border with Union and Lancaster Counties. This land is already owned by Mecklenburg County;
- Revise the alignment of the receiving outfall that discharges into McAlpine Creek Outfall to allow for less difficult and less costly construction;
- Parallel approximately 4000' of McAlpine Creek Outfall. The existing McAlpine Creek Outfall is nearing capacity. It could accept initial flows from Six Mile but not future expected flows. This parallel will also provide for more flexibility for possible future regional options.

McAlpine Creek

The Outfall along McAlpine Creek Tributary provides the following (map attached):

- Sanitary sewer service to a rapidly developing area. The Ballantyne Development is located in this area. It will include both residential and commercial land uses.

U.S. 521

- When completed, the U.S. 521 Water Main will consist of 15,000 linear feet of 24 inch pipe from the McAlpine Creek Wastewater Treatment Plant to the intersection of providence Road West and U.S. 521.

- This project was originally scheduled for construction in FY97. Participation by the Ballantyne Development Corporation in development of the main will allow for acceleration of approximately half of the project beginning with construction of 7,400 linear feet of main from the McAlpine Creek Wastewater Treatment Plant to the Ballantyne development.

- The FY94-FY98 Capital Improvement Program includes funding for the remaining 7,600 linear feet of the main with construction proposed for FY98.

Ballantyne

- This is a 5-year reimbursable contract to serve the Ballantyne Development. The applicant has deposited 10% of the estimated project cost with the remaining 90% to be deposited prior to construction

- Future development of the Ballantyne property would impact the capacity of the flow into the existing McAlpine Creek Outfall To provide adequate and sufficient treatment of future flow, it is desirable to expedite the Six Mile Creek project to meet projected demands. However, the water and sewer contract for development of the Ballantyne property is not contingent upon approval of acceleration of the Six Mile Creek project.

The FY94-98 CIP is correct. Reference "Capital FY94-98 Preliminary Report" pages 206 and 220

11. Earle Village Revitalization

Action: **Approve the Charlotte Housing Authority's (CHA's) plan of implementation for Earle Village using the Urban Revitalization Demonstration Program.**

Staff Resource: Del Borgsdorf

Explanation of Request:

Campbell/Scarborough
app
unan

- The Charlotte Housing Authority (CHA) submitted a Revitalization Demonstration (URD) Grant Application on May 24, 1993 to the Department of Housing and Urban Development (HUD) for $34.7 million to revitalize Earle Village.

- One of the requirements of the URD Grant Application is the local governing body's approval of the CHA's plan of implementation. This approval must be sent to HUD before July 20, 1993. The plan is attached.

- The budget includes:

  - $15.8 million to renovate 245 units, demolition of 150 units and construction of a Community Service Center.

  - $12.9 million for 239 units of replacement housing for the demolished units and units proposed for conversion to home ownership.

  - $6 million for a 5-year program of comprehensive support services and a Community Service Program, both designed to promote resident self-sufficiency.

- Part of the URD Grant Application is a Matching Requirement which states the City must provide contributions for supportive services in an amount equal to at least 15% of the grant

CD

funds. This requirement will be met through in-kind and supportive services contributions from the City and County, including:

- Police
- Social Services
- Health
- Employment and Training
- Parks and Recreation

- Grant Application includes street improvements in Earle Village which CDOT has agreed, in concept, to permit CHA to do (at no cost to City):

  - Installation of median on Davidson Street between 6th and 10th Streets and reduction of 4 current lanes to 2.

  - Installation of pedestrian crossing on 7th Street between Davidson and McDowell Streets.

- CHA has commitments of $4,891,786 over five years from non-federal sources to support the program. This amounts to 40% of the total expenditures -- well above the required 15% match

- CHA made presentations to City Council at its April 12 and 26, 1993 dinner meetings about the URD Grant and proposed revitalization of Earle Village. See attachments for additional background.

Attachment 2

12. Housing Rehabilitation Loan Agreement

Action: **Approve entering into a Housing Rehabilitation Loan Agreement in the amount of $63,200 to rehabilitate and refinance a house at 6511 Woodfield Drive.**

Staff Resource: J. W. Walton

Explanation of Request: Mr. and Mrs. Cramer Miller were referred to the rehabilitation loan program by the Program for Accessible Living (PAL) Rehabilitation of the property will bring the house at 6511 Woodfield Drive into compliance with the City's Housing Code. The refinancing of their existing indebtedness in the amount of $46,100 will allow the City to be in a first lien position and will reduce the City's risk to foreclosure.

Wheeler/Morgan
Opp.
No-Reid

The breakdown of the total costs are

Rehabilitation Cost	$15,350
Contingency	1,535
Attorney Fees/Closing Costs	215
Refinancing Existing Indebtedness	46,100
Total Loan Amount	$63,200

Attachment 3

CD

13. Wilmore Neighborhood Association Loan

Action: **Approve a Tri-Party Agreement between the City, Wilmore Neighborhood Association (WNA) and Crosland Contractors that contains:**

Scarborough/Wheeler
app.
Unan

A) a loan in the amount of $120,000 to WNA to acquire a parcel of land on West Boulevard on which 2 quadraplexes are located;

CD

B) a loan in the amount of $399,388 to WNA to rehabilitate the 2 quadraplexes; and

C) a grant in the amount of $23,400 to WNA to fund professional design and engineering services for the quadraplexes.

Staff Resource: J. W. Walton

Explanation of Request: The Tri-Party Agreement contains:

- A $120,000 25-year deferred payment loan at 0% interest to WNA with funds being used to acquire 2 quadraplex structures at 501 and 531 West Boulevard and vacant land between the 2 structures from DJT Properties.

  The acquisition costs are as follows:

  $ 30,500 for 501 West Boulevard
  72,500 for 531 West Boulevard
  17,000 for the vacant land
  $120,000

- A $399,388 25-year deferred payment loan at 0% interest to WNA with funds being used for the rehabilitation of the 2 quadraplex structures, site work, fees, project landscaping, a new parking lot, a greenhouse and furnishings in the community center. WNA will contract with Crosland Contractors, which is a division of The Crosland Group, for a turn-key project.

  The rehabilitation costs are as follows:

  $280,484 - Convert 501 West Boulevard into a community center.

  $118,904 - Rehabilitate 531 West Boulevard as a quadraplex rental apartment building.

- net cash flow from the 4 rental apartments will provide a portion of the cash required to operate the community center.

- $23,400 - Grant to WNA to contract for design and engineering services.

- Attached is a Tri-Party Agreement between the City, WNA and Crosland Contractors describing the scope of services for each entity and includes the land purchase option

- WNA will own, operate and manage the community center The City will not fund the community center's administrative and operating expenses.

- WNA, a nonprofit neighborhood-based organization and owner of the community center, will raise sufficient financial resources through yearly fundraising activities to underwrite the community center's program and operating annual budget.

- Since March 1993, the WNA has been actively engaged in a 10-month fundraising effort. To date WNA has successfully raised approximately $70,000 in corporate and neighborhood contributions/donations and pledges.

Attachment 4

Exhibit A -	Tri-Party Agreement (available in City Clerk's Office)
Exhibit B -	Community Center's First Year Operating Budget

Item No.

Exhibit B-1 -	Wilmore Community Center's Donation Record
Exhibit C -	Proposed Monthly Events Schedule
Exhibit D -	Background
Exhibit E -	Board of Directors for Wilmore Community Center and Operation and Administration of the Center
Exhibit F -	Crosland Contractors Scope of Services
Exhibit G -	25-Year Proforma on 4-Plex Rental at 531 West Boulevard

14. Reid Park Associates Contract and Condemnation Resolution

Res #1
Res #2
Res #3
Res #4
Res #5
Res #6
Res #7
Res #8

Action:

A) Approve a Contract between the City and Reid Park Associates to acquire certain properties in the Reid Park community, and.

B) Adopt the following resolutions authorizing condemnation proceedings for the acquisition of certain real property in the Reid Park community.

Seaborough / Patterson off Tuesday

Staff Resource: J. W. Walton

Explanation of Request: The Reid Park property consists of 10 housing units (7 single-family properties and 1 triplex multi-family property).

Condemnation authorization is needed in the event City staff is not able to successfully negotiate the acquisition of the properties.

HUD Grant: Reid Park Associates will apply for a HUD HOPE III grant in mid-June to purchase these 10 units from the City, which will then be rehabilitated and sold to create homeownership opportunities for lower-income persons. The HOPE III grant requires that Reid Park

CD

Res #1 - BK. 31, Pg. 73-74
" #2 - BK. 31, Pg. 75-76
" #3 - BK. 31, Pg. 77-78
" #4 - BK 31, Pg. 79-80
Res. #5 BK. 31, Pg. 81-82
" #6 BK. 31, Pg. 83-84
" #7 BK. 31, Pg. 85-86
" #8 BK. 31, Pg. 87-88

Associates acquire a minimum of 10 units from the City or other governmental entities, such as FHA or VA repossessions.

In the event that Reid Park Associates is not awarded the HOPE III grant, the contract between Reid Park Associates and the City requires that Reid Park Associates acquire the properties from the City utilizing funds set aside for Reid Park Associates in First Union National Bank's Community Real Estate Fund. The Community Real Estate Fund is a source of interim acquisition funds until Reid Park Associates can find a permanent source of financing.

Once the properties have been acquired by the City through negotiation and/or condemnation, City Council will be requested to approve the sale of the properties to Reid Park Associates.

Attachment 5

15. Grier Heights Economic Foundation Loan

Action:

Martin
Scarborough 1st
app.
unan.

(A) Approve a $101,600 increase in Development and Revitalization funds for the Bank of Mecklenburg to to have sufficient City Within a City (CWAC) funds for a loan to Grier Heights Economic Foundation (GHEF);

(B) Approve using $102,600 from the Development and Revitalization Fund as 20% matching funds for a 80% CWAC loan for $410,400 to be made by the Bank of Mecklenburg to GHEF to finance construction of a daycare center;

(C) Approve an exemption to the Bank's 10-year maximum loan term under the CWAC Loan Program.

Staff Resource: J. W. Walton

CD

Item No.

Explanation of Request:

- GHEF proposes to construct a daycare center on Billingsley Road at a total cost of $618,000.

- Proposed Project Funding:

Bank of Mecklenburg Loan	$410,400
City's CWAC Loan	102,600
GHEF Contribution	105,000
	$618,000

- CWAC Loan Program used because GHEF's $105,000 contribution was not sufficient equity. (Only 17% of total project cost.)

- CWAC loan makes transaction viable.

- Bank of Mecklenburg loan will not be approved without City's CWAC loan.

- Job Creation:
  - 20 total jobs to be created
  - At least 11 jobs will be created within 2 years for low-moderate income persons from CWAC area.
  - Possibility all 20 jobs will be filled by low/moderate income persons from CWAC area.

- Daycare center will be located in 6,700 square foot building on 1.6 acres of land.

- Land owned by Mecklenburg County and will be leased by GHEF for $1.00 per year.

- Mecklenburg County will enter into agreement with GHEF whereby, if GHEF defaults on its loan, the County will:

  - purchase 85% of the outstanding principal balance on the bank and City loans to GHEF

- pay down 90% of bank loan and remaining funds would pay down City loan.

Attachment 6

16. Emergency Shelter Grant

Action: **Recommend approval of Homeless Services Network Joint Proposal for the City's Emergency Shelter Grant of $59,000.**

Staff Resource: Del Borgsdorf

Explanation of Request: A Request for Proposals was sent out in April. Five collective responses were received from those homeless service providers currently receiving funds from the City under the Emergency Shelter Grant (ESG) program.

Staff recommends Option I, the distribution proposed collectively by the Homeless Services Network as a way of sharing reduced grant funds among the five agencies currently providing services with ESG funds.

Hammond | Patterson
App. Option #1
unan.

Option I

The allocation would be as follows:

Charlotte Emergency Housing	$12,485
Crisis Assistance Ministry	10,840
Salvation Army	6,860
Traveler's Aid Society	6,860
Uptown Day Shelter	21,955
Total Request	$59,000

CD

Option 2

An alternative, Option 2, would allocate funds to two rather than all five eligible agencies on the basis of unmet community needs identified in the City's Comprehensive Housing Affordability Strategy (CHAS).

Divide the $59,000 grant among two agencies.

(a) Provide $41,300 (70% of grant) to Charlotte Emergency Housing for operations ($30,400), administration ($5,900) and essential services ($5,000).

(b) Provide $17,700 (30% of grant) to Crisis Assistance Ministry for rent and security deposit subsidies (homeless prevention activities).

Attachment 7

17. Amendment to Interlocal Agreement for Shared Use of an IBM Mainframe Computer and Supporting Software

Action: **Approve an amendment to the Interlocal Agreement with Mecklenburg County to provide for shared use of an IBM mainframe computer and supporting software.**

Staff Resource: Dick Passine

Explanation of Request:

- The City and County computer departments have analyzed their mainframe needs for the next three years and have determined that an IBM 3090 model 200 J computer is needed. The County requires 64% and the City 36% of the computing resources of the targeted machine.

Patterson Wheeler
Opp' unan.

C15

- The County will procure the proposed equipment after joint review of vendor responses to an RFP for lease of the equipment under a 36-month agreement. The County will be contractually responsible for the shared hardware and supporting IBM software including all payments.

- The City will pay the County 36% of the cost associated with these resources via the interlocal agreement. Use of the shared computer will double the City's mainframe processing power for approximately $36,700 per month ($440,400 annually) which is $100,000 less per year than the cost incurred to upgrade our own computer.

- Shared use of the single computer will also position the City and County to consolidate their operations staff and to effect savings in the future through reduced staffing levels.

- The amendment to the Interlocal Agreement was approved by the Board of Commissioners on May 3, 1993.

Background:

The City and County data centers have been co-located in the same facility of the Charlotte Mecklenburg Government Center since 1988. Both jurisdictions use IBM mainframe computers and are compatible with their hardware and system software environment. Although some sharing of peripheral equipment occurs, the data centers are essentially independent and vendor contracts are negotiated and funded by each jurisdiction.

Both computers currently require upgrading to accommodate expanding needs. The CIS Department and the Mecklenburg County Data Processing Department have studied the merits of sharing a processor and propose to replace their present mainframe with a single larger mainframe which will be shared between the two jurisdictions. The

proposed computer can be partitioned so that the City and County operations staff can run their work independent of each other as if they were on separate computers.

Put in Minutes as rec'd.

18. Governor's Crime Commission Grant - Drug Enforcement

Ord # 6, Pg. 89 Book 43

Action: **Approve a grant application to the Governor's Crime Commission to fund a community policing drug enforcement initiative and approve a budget ordinance appropriating $15,835 in assets forfeiture funds to provide the City's match.**

Explanation of Request: This one year grant will fund a pilot program in the Charlie One District which will pair Neighborhood Coordinators with officers from Vice and Street Drug Interdiction to systematically target neighborhoods for drug enforcement. The project activity will include both intensive enforcement efforts and soliciting neighborhood involvement in reducing drug activity. If the project is successful, the model will be used in other districts that have implemented community policing.

Hammond/Wheeler aff. Nelson

The grant will fund surveillance equipment and advanced drug enforcement training for project personnel. Total project cost is $63,340, of which $47,505 is federal money and $15,835 is the City match, to be covered through assets forfeiture funds

Police

Put in Minutes as rec'd.

19. Governor's Crime Commission Grant - Crime Prevention Literature

Ord # 7 Book 43 90

Action: **Approve a grant application to the Governor's Crime Commission to fund the translation and printing of crime prevention literature into foreign languages and approve a budget ordinance appropriating $6,175 in assets forfeiture funds to provide the City match.**

Wheeler/Patterson aff. No - Reid

Item No.

Explanation of Request:

This grant will fund the translation and printing of several crime prevention publications into Spanish, Vietnamese, and Laotian The literature will include a general brochure about the Police Department, apartment security, personal security and a booklet for children. The program is part of the Police Department's on-going outreach effort to reach Charlotte's ethic communities. The literature may be adopted by the Crime Commission for statewide use.

Total project cost is $24,700, of which $18,525 is federal funding and $6,175 is assets forfeiture funds to cover the City match.

Police

Morgan/Wheeler adjourn 9:40

[illegible]

20F - Conflict of interest

20H - Would need to [illegible]
[illegible] a budget
[illegible] to [illegible]
$130,000 from savings on
the Heat Plant Chorwell
Renovations.

24B, 24I, 26

Item No. Pull 20F, 24B, 24I & 26 McCrory | Patterson - Remove 20H from agenda - unan. Wheeler | Patterson approve rest. unan.

CONSENT

The consent portion of the agenda is divided into two sections: Consent I and Consent II.

Consent I consists of routine items that have been approved in the budget, are within the budget estimate, and have met M/WBE criteria

Consent II consists of items that have also been approved in the budget, but which may require additional explanation.

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.

CONSENT I

20. VARIOUS BIDS

A. General Construction - Contract B1 - Liquid Stream Improvements - McAlpine Creek Wastewater Management Facility Modifications And Expansions **CMUD**

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by State Utility Contractors, Inc. of Monroe, NC in the amount of $5,159,160 be accepted.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$150,000	2.9%	2%
WBE	$109,000	2.1%	2%

CMUD

B. HVAC - Contract B2 - Liquid Stream Improvements - McAlpine Creek Wastewater Management Facility Modifications & Expansions **CMUD**

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Tompkins-Johnston Co., Inc. of Matthews, NC in the amount of $9,250 be accepted. The contractor solicited quotes from two WBE contractors. They were not interested in such a small job. Project MWBE goal is 1%.

CMUD

C. Electrical - McAlpine Creek Wastewater Management Facility Modifications And Expansions **CMUD**

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Ind-Com Electrical Company of Charlotte, NC in the amount of $749,700 be accepted. The Contractor complied with the MWBE contract provisions which allow him to perform all the work with his own forces. Project MWBE goal is 1%.

CMUD

D. Sanitary Sewer And Water Main Construction - FY 93 Contract No. 14 - Street Main Extensions **CMUD**

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by McDaniel Construction Company of Charlotte, NC in the amount of $943,284.75 be accepted. WBE participation is 100%.

CMUD

E. Water Main Construction - 12-Inch Water Main Along Shopton Road - From Beam Road To Dixie Road **CMUD**

Recommendation: Director, Charlotte-Mecklenburg Utility Department, recommends that the low bid by R. H Price, Incorporated of Charlotte, NC in the amount of $328,194 62 be accepted. WBE participation is 99.85%.

CMUD

Item No.

Wheeler/Martin Excuse McCoy, F. + Scarborough unan.
Wheeler/Hammond aff unan

(Pulled)

Water Main Construction - 12-Inch Water Main Along N.C. 73 To McGuire Nuclear Station — **CMUD**

CMUD

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Trans-State Construction Co of Denver, NC in the amount of $145,531.89 be accepted. The Contractor has complied with the MWBE contract provisions which allow him to perform all the work with his own forces.

G. Polymer — PURCHASING ~~CMUD~~

Recommendation: Director Charlotte-Mecklenburg Utility Department recommends that the low bid by Stockhausen of Greensboro, NC in the amount of $311,000 be accepted. There is no known MWBE vendor.

The bid process for Polymer requires that vendors pre-qualify their product. This requires extensive time and testing (8 weeks) on City equipment Due to this requirement, the option to renew the current contract an additional year at the same unit price is requested, provided funds are made available by City Council.

PURCHASING

PULLED BY FROM AGENDA MGR'S OFFICE

H. Bulk Lime System — PURCHASING ~~CMUD~~

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Combs and Associates of Charlotte, NC in the amount of $124,850 be accepted. There is no known MWBE vendor.

PURCHASING

I. Curb Replacement FY93 — **Street Maintenance**

Recommendation: Director of the Department of Transportation recommends that the low bid by United Construction of Charlotte, NC in the amount of $257,539.80 be accepted.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$257,539.80	100%	6%
WBE	$0	0%	3%

CDOT

J. **Thrift\Tuckaseegee Road Sidewalk** **Engineering**

Recommendation: The City Engineer recommends that the low bid by The Shaw Group of Charlotte, NC in the amount of $108,384.15 be accepted.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$0	0%	6%
WBE	$108,384.15	100%	5%

Eng.

K. **Wilkinson Boulevard Phase III Demonstration Area Side Strip Improvements** **Engineering**

Recommendation: The City Engineer recommends that the low bid by Ferebee Corporation of Charlotte, NC in the amount of $293,604.28 be accepted

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$14,500	5%	9%
WBE	$27,000	9.2%	6%

Eng.

L. **Genesis Park Neighborhood Reinvestment** **Engineering**

Recommendation: The City Engineer recommends that the low bid by Blythe Development of Charlotte, NC in the amount of $305,933.19 be accepted The Contractor has complied with the MWBE contract provision which allows performance of all work with contractor's own forces

Eng.

21 **In Rem Remedy Actions**

A. 1704 Pegram Street

Ord #1 BK 43, Pg 82

Action: **Adopt an ordinance authorizing the use of the In Rem Remedy to demolish and remove the dwelling at 1704 Pegram Street (Belmont Neighborhood) which is located in the City Within a City boundaries.**

Attachment 8

CD

B. 2000 Renner Street

Ord. # 2 BK 43, pg 83

Action: Adopt an ordinance authorizing the use of the In Rem Remedy to repair the dwelling at 2000 Renner Street (McCrorey Heights Neighborhood) which is located in the City Within a City boundaries.

CD

Attachment 9

C. 2643 Mayfair Avenue

Ord. # 3 BK. 43, pg 84

Action: Adopt an Ordinance authorizing the use of the In Rem Remedy to demolish and remove the dwelling located at 2643 Mayfair Avenue (West Boulevard Neighborhood) which is located in the City Within a City boundaries.

CD

Attachment 10

22. Tax Refunds

Res # 9 BK 31, pg 89-90

Action: Recommend adoption of a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of $47,876.36.

Finance

Attachment 11

23. Speed Limits

Ord # 4 BK 43, pg 85

Action: Request adoption of ordinance to lower the speed limit on Burnt Umber Drive (from Plott Road to dead end) from 35 miles per hour to 25 miles per hour.

CDOT

Item No.

CONSENT II

24. Various Bids

A. Pothole Patcher — **Street Maintenance**

Recommendation: Directors of the Purchasing Department and Department of Transportation recommend the bid by Public Works Equipment Co of Monroe, NC in the amount of $51,074 be awarded. There is no known MWBE vendor for this equipment.

Summary of Bids:

Public Works Equipment Co	Monroe, NC	$51,074 00
Bruder-Sharpe, Inc.	Monroe, NC	$50,198.60

Explanation of Cost Difference:

1. The radiant heat method used by Bruder-Sharpe did not keep the asphalt warm overnight or weekends. One purpose of this unit is to eliminate using cold patches on "emergency" calls. The cold patches must be redone, thus doubling the costs.

2. Bruder-Sharpe did not comply with parts availability warranty. This warranty has been very effective in assuring vehicle uptime.

3. Bruder-Sharpe offered a one year parts and service warranty vs the specified two year warranty.

4. Bruder-Sharpe did not comply with burner shut off during spraying which is a safety hazard.

5. Bruder-Sharpe can not supply an anti-bridging device as required.

Purchasing

B. Temporary Personnel Services — **Various City Departments**

Hammond/Morgan app. No-Campbell, Reid

Staff Resource: Gregory Spearman

Recommendation: The Purchasing Director recommends that the bid by Corporate Personnel Services of Charlotte, NC of $432,225 be accepted with option to renew for two additional periods of 12 months each.

Purchasing

MWBE Status:	Amount	% of Project	Proj Goals
MBE	0	0	10%
WBE	432,225	100%	5%

Description: This is the first time the City and County have jointly received bids for Temporary Personnel Services. The Temporary Personnel Services contract is designed to provide (on an as needed basis) temporary employees for City departments to ensure that services are delivered when salaried employees are out for various reasons. This contract will provide different skill levels of temporary employees at fixed hourly rates. The contract is based on projected use. The city will only pay for actual hours used.

This contract will lower overall internal and external costs, simplify the placement process, streamline billing and payment and provide a management tool for tracking and monitoring the use of temporary personnel service within the City.

This bid was developed to provide a broad spectrum of temporary personnel services needs covering City job classifications.

The criteria for the bid included:

- the ability to service the City's account
- reference evaluation
- commitment to subcontract with MWBE firms
- price
- method of placing temporary employees, and
- training temporaries to meet City expectations.

The evaluation criteria also included a site visit to the top ranked firms. The firm selected as most suited in providing the best combination of price and services was Corporate Personnel Services, Inc.

The use of Corporate will provide additional advantages for the City, which include:

- A single customized/itemized bill from one service provider vs. multiple individual separate billings from several different service providers;

- Monitoring trends for temporary personnel service use by department, skill, season, etc.;
- Requirement for Corporate to subcontract with other temporary firms in meeting City needs;
- Assessment of temporary assignment requests prior to job placement to maximize job and skill match for temporary position filled;
- The City's right to not make payment for unproductive temporary employees

Attachment 12
Summary of Bids

CONVENTION CENTER
PROJECT SUMMARY

- **This agenda includes eight contracts, items C through J, to be awarded for work on the Convention Center.**
- **With the approval of the items, all contracts will have been awarded except the Final Sitework package.**
- **The Final Sitework package will be broken down into several packages and awarded at a later date.**
- **The construction is currently ahead of schedule.**

CONSTRUCTION BUDGET	**$94,243,400**

CONSTRUCTION BUDGET SUMMARY

CONTRACTS AWARDED (PRIOR TO 6/14/93)	**$68,898,414**
CONTRACTS AWARDED 6/14/93	**$17,365,313**
CHANGE ORDERS TO DATE	**$ 2,389,619**
TOTAL (AS OF 6/14/93)	**$88,653,346***

***This includes Construction Manager's contract and all change orders to date.**

C. New Convention Center Signage **Engineering**

Recommendation: The City Engineer recommends that the low negotiated bid of $328,721 by Vomar Products of Sepulveda, CA be accepted. The Contractor has complied with the requirements of the MWBE program by electing to perform 100% of the work.

Project Description: Contract scope consists of all interior and exterior signage and site directional signs.

Summary of Bids:

VOMAR PRODUCTS	$328,721.00(*)
SIMS CORPORATION	$339,150.00
ANDCO INDUSTRIES	$344,072.00 (Corrected)
BELSINGER SIGN WORKS	$361,519.00
CORNELIUS ARCHITECTURAL PRODUCTS	$402,731.58
ARCHITECTURAL GRAPHICS	$443,249.00

* The low bid was negotiated from $330,761 to $328,721.

Explanation: Negotiation included providing on-site storage of materials for the Contractor, which resulted in a negotiated low bid of $328,721.

Eng

The original bid of $330,761 is 32.2% under the Construction Manager's estimate of $487,555, representing a difference of $156,794. The Design Development estimate and current budget for the work is $510,000. Overruns against the project budget in other packages necessitated negotiations of all bid amounts by incorporating cost reduction items. The negotiated bid sum of $328,721 is $181,279 lower (35.5% less) than the original Design Development estimate.

Attachment 13
Project Budget Update

D. Convention Center Millwork & Cabinets (Re-Bid) **Engineering**

Recommendation: The City Engineer recommends that the low negotiated bid of $830,843 by Stultz Manufacturing Co. of Kansas City, KS be accepted.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$34,786.00	4.2%	11%
WBE	$ 5,000.00	0 6%	5%

The Contractor is pursuing additional MWBE subcontracting opportunities.

Project Description: Contract scope consists of all wall and base cabinets, the cafe bar, information desks and wood paneling.

Summary of Bids:

STULTZ MANUFACTURING CO.	$ 830,843*
SOUTHERN ARCHITECTURAL WOODWORK	$1,316,828 (Corrected)
NACOMA CONSOLIDATED LTD.	NO BID

* The low bid was negotiated from $1,125,664 to $830,843.

Explanation: Negotiation included deleting millwork and wood paneling from the building and simplifying construction materials on cabinet tops and wood base which resulted in a negotiated low bid of $830,843.

The original bid of $1,125,664 is 9.9% under the Construction Manager's estimate of $1,249,024, representing a difference of $123,360. The Design Development estimate and current budget for the work is

Eng

$713,523 and this overrun against the budget necessitated negotiation of the bid amount by incorporating cost reduction items. The negotiated bid sum of $830,843.00 is $117,320 higher (16.4% more) than the original Design Development estimate.

E. New Convention Center Storefront & Curtainwall Engineering

Recommendation: The City Engineer recommends that the negotiated bid of $2,787,290 by Joseph Shisko, Inc of Charleston, SC be accepted. The Contractor has complied with the requirements of the MWBE program by electing to perform 100% of the work.

Project Description: Contract scope consists of the entire glass curtainwall system, interior and exterior storefront, stainless steel entrance doors, aluminum meeting room doors, custom metal framed skylight (oculus), special architectural louvers, and associated support steel.

Summary of Bids:

JOSEPH SHISKO, INC.	$2,787,290 (*)
WALTEK, INC	$2,466,777 (Withdrawn)
PRITCHARD PAINT & GLASS	$3,309,017
FLOUR CITY ARCHITECTURAL	$3,572,040
NORMENT INDUSTRIES,/WSA, INC.	$4,019,820

* The low bid was negotiated from $2,842,666 to $2,787,290.

Explanation: The original bid amount of $2,842,666 has been negotiated. Negotiations included providing fabrication areas inside the building for the work and acceptance of alternates to change the finishes of public entrance doors and exterior louvers, which resulted in a negotiated low bid of $2,787,290.

The original bid of $2,842,666 is 12.3% under the Construction Manager's estimate of $3,242,800, representing a difference of $400,134. The Design Development estimate and current budget for the work is $2,654,870 and this overrun against the budget necessitated negotiation of the bid amount by incorporating cost reduction items. The negotiated bid sum of $2,787,290 is $132,420 higher (5.0% more) than the original Design Development estimate.

Eng.

F. New Convention Center Audio/Visual **Engineering**

Recommendation: The City Engineer recommends that the low negotiated bid of $1,006,531 by Long Communications Group of Winston-Salem, NC be accepted.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	0	0%	3%
WBE	$240,348.00	23.9%	2%

Summary of Bids:

LONG COMMUNICATIONS GROUP	$1,006,531(*)
AUDIO COMMUNICATIONS CONSULTANTS	$1,115,889
JWP ELECTRONIC SYSTEMS	$1,274,215

* The low bid was negotiated from $1,049,531 to $1,006,531.

Project Description: Contract scope consists of a complete Audio Visual system.

Explanation: Negotiation includes the acceptance of a bid alternate to delete a character-generator system and TV monitors, which resulted in a negotiated low bid of $1,006,531.

The original bid of $1,049,531 is 1.1% under the Construction Manager's estimate of $1,060,689, representing a difference of $11,157. The Design Development estimate and current budget for the Work is $817,392 and this overrun against the budget necessitated negotiation of the bid amount by incorporating the bid alternate item. The negotiated bid sum of $1,006,531 is $189,139 higher (23.1% more) than the original Design Development estimate.

Eng

G. Convention Center Site Demolition-2 **Engineering**

Recommendation: The City Engineer recommends that the low bid of $149,940 by Jones Grading & Fending of Charlotte, NC be accepted.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$149,940.00	100%	12%
WBE	-0-	0%	6%

Eng

Item No.

Project Description: Contract scope consists of the total removal of existing buildings, foundations, walls pavement and trees within the parking lot area.

Summary of Bids:

JONES GRADING & FENCING, INC.	$149,940
CROWDER CONSTRUCTION COMPANY	$176,970
L - J, INC.	$195,840

Explanation: The original bid amount of $149,940 is a corrected sum, due to miscalculation of the hazardous soil allowance against the base bid. This scope of Work includes removal of hazardous material not originally anticipated at Design Development.

The original bid of $149,940 is 4.0% under the Construction Manager's estimate of $156,261, representing a difference of $6,321. The Design Development estimate and current budget for the work is $138,834 The bid sum of $149,940 is $11,106 higher (8 0% more) than the Design Development estimate.

H. New Convention Center Roofing **Engineering**

Recommendation: The City Engineer recommends that the low negotiated bid of $2,117,112 by Dixie Roofing, Inc. of Lafollette, TN be accepted.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	10,000	0.5	4
WBE	8,000	0 4	4

Project Description: Contract scope consists of a complete and warranted single-ply membrane and standing seam roofing system, roof pavers, roof hatches, plastic unit skylights, manufactured roof specialties, and associated blocking and firestop.

DIXIE ROOFING, INC.	$2,117,112.00 *
GUARANTEED SYSTEMS	$2,553,865.80
WELDON ROOFING	$3,585,300.00

* The low bid was negotiated from $2,341,512 to $ 2,117,112.

Eng.

Item No.

Explanation: Negotiations included the use of an alternate standing-seam metal roof system, elimination of insulation fasteners, use of shop-fabricated coping and simplified roofing details, which resulted in a negotiated low bid of $2,117,112.

The original bid amount of $2,341,512 is 36.7% over the Construction Manager's estimate of $1,481,019, representing a difference of $860,493. The Design Development estimate and current budget for the work is $1,558,246 and this overrun against the budget necessitated negotiation of the bid amount by incorporating cost reduction items. The negotiated bid sum of $2,117,112 is $636,093 more (30.0% over) than the original Construction Manager's estimate.

I. New Convention Center Finishes **Engineering**

Recommendation: The City Attorney, MWBE Program Director, and the City Engineer recommends waiving as a technicality the failure of the low bidder to submit the MWBE Compliance Form with its bid and award the Finishes Contract to Cecil Malone Company of Atlanta, GA in the amount of $9,572,700 The low bidder promptly submitted the completed form immediately after the bid opening.

McCrory/Mangum
App.
No Mayed + Reid
Subst. Mayed/Reid
App. Metric Constructors
Yes - Mayed + Reid

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$673,624	7%	10%
WBE	49,345	.5%	4%

Project Description: Contract scope consists of all drywall partitions and gypsum ceilings, lath and plaster, acoustical ceilings, flooring systems, hollow metal doors and frames, wood doors, glass and glazing, painting and wall coverings, operable walls, architectural specialties and accessories.

Summary of Bids:

CECIL MALONE COMPANY	$ 9,572,700(*)
METRIC CONSTRUCTORS	$10,402,980
BONITZ CONTRACTING	$10,470,300

Eng

Explanation:

1. Malone made an honest mistake in submitting the wrong form and immediately rectified the mistake by submitting the correct form with significant MWBE participation.

2. The verified MBE participation in his bid is 7% or $ 673,624, and WBE participation is .5% or $ 49,345.

3. Malone's bid is $ 830,000 lower than the bid submitted by the second low bidder, Metric Constructors.

4. The actual MBE participation submitted by Metric is 0% MBE and .2% or $17,000 WBE. Metric has submitted a participation by a material supplier of 2.5% or $ 240,000, however, participation by material suppliers cannot be counted toward MWBE goal attainment according to the MWBE plan.

5. This bid package is on the critical path of the construction schedule, therefore if work does not begin on this project according to schedule the completion date of the Convention Center may be delayed.

6. The MWBE provisions and state law provide the City legal authority to waive informalities and technicalities in bidding in order to protect the interest of the taxpayer in the event of a mistake by a bidder

The second low bidder, Metric Constructors has submitted a protest against award of the contract to Malone City staff has reviewed their protest and found it to be without merit. Attached is a position paper from Metric Constructors supporting their bid protest.

Attachment 14

J. New Convention Center Overhead Doors **Engineering**

Recommendation: The City Engineer recommends that the low negotiated bid of $572,176 by American Overhead Doors of Stanfield, NC be accepted. The Contractor has complied with the requirements of the

MBE #32,184

MWBE program. ~~by electing to perform 100% of the work.~~

Project Description: Contract scope consists of all horizontal sliding doors, dock levelers, and rolling doors and grilles.

Summary of Bids:

AMERICAN OVERHEAD DOORS/ ATLAS ROLL-LITE DOOR CORPORATION	$ 572,176*
OVERHEAD DOOR CO./PIEDMONT	$ 687,884
INDUSTRIAL DOOR SALES	$1,119,429
MAXSON & ASSOCIATES	$1,178,063

* The low bid was negotiated from $672,792 to $572,176.

Explanation: Negotiation included deleting sliding doors and replacing with roll-up doors, deleting counter doors and dock levelers, and changing grille finishes, which resulted in a negotiated low bid of $572,176.

The original bid of $672,792 is 12.3% over the Construction Manager's estimate of $599,252, representing a difference of $73,540. The Design Development estimate and current budget for the work is $378,460 and this overrun against the budget necessitated negotiation of the bid amount by incorporating cost reduction items. The negotiated bid sum of $572,176 is $193,716 higher (51.2% more) than the original Design Development estimate.

Emp

K. AllSteel Workstations **CMUD**

Justification: During rightsizing implementation, CMUD went to the team concept in the Engineering Division. In order for team members to be in close proximity to each other the utilization of modular work stations is necessary. The use of modular work stations will also enable the CMUD Engineering Division to best utilize the building space.

Summary of Bids:

Spillars Contract Interiors	Charlotte, NC	$70,830 00
MacThrift	Charlotte, NC	78,863.96
O.G Penegar (Did not meet labor specifications)		69,737.90

Purchasing

MWBE Status:	Amount	% of Project	Proj Goals
MBE	70,830.00	100%	5%
WBE	0	0	3%

25. **Taxiway "C" Contract**

Action: **Award contract for engineering design services for the reconstruction of Taxiway "C" to HDR Engineering, Inc. of North Carolina for the amount of $65,000.**

Explanation of Request: The reconstruction of the north portion of Taxiway "C" is necessary due to the unreliable functional condition of the asphalt pavement. This project will replace the asphalt with portland cement concrete which is more conducive to heavy air carrier traffic.

Initially, HDR proposed a Lump Sum Fee of $96,677. After negotiation, a lump sum fee of $65,000 which is 4.3% of estimated construction costs, was agreed upon based on previous experience and detailed analysis of fees. This fee includes all reimbursables.

Background: March, 1992 - A selection committee with representatives from Aviation, Engineering, and Budget selected 5 engineering firms to perform design services for various airfield projects. HDR Engineering, Inc. was one of the five selected in that process.

Aviation

26. **Replacement Housing Contract**

Scarborough / Hammond app.
Select Clodfelter / Wheeler
Defer
Subst mon.

Action: **A) Approve a Tri-Party Agreement between the City and the developer, New Vision Homes, Inc., to build and finance a new house and to purchase the new replacement house;**

B) **Approve a $63,304 construction loan to New Vision Homes, Inc. to construct a new house and**

C) **Approve a $69,268 permanent loan from the Replacement Housing Program.**

Explanation of Request:

These actions are needed in order to provide Mr. and Mrs. Charles Jones with affordable, standard housing.

Mr and Mrs Jones came on the City's relocation workload in November 1991 due to code enforcement action at their house at 328 E. Worthington Avenue. Because the cost to repair the house exceeded the tax value of the house by more than 65%, the house was ordered to be demolished. Also, a rehabilitation cost vs. new construction analysis was prepared by Community Development staff, and the analysis indicated that the house should be demolished because it was more economically feasible to build a new house. (See Exhibit A and picture of 328 E. Worthington Avenue.) A rendering of the new house to be constructed is attached as Exhibit B.

Additional background information is included with the attachments.

Attachment 15

CD

27. Amendment to Hazen & Sawyer, P.C. Contract

Action:

Approve Amendment No. 1 To Professional Services Contract With Hazen & Sawyer, P.C. in the amount of $175,500 to provide contract administration and construction inspection services for Sanitary Sewer Construction - Four Mile Creek Parallel Outfall.

Item No.

Explanation of Request:

- Amendment No. 1 will exercise the option included in the original contract to have Hazen & Sawyer provide contract administration and construction inspection services.

- This amendment also authorizes compensation to Hazen & Sawyer for additional design and survey services that were necessary for completion of the project, but which were outside the scope of the original contract.

- Amendment No. 1 will increase the "not to exceed" limit from $372,500 to $548,000, an addition of $175,500.

Background:

- CMUD contracted with Hazen & Sawyer, P.C. on May 13, 1991 to design a sanitary sewer outfall to supplement or replace the existing Four Mile Creek Outfall between McAlpine Creek and Providence Road for a cost not to exceed $372,500.

- The existing Four Mile Creek Outfall from McAlpine Creek to the Raintree Community was built in the early 1970's by Mecklenburg County under a contract with the Raintree developer. It was later extended to eliminate the Matthews Treatment Plant under an EPA Program.

- Due to funding limitations, the outfall was not sized to accommodate full development of the basin Because of rapid development in this basin in recent years, the flow in the outfall south of Providence Road is now nearing design capacity. In certain areas, overflows occur during heavy rain events.

CMUD

- Hazen & Sawyer was selected by a competitive process based on qualifications and experience, according to the City's approved consultant selection process. Construction of this project is important to eliminate overflows and to provide improvements of the facilities to meet projected sewer flows.

28. Concord Engineering and Surveying Contract

Action: **Approve Professional Services contract with Concord Engineering and Surveying, Incorporated to provide surveying and design services for water and sanitary sewer street main extensions not to exceed the amount of $500,000.**

Explanation of Request: This professional services contract will allow CMUD to assign the surveying and design of some of the water and sewer street main extensions to Concord Engineering and Surveying, Inc.

Background:

- The Street Main Extension Policy was approved by City Council in May 1992, and revised in March 1993 The revision made water and sewer service more affordable to applicants. The demand for service increased dramatically.

- CMUD's goal is to provide service to an applicant within six months after application. With two in-house teams, CMUD has not been able to meet this goal on a consistent basis. Therefore, a third team utilizing a consultant for surveying and design should be added.

- Concord Engineering & Surveying, Inc. was selected by a competitive process based on qualifications and experience, according to the City's approved consultant selection process.

CMUD

29. Amendment to Black & Veatch Contract - Mallard Creek and McDowell Creek

Action: **Approve Amendment No. 4 to Authorization No. 1 with Black & Veatch for professional engineering services related to the Mallard Creek and McDowell Creek Wastewater Treatment Plants - $564,003.**

Explanation of Request: This amendment will provide for continued and additional design services, environmental assessments, and construction phase services brought about by changes in federal and state building codes and regulations and owner authorizations to both Mallard Creek and McDowell Creek Wastewater Treatment Plants.

Background:

- Due to the growth in the North Mecklenburg service area, expansion and upgrade of two CMUD wastewater treatment plants was recognized and addressed by contracting for professional engineering services and funding by municipal bonds. The first expansion and upgrade is underway at the Mallard Creek plant site. The McDowell Creek Plant work has been delayed due to changing conditions in that service area which will affect the final design.

- The City Council approved a professional services agreement with Black & Veatch to study the expansion and upgrade of both Mallard Creek and McDowell Creek Plants on July 27, 1987.

- The City Council approved Authorization No. 1 for services for a 3 MGD expansion of the Mallard Creek Plant on December 12, 1988.

- The City Council approved Authorization No. 2 on November 14, 1989 for services to study a new plant site on Rocky River.

- The City Council approved Amendment No. 1 on April 23, 1990 for design due to permit changes.

- The City Council approved Amendment No. 2 on February 11, 1991 to design and construct Mallard Creek Plant Phase II.

- In March 1991, the City Council approved Amendment No. 3 for an improvements study update for both treatment plants.

30. Amendments to Black & Veatch Contract - North Service Area Residual Management Study

Action: **Approve Amendment No. 2 to Authorization No. 3 with Black & Veatch for professional engineering services to the North Service Area Residual Management Study - $499,471.**

Explanation of Request: The Charlotte-Mecklenburg Utility Department (CMUD) has need for specific engineering services to assist CMUD in complying with the new Section 503 Sludge Regulations which were imposed on municipalities by the Environmental Protection Agency in February 1993.

Background:

- The solid materials in wastewater and those solids which form due to the treatment of liquid wastewater must be managed and beneficially used in accordance with new federal regulations

- To develop the existing CMUD residuals management program to a higher level, engineering services are required beyond the capabilities of the CMUD staff.

- One service will help develop a long term residuals management plan for three technical options now available to CMUD: land application, composting and lime stabilization

CMUD

- Another service will help develop a marketing plan for the three technical options to insure consistent, environmentally sound distribution outlets.

- Black & Veatch was approved by the City Council on July 27, 1987 to provide professional engineering services for the Mallard and McDowell Wastewater Treatment Plants.

- On March 25, 1991, the City Council approved the North Service Area Residuals Management Study as Authorization No. 3 to the Black & Veatch agreement.

- On October 14, 1991, the City Council approved the Amendment No. 1 to Authorization No. 3 specifically for a demonstration project to lime stabilize solids.

31. Property Transactions

For Aviation Property Transactions item #A through item #G, the purchase price was determined by an independent appraiser and a review by a second appraiser. Each appraiser takes into consideration specific quality and size of the house. Residential property is acquired per Federal Guidelines 49CFR Part 24 of The Uniform Acquisition and Relocation Act of 1970. Owners are eligible for relocation benefits. Acquisition and relocation costs are eligible for Federal Aviation Administration reimbursement.

A. Project: F.A.R. Part 150 Land Acquisition
Owner(s): Linda L. Clark
Property Address: 3435 East Willow Lane
Property to be acquired (Church of God property)
Improvements: 3 bedroom, 1 bath, ranch, brick
Tax Value: N/A
Purchase Price: $25,000.00

Aviation

Remarks: Purchase price was determined by an independent appraiser and finalized by Court Order.

B. Project: Airport Master Plan Acquisition
Owner(s): Beatrice C. Brown
Property Address: Off Dixie Road
Property to be acquired: 2.128 acres
Improvements: Vacant Land
Tax Value: $18,300.00
Purchase Price: $38,900.00
Remarks: Purchase price was determined by two independent appraisers and a review by a third appraiser. The tax value is determined on a more generic basis and will be higher or lower for property with certain attributes. This property was acquired under Airport Master Plan Land Acquisition guidelines.

Aviation

C. Project: F.A.R. part 150 Land Acquisition
Owner(s): Ronald L. Allen and Janice Allen Futrell
Property Address: 3029 Moores Lake Drive
Property to be acquired: .654 acres
Improvements: 3 bedroom, 2 bath, brick, ranch
Tax Value: $60,710.00
Purchase Price: $75,800.00
Remarks: The Tax Department has lowered the evaluations in Moores Park due to "economic obsolescence" (proximity to the Airport).

Aviation

D. Project: F.A.R. Part 150 Land Acquisition
Owner(s): Delmas L. Hilton and wife, Betty
Property Address: 6420 Teresa Avenue
Property to be acquired: .444 acres
Improvements: 3 bedroom, 2 bath, brick ranch
Tax Value: $73,750.00
Purchase Price: $82,500.00
Remarks: The Tax Department has lowered the evaluations in Moores Park due to "economic obsolescence" (proximity to the Airport).

Aviation

E. Project: F.A.R. Part 150 Land Acquisition
Owner(s): Donald M. McSwain and wife, Nancy
Property Address 6321 Teresa Avenue
Property to be acquired: .436 acres
Improvements: 3 bedroom, 1.5 bath, brick, ranch
Tax Value: $63,230.00
Purchase Price: $68,500.00
Remarks: The Tax Department has lowered the evaluations in Moores Park due to "economic obsolescence" (proximity to the Airport).

Aviation

F. Project: F.A.R. Part 150 Land Acquisition
Owner(s): Sanford Grant and wife, Pauline
Property Address: Whippoorwill Drive
Property to be acquired: .618 Acres
Improvements: Vacant Land
Tax Value: $12,150 00
Purchase Price: $14,000.00

Aviation

G Project: F.A R. Part 150 Land Acquisition
Owner(s): Nancy S. Taylor
Property Address: 2142 Boyer Street
Property to be acquired .420 acres
Improvements: Duplex, 2 story, stucco, 3 bedroom, 2 bath
Tax Value: $58,850.00
Purchase Price: $59,000.00

Aviation

H. Project: Four Mile Creek Parallel Outfall, Parcel No. 14
Owner: Tournament Players Club at Piper Glen, Inc.
Property Address: 4300 Piper Glen Drive
Property to be acquired: 54,512 sq.ft. (1.2514 ac.) of Permanent Sanitary Sewer Easement, plus 48,674 sq.ft.
(1.1174 ac.) of Temporary Construction Easement
Improvements: Trees, Fairway, Grass and Sprinkler Irrigation Systems

R.E

Price: $10,770.00
Remarks: Required Right-of-Way Easements needed for the construction of the CMUD Four Mile Creek Parallel Outfall Sanitary Sewer Project.
Zoned: R-15 CD / R-15 MFC
Use: Residential

Tax Value: $7,339,790 Tax Code: 225-061-02/225-031-05

TRANSPORTATION / TRANSIT STRATEGIC PROCESS
IMPLEMENTATION PHASE

MAY 1993	JUNE 1993	JULY 1993	AUGUST 1993	1993 - 1994	SEPTEMBER 1994
LIAISON COMMITTEE: *Approves charge & profile for committee *Approves process *Requests committee nominations from Council & Commission STAFF TASK FORCE MEMBERS City of Charlotte *Manager's Office *CDOT *Charlotte Transit *Finance *Planning Commission *Budget & Evaluation *City Attorney *Public Service & Information Carolinas Transportation Compact Charlotte Chamber Mecklenburg Towns Staff Mecklenburg County *Manager's Office *Engineering *Finance *Budget & Resource *Attorney's Office *Public Service & Information Uptown Transportation Council N.C. Department of Transportation Regional City Staff ACTIVITIES: *Reviews process and roles *Develops profile of "Committee of 100" *Suggests potential members	COUNCIL & COMMISSION: *Approves process implementation *Nominates "Committee of 100" members LIAISON COMMITTEE: *Appoints "Committee of 100" *Assists "Committee of 100" chair in Steering Committee selection MAYOR & COMMISSION CHAIR: *Selects committee chair	STEERING COMMITTEE: *Approves charge for "Committee of 100" *Approves process *Approves agenda for 1st meeting of "Committee of 100"	"COMMITTEE OF 100": *Reviews charge & refines process *Reviews Land Use & Transit Vision *Reviews implementation plan for Vision *Examines public information needs *Reviews assistance from consultant *Reviews funding needs *Lists issues to be analyzed	ALL COMMITTEES PERFORM WORK PROGRAM: *Possible subcommittee assignments *Consultant & Public Information analyses *Financial evaluation *County & regional meetings *Linkage with NCDOT	"COMMITTEE OF 100": *Recommends Land Use & Transit Vision *Reaches consensus *Recommends funding option(s) *Recommends mechanism ↓ PREPARE ENABLING LEGISLATION (AS NECESSARY) FOR 1995 SESSION

LIGHT RAIL STUDY

CHARLOTTE-MECKLENBURG 2015 TRANSPORTATION PLAN

CHARLOTTE-MECKLENBURG 2015 LAND USE PLAN

LAND USE & TRANSPORTATION STUDIES FROM REGIONAL JURISDICTIONS

PROFILE OF "COMMITTEE OF 100" MEMBERSHIP

- **MAJOR EMPLOYERS**
  - Hospitals
  - Hotel/Motel Association
  - Restaurant Association
  - Universities/Colleges/Schools
  - Uptown Charlotte
  - Sport Facilities
  - Employer Associations (Arrowood, University Area, SouthPark, etc.)

- **SMALLER EMPLOYERS**
  - Fast Food Restaurants
  - Convenience Stores
  - Small Manufacturers
  - Grocers Association

- **SERVICE ORGANIZATIONS**
  - United Way
  - Goodwill Industries
  - Mecklenburg County Department of Social Services
  - Nevin Center
  - Special Population Interest Groups, such as Marian Diehl and Senior Centers

- **CIVIC AND SOCIAL GROUPS**
  - Civic Groups (Lions, Rotary, Civitans, etc.)
  - Mecklenburg Ministries
  - Clergy Association

- **COMMUNITY ORGANIZATIONS**
  - Johnston YMCA
  - Neighborhood Organizations

- **MECKLENBURG CITIES/TOWNS**

- **MECKLENBURG LEGISLATIVE DELEGATION**

- **N.C. BOARD OF TRANSPORTATION**
  - Members
  - NCDOT Staff

PROFILE OF "COMMITTEE OF 100" MEMBERSHIP
(continued)

- **INDIVIDUAL EXPERTS**
  - Air Quality
  - Transit
  - Communications

- **LAND DEVELOPMENT**
  - Residential, including Realtors and Apartment Associations
  - Commercial
  - Industrial
  - Finance

- **APPOINTED BOARDS AND COMMISSIONS**
  - Planning Commission
  - Transit Advisory Committee
  - Mecklenburg County Environmental Advisory Council
  - Charlotte-Mecklenburg Housing Authority
  - Carolinas Urban Coalition
  - Carolinas Transportation Compact
  - Uptown Transportation Council
  - Charlotte Uptown Development Corporation
  - Airport Advisory Committee
  - Charlotte Chamber
  - Carolinas Partnership
  - Mecklenburg/Union Metropolitan Planning Organization

- **TRANSIT USERS**
  - Local Service
  - Express Service
  - Commuter Service (Rock Hill CommuteRide)
  - Vanpool
  - Special Transportation Service
  - Mecklenburg County Transportation

lop30

Proposed Charges/Roles

Liaison Committee

- Review and approve the proposed charge for the Committee of 100.
- Review the proposed profile of membership for the Committee of 100.
- Offer guidance to staff for issues to direct to the Committee of 100.
- Serve as liaison between the two elected bodies and the Committee of 100.
- Serve as ex officio members of Steering Committee of the Committee of 100.

Steering Committee

- Review and direct work program and agendas for the Committee of 100.
- Insure that key target dates for the process are met.

Committee of 100

- Review and verify Transit Vision, proposed implementation plan, and land use assumptions associated with the Vision.
- Provide direction and identify issues to be addressed by the consultant's review of the transit system.
- Develop community consensus for the Transit Vision and recommend a funding method and a mechanism to implement the vision.
- Review the inter-relationships between roads and transit, with regard to land use and development, environment and air quality, quality of life, and financing.
- Provide guidance in the development of the public information program.

Staff Task Force

- Develop and recommend profile for Chair, Steering Committee and Committee of 100.
- Suggest potential Chair and members of Steering Committee and Committee of 100.
- Provide staff support to the Committee of 100.
- Develop and coordinate the public information program, including public forums and public surveys.
- Develop the RFP for consultant's review of the transit system to include comparison with other systems, service/routing alternatives, refinement of Barton-Aschman Associates recommendations, and a survey of users.
- Assemble and summarize the past work related to transit funding alternatives.
- Present financing and funding alternatives to Committee of 100 for consideration and recommendation to Council.

BACKGROUND

- In January 1993 HUD announced a new Demonstration Program called Urban Revitalization Demonstration (URD) for the purpose of revitalizing severely distressed public housing.

- HUD has set aside $300 million for competitive awards to up to 15 public housing authorities.

- Eligible applicants include the 40 largest housing authorities in the country of which is one.

- URD Grant Applications were to be submitted to HUD by May 26, 1993.

- The Charlotte Housing Authority (CHA) submitted an Urban Revitalization Demonstration Grant Application to HUD on May 24, 1993 to revitalize the Earle Village public housing units.

- Earle Village is one of the CHA's largest developments consisting of 409 units. It is also one of the most visible public housing developments because of its proximity to the Central Business District. Construction of the units were completed in 1967 The only modernization which has occurred during the past 26 years was through $750,000 received from the City in the mid-1980s for landscaping and porch enhancements. Despite the need for major renovations of the unit interiors, the structures are generally sound and provide a solid base for renovation.

- An Executive Summary of the CHA's proposal is attached as Exhibit C.

q. **Plan for Implementation**

The following dates relate to the accomplishing the physical renovation of the Earle Village units and completion of demolition.

Notification from HUD Central of URD Grant award August 26, 1993

Award of first Architectural/Engineering Contract· December 1, 1993

Submission of demolition/disposition request to HUD: February 15, 1994

Bid Advertisement for first Construction Contract. May 1, 1994

Award of Construction Contract: July 1, 1994

Date by which all Construction Contracts are awarded· September 16, 1994

Completion of all Contracts: March 1, 1996

Exhibit B

BACKGROUND

- In January 1993 HUD announced a new Demonstration Program called Urban Revitalization Demonstration (URD) for the purpose of revitalizing severely distressed public housing.

- HUD has set aside $300 million for competitive awards to up to 15 public housing authorities.

- Eligible applicants include the largest housing authorities in the country's 40 most populous cities.

- URD Grant Applications were to be submitted to HUD by May 26, 1993.

- The Charlotte Housing Authority (CHA) submitted an Urban Revitalization Demonstration Grant Application to HUD on May 24, 1993 to revitalize the Earle Village public housing units.

- Earle Village is one of the CHA's largest developments consisting of 409 units. It is also one of the most visible public housing developments because of its proximity to the Central Business District. Construction of the units were completed in 1967. The only modernization which has occurred during the past 26 years was through $750,000 received from the City in the mid-1980s for landscaping and porch enhancements. Despite the need for major renovations of the unit interiors, the structures are generally sound and provide a solid base for renovation.

- An Executive Summary of the CHA's proposal is attached as Exhibit C.

EXECUTIVE SUMMARY

Earle Village is Charlotte's largest and most visible public housing development. Its visibility stems from its proximity to uptown Charlotte (within four blocks of the Central Business District) and its notoriety as a drug and crime infested neighborhood.

Earle Village's juxtaposition with Charlotte's thriving CBD which has become the banking center of the Southeast serves as Charlotte's reminder of our society's inability to provide opportunity for a portion of our population. The contrasts are significant – box-like red brick buildings with leaky roofs and deteriorating interior walls set against gleaming new skyscrapers with air conditioned and carpeted offices; families struggling to eke out a living on less than $6,000 per year looking out over acres of new cars which cost many times what they earn in a year; an unemployment rate of 67% in contrast to Charlotte's official rate of 5%. The residents of Earle Village have little or no prospect for gaining the skills required to access the opportunity offered by Charlotte's growing economy without significant changes in their environment and the way we offer services to the community.

Physically, the revitalization program will reduce the total number of units and the sheer geographic size of the development. It will soften the impact of the major city thoroughfares which dissect the neighborhood, making it seem like a real neighborhood once again. It will reconfigure, reorganize and reorient the site's current mix of family and elderly units. It will provide opportunities for homeownership within the framework of the community and provide a transition from subsidized housing to private market housing.

Socially, the revitalization program will be even more dynamic. Earle Village will be positioned to take advantage of the opportunities presented by its location near the Central Business District. The majority of families (170) who live in Earle Village after revitalization will be enrolled in the Family Self-Sufficiency program aimed at helping them acquire the knowledge and skills necessary to successfully compete in the economic market place. Another 65 families will be working toward owning their own home in Earle Village as well as enhancing their competitive position through additional training and counseling. Sixty-eight elderly households will also be served in a three-story low rise elevator building which offers them security and access to a new Community Services Center to be located on site.

Supportive and community services components are designed to ensure that families receive the assistance necessary for them to achieve upward mobility. These services include adequate case management, health care and child care on the site. They address each of the conditions which brought about the social and family despair that is chronicled in the body of the proposal. The community assistance program provides opportunities for community service through developing a cadre of residents who are trained in the early detection of substance abuse and other problems that serve to keep people from full participation in Charlotte's opportunities

Under the Urban Revitalization Demonstration Program we will demonstrate clearly that when people have hope and believe they can be successful, there is no room for despair. When people believe they can succeed, they invest more time and energy in maintaining their environment and exercising control than when they believe nothing can or will be done to improve the quality of life in their community.

BACKGROUND

- Applicant: Cramer Miller and wife, Rosalee
- Address: 6511 Woodfield Drive
- Age: 51, 40 respectively
- Family Composition: Cramer and Rosalee Miller
  Daughter, age 5
- Monthly Income: $818
- Source of Income: Social Security
  (Mr. Miller is disabled)
  (Mrs. Miller is a homemaker)
- % of Household Income: 27% of the median income for a family of three.
- Analysis of Household Income:

Gross Monthly Income	$818.00
Less Federal Taxes	-0-
	$818.00
	x30%
Available for Housing	$245.40
Less Taxes & Ins. (Est.)	-108.84
Available for Loan Payment	$136.56

- A family is to pay no more than 30% of their gross monthly income, less federal taxes, toward housing expenses. (Housing expenses are defined as principal and interest payments, real estate taxes and insurance.)
- Type of Assistance:

Loan Amount	$24,605
Interest Rate	3%
Term	20 Years
Monthly Payments (P & I)	$136.56
Deferred Payment Loan Amount	$38,595
Interest Rate	0%
Term	20 Years or due and payable upon death of the owner or the sale, rental or refinancing of the house.

EXHIBIT B
6/1/93

WILMORE COMMUNITY CENTER
Proposed First Year Operating Budget

ITEM	AMOUNT	SUB-TOTAL
OPERATING INCOME & REVENUE:		
Cash Flow From 4-Plex	$ 5,364	
Cash Flow From Greenhouse Sales	3,000	
Corporate/Other Contributions	100,000	
In Kind Donated Services	7,000	
TOTAL REVENUES		$115,364
OPERATING EXPENSES:		
Personnel Expenses:		
Exec. Dir. & Admin. Assist.	$ 45,000	
Fringes - 18% of Above	8,100	
Travel & Training	1,500	
		$ 54,600
Utility Expenses:		
Electricity, Water, Gas	$ 12,000	
Telephone	1,800	
FAX	500	
Copier Rental	1,500	
		$ 15,800
Maintenance Expenses:		
Cleaning/Janitorial Contract	$ 6,000	
Painting; Plumbing; HVAC; etc.	1,500	
Grounds Maintenance	1,200	
		$ 8,700
General & Programming Expenses:		
Audit & Other Prof. Services	$ 6,500	
Insurance	2,000	
Printing/Promo Mailing	5,000	
Office Supplies/Stationary	1,200	
Postage-Gen. Office Uses Only	500	
Publications	300	
Memberships/Dues	400	
Program Exp. Allowance	12,000	
		$ 27,900
Operating Contingency		$ 8,364
TOTAL EXPENSES		$115,364
CASH FLOW		$ -0-

R is for resident

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
Tony Bellamy 1756 Wilmore Drive	R	25.00		Cash			
Delores Sheets 1612 South Tryon Street	R	25.00		Check			
Grover & Shirley Gatewood 809 West Boulevard	R	25.00		Check			
Herbert & Louise Shackleford 1908 Wood Dale Terr.	R	25.00		Check			
Charlie Wiggins 1225 Spruce Street	R	25.00		Check			
Willie Coleman 313 Westwood Avenue	R	25.00		Check			
Katie Grier 535 Spruce Street	R	25.00		Check			
Maggie Freeman 1700 A Cliffwood Place	R	25.00		Check			
Harriet Glenn 2018 Wood Dale Terr.	R	25.00		Check			
TOTAL		$225.00					

R is for Resident

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
J. Arthur Moore 1711 Merriman Avenue	R	25.00		Check			
Jannie Putman 401 Westwood Avenue	R	5.00		Cash			
Joyce I. Lineburger 304 Westwood Avenue	R	5.00		Cash			
Sandra Killian 400 Westwood Avenue	R	10.00		Cash			
Miriam Calaham 1740 Merriman Avenue	R	25.00		Money Order			
William Hamilton 1941 Woodcrest Street	R	25.00		Check			
Sylvester Shaw 1916 Cliffwood Place	R	5.00		Cash			
Howard McIlwaine 1520 Wilmore Drive	R	25.00		Check			
Thomas Frank 527 Spruce Street	R	10.00		Cash			
TOTAL		$135.00					

R is for Resident
NB is for Neighborhood Business
NC is for Neighborhood Churches

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
Big Apple Foods Corner Spruce & Cliffwood Place	NB	100.00		Check			
Charlotte Tent & Awning	NB	25.00		Check			
Bill Truitt Wood Works, Inc. 1510 Cliffwood Place	NB	70.00		Check			
Summit Corporation/Industrial Valve 511 West Summit Avenue	NB	100.00		Check			
Greater Galilee Baptist Church 501 West Park Avenue	NC	100.00		Check			04-30-93
Leonelle, Ledout 805 East Tremont Avenue	R	50.00		Check			05-12-93
Anonymous	R	30.00		Cash			
Little Hardware	NB	200.00		Check			04-15-93
David & Ona McConwell	R	25.00		Check			04-15-93
TOTAL		$700.00					

R is for Resident
NB is for Neighborhood Business
NC is for Neighborhood Churches
AL is for Absentee Landlord

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
William Hamilton	R	25.00		Check			
Calvary United Methodist Church	NC		2,000.00				
Mrs. William Brown Lee	AL	50.00		Check			
Raven Type, Inc. 101 West Worthington Avenue	NB	25.00					
Charlotte Designer Showroom 101 West Worthington Ave	NB	100.00					
Charlotte Pipe Foundry Mr. Edward H. Hardison	NB		10,000.00				
Samuel C. Hair P. O. Box 6222 28207	AL	50.00		Check			05-13-93
TOTAL		$250.00	$12,000.00				

MP is for Myers Park United
Methodist Church Members

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
Lucille Giles 376-1293 736 Hempstead Place 28207	MP	10,000.00		Check	Yes		
Mary Liz Francis 366-2865 6218 Sardis Road 28270	MP	10,000.00		Check	Yes		
Jean Sullivan 364-4324 2327 Red Fox Trail 28211	MP	1,000.00		Check	Yes		
Dr. William Shull 375-7335 701 Hempstead Place 28207	MP	15.00		Check	Yes		
Carol Douglas 2110 Radcliffe Avenue 28207	MP	25.00		Check	Yes		
Mrs. Candy Furr 1515 Stanford Place	MP	100.00		Check	Yes		
Paul Dulin 556-7606 3009-C Hemstead Place 28210	MP		1,000.00		Yes		
Lucile B. Dulin 1657 Sterling Road 28209	MP		800.00		Yes		
Myers Park's Charlotte Green Plant sale Cissy Shull 251 Hempstead Place 28207	MP	700.95		Check	Yes		
TOTAL		$21,840.95	$1,800.00				

MP is for Myers Park United
Methodist Church Members

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
Charlotte M. Hawthorne 937 Granville Road 28207	MP	10.00		Check			04-23-93
Deborah H. Snider 964 Granville Road	MP	50.00		Check			04-27-93
David & Janet Dulin 1601 Jameston Drive 28209	MP		500.00				
Van L. Weatherspoon 135 Perrin PLace 28287	MP	100.00		Check			04-23-93
Dow & Kitty Bauknight 311 Cherokee Place	MP		500.00				
Robert M. Cushman 308 Dollar Circle 28270	MP	100.00		Check			04-29-93
MPUMC Circle # 3 2040 Hillsdale Avenue 28209	MP	200.00		Check			04-30-93
Mr. R. T. McLaughlin 3808 Foxcroft Road 28211	MP	100.00		Check			04-30-93
Linda K. Hawfield c/o NationBank 100 North Tryon Street Floor #47 28202-4003	MP	50.00		Check			05-02-93
TOTAL		$610.00	$1,000.00				

MP is for Myers Park United
Methodist Church Members

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
Kathy Smith 375-1190 1959 Queens Road West 28207	MP	100.00		Check	Yes		
Mrs. Rufus Dalton 377-3832 267 Hemstead Place 28207	MP	50.00		Check	Yes		
Mr. Edwin Jones 373-0526 1214 Waneham Court 28207	MP		1,000.00		Yes		
Mr. & Mrs. A. P. Harris 2222 Selwyn Avenue 28207 #8-602	MP	500.00		Check	Yes		
C. J. & Francis Dulin 2222 Selwyn Avenue #408	MP	100.00		Check	Yes		
Mr. & Mrs. Russel M. Robinson 3829 Bonwood Drive 28211	MP	50.00		Check	Yes		
Joyee L. Dunaway Circle #7 2237 Malvern Road 28207 Amy Baker	MP	70.00		Check	Yes		04-22-93
T. J. Hawthorne 937 Granville Road 28207	MP	10.00		Check			04-23-93
Dorothy R. Chanon 3272 Foxcroft Road 28211-2626	MP	25.00		Check			04-24-93
TOTAL		905.00	1,000.00				

MP is for Myers Park United
Methodist Church Members

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
Mrs. Doris N. Dukes 553-0146 2834 Eastburn Road 28210	MP	25.00		Check			05-02-93
E. P. Latimer, Wachovia Director 822 Cherokee Road 28207	MP	200.00		Check			05-10-93
United Methodist Women Myers Park United Methodist Church	MP	200.00		Check			05-11-93
Cynthia P. Urey 3432 Fox Croft Road 28211	MP	10.00		Check			05-12-93
Myers Park United Methodist Church P. O. Box 6161	MP	270.00		Check			05-14-93
Mrs. T. A. Baugh, Jr. 537-5393 1171 Brighton Place 28205 Circle #4	MP	25.00		Check			05-17-93
Amy S. Grigg 2308 Vernon Drive	MP	25.00		Check			05-17-93
E. L. George 4036 Beresford Road	MP	25.00		Check			05-17-93
Myers Park United Methodist Church Congregation	MP	5,000.00		Check #26669			
TOTAL		$5,780.00					

MP is for Myers Park United
Methodist Church Members

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
Richard & Jane Wells 1001 Turnbridge Road	MP	100.00		Check			
Mr. Ray Swink 537-9200 Myers Park United Methodist Church Fellowship Class	MP	100.00					
TOTAL		$200.00					

OB is for Other Business
OC is for Other Churches
OR is for Outside Residents

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGES RECEIVED
Mr. Neal Leach	OR	50.00		Check			
Mr. Robert "Bob" Davis	OR	25.00		Check			
Pamela Crown 1901 Sterling Road 28209	OR	25.00		Check	Yes		
Duke Power Company/ Dock Kornegay 422 South Church Street 28242-0001	OB	10,000.00		Check	Yes		
Mr. & Mrs. Jerry L. Price 240 Colville Road 28207	OR	50.00		Check	Yes		
Carolina Pad 1171 Steele Creek Road P. O. Box 7525 28241	OB	500.00		Check			05-18-93
Mr. & Mrs. R. H. Leake 1407 Ovis Street	OR	25.00		Cash			05-18-93
Mrs. L. M. Parks 1436 Kimberly Court	OR	25.00		Cash			05-18-93
Johnny Wallace Jr.	OR	25.00		Check			04-15-93
TOTAL		$10,700.00					

OB is for Other Business
OC is for Other Churches
OR is for Outside Residents

WILMORE COMMUNITY CENTER DONATION RECORD

NAME ADDRESS/PHONE #	STATUS	AMOUNT DONATED	AMOUNT PLEDGED	CASH OR CHECK	THANK-YOU NOTE	BILLED FOR PLEDGE	PLEDGE RECEIVED
Susan Kendall	OR	25.00		Check			04-15-93
Kitty Huffman 1641 Dilworth Road West	OR	200.00		Check			04-15-93
Claretha Wallace	OR	25.00		Check			04-15-93
Barbara Dellinger	OR	25.00		Check			04-15-93
Cammie R. Hauptfuhrer	OR	25.00		Check			04-15-93
Martha Alexander	OR	100.00		Check			
NationsBank/Mr. Joseph Martin Nations Bank Corporate Center 100 N. Tryon Street, 57th Fl 28255	OB		10,000.00				
Dilworth United Methodist Church 605 East Blvd. 28203	OC		700.00				04-21-93
United Carolina Bank	OB		3,000.00				
TOTAL		$400.00	$13,700.00				

Wilmore Community Center
Proposed Monthly Events Schedule

Day	Activity or Service	Agency	Time	Room	Set-Up	Representative
Monday	Advocacy Conseling	Amay James Center	9am - 1pm	Office #1	Office	Tracy Price
	Employment Counseling	Charlotte Area Fund	9am - 4pm	Office #2	Office	TBA
	Consumer Counseling	Family Housing	2pm - 5pm	Office #1	Office	TBA
	Library Service	Public Housing	9am - 9pm	Library	None	TBA
	Adult Basic Education	CPCC	1pm - 3pm	Classroom	4 Tables/ 20 Chairs	Cynthia Johnston
	Tutoring Program	C/M Schools	3:30pm - 5pm	Classroom/ Library	4 Tables/ 20 Chairs	Philip Cole
	Youth Group Meeting	Wilmore Association	7pm - 9pm	Classroom	4 Tables/ 20 Chairs	TBA
	Soft Recreation	County Parks & Recreation	9am - 9pm	Community Room	TBA	Jim Foster
Tuesday	Children's Readiness Program	C/M Schools	8am - 11am	Classroom	4 Tables/ 20 Chairs	Philip Cole
	Substance Abuse Counseling	County Outreach	9am - 4pm	Office #1	Office	Ahmad Daniels
	Employment & Training	City Employmnt & Training	9am - 4pm	Office #2	Office	
	Library Service	Public Library	9am - 9pm	Library	None	
	Tutoring Program	C/M Schools	3:30pm - 5pm	Classroom/ Library	4 Tables/ 20 Chairs	Philip Cole
	Parenting Class	C/M Schools	6pm - 8pm	Classroom	4 Tables/ 20 Chairs	Philip Cole

Wilmore Community Center
Proposed Monthly Events Schedule

Day	Activity or Service	Agency	Time	Room	Set-Up	Representative
Tuesday	Senior Activities	Park & Rec. Senior Center	9am - 4pm	Community Room	TBA	
	Community Meeting Group	Wilmore Association	6pm - 9pm	Community Room	TBA	Maggie Freeman
	Children's Readiness Program	C/M Schools	8:30am - 11am	Classroom	4 Tables/ 20 Chairs	Philip Cole
Wednesday	Advocacy Counseling	Amay James Center	9am - 1pm	Office #1	Office	Tracy Price
	Employment Counseling	Charlotte Area Fund	9am - 4pm	Office #2	Office	TBA
	Consumer Counseling	Family Housing	2pm - 5pm	Office #1	Office	TBA
	Library Service	Public Library	9am - 9pm	Library	None	TBA
	Children's Readiness Program	C/M Schools	8am - 11am	Classroom	4 Tables/ 20 Chairs	Philip Cole
	Tutoring Program	C/M Schools	3:30pm - 5pm	Classroom/ Library	4 Tables/ 20 Chairs	Philip Cole
	Soft Recreation	County Parks & Recreation	9am - 9pm	Community Room	TBA	Jim Foster
Thursday	Substance Abuse Counseling	County Outreach	9am - 4pm	Office #1	Office	Ahmad Daniels
	Housing Opportunities	Housing Partnership	9am - 4pm	Office #2	Office	TBA
	Library Service	Public Library	9am - 9pm	Library	None	TBA
	Children's Readiness Program	C/M Schools	8:30 am - 11am	Classroom	4 Tables/ 20 Chairs	Philip Cole

Wilmore Community Center
Proposed Monthly Events Schedule

Day	Activity or Service	Agency	Time	Room	Set-Up	Representative
Thursday	Senior Activities	Park & Rec. Senior Center	9am - 4pm	Community Room	TBA	Jim Foster
	Tutoring Program	C/M Schools	8:30am - 5pm	Classroom	4 Tables/ 20 Chairs	Philip Cole
	Community Meeting Group	Wilmore Association	6pm - 9pm	Community Room	TBA	Maggie Freeman
	Narcotics Outreach Ministry	Mt. Sinia Baptist Church	7pm - 9pm	Classroom	TBA	Rev. G. Cook
Friday	Library Service	Public Library	9am - 9pm	Library	None	TBA
	Children's Readiness Program	C/M Schools	8:30am - 11am	Classroom	4 Tables/ 20 Chairs	Philip Cole
	Alcoholism Counseling	Alcoholics Anonymous	9am - 4pm	Office #1	Office	TBA
	Sports League Meeting Group	Greater Galilea Baptist Church	6pm - 8pm	Classroom	4 Tables/ 20 Chairs	Rev. W. Mckissick
	Teen/Young Adult Program	Wilmore Association	7pm - 9pm	Community Room	TBA	Maggie Freeman
Saturday	Community Newspaper 3rd Qtr.	Charlotte Post	9am - 5pm	Classroom	TBA	G. Johnson
	Blood Pressure Check 1st Qtr.	Nurse's Association	10am - 1pm	Classroom	TBA	T. Elder
	Westover Commun. Meeting 2nd Qtr.	Westover Neighbor. Assoc.	10am - 1pm	Classroom	TBA	G. Cook
Sunday	Special Events	Non-Profit Groups	2pm - 9pm	Classoom/ Comm. Room	TBA	TBA

BACKGROUND

- At City Council's Citizens' Hearing on May 26, 1992, Mrs. Maggie Freeman, President of the Wilmore Neighborhood Association, Inc (WNA), requested that the City Council assist them by providing staff expertise to evaluate the feasibility of rehabilitating a boarded-up quadraplex structure into a community service center for Wilmore neighborhood residents. City Council approved the community center's concept presented by the WNA and directed the City's Community Development Department staff to work with WNA to acquire, rehabilitate and retrofit the existing 4-plex structure located at 501 West Boulevard into a community center.

- City staff helped WNA to appraise the property's value, negotiate an option to purchase the property and obtained the assistance of a private construction company and architect to provide a capital cost quote for rehabilitating the project Also, City staff resolved zoning issues related to the project, completed a topographic survey and prepared an environment assessment

- The Community Development staff supports the Wilmore community center concept and proposes to finance the acquisition and rehabilitation of the facility Also, it is proposed that the quadraplex, located on the same parcel and known as 531 West Boulevard, be acquired and rehabilitated and that the net income derived from renting the 4 apartments be utilized to partially fund the center's program activities

- There are not sufficient City resources available to fund day-to-day operations of the community center on an ongoing basis; therefore, administrative and operational costs will not be a part of the City's effort and must be raised in the community by WNA. The community center's start-up costs and projected operating budget for the first year is $115,364. (See Exhibit B, Community Center's First Year Operating Budget, for breakdown of costs.)

- On March 15, 1993 WNA kicked off an aggressive fundraising campaign, and currently have raised approximately $70,000 in donations and pledges. Contributions and pledges have been received from churches, in particular, members of Myers Park United Methodist Church, local banks, neighborhood business owners and Wilmore residents. WNA is also soliciting $25 from each of Wilmore's 501 households, for which 25 shares of stock will be issued in the center's ownership. (A record of the donations/pledges received is shown in Exhibit B-1.)

- Based on WNA members' contact with potential contributors, they are confident that the remaining operating budget balance for the first year ($45,364) will come forth quickly, once City funding is approved to acquire and rehabilitate the property.

- Due to WNA's success in its short-term fund raising efforts, it is felt that WNA has demonstrated the ability to raise the needed administrative and operational funds to operate the community center. Also, through WNA's broad-based community support, a strong diverse Board for the community center is being assembled of ecumenical, corporate and community-minded people who will oversee the community center's operations and staff. The community center's director (when hired) will report on a monthly basis to the Wilmore Community Center's Board of Directors. Members of the community center's Board will organize annual fundraising activities and govern the management of the financial affairs of the community center. (Exhibit E lists the Board of Directors of the Wilmore Community Center and outlines the operation and administration of the Wilmore Community Center)

- One of the goals of the Board is to have sufficient funds raised prior to the beginning of the operating year. It is anticipated that the first year's fundraising efforts will be $255,000 which will provide sufficient operating funds for the first and second years.

- The community center will be a facility to help solve poor academic achievement, teenage pregnancy, reduce crime and provide job training in the Wilmore neighborhood. The Wilmore community is an inner-City neighborhood bordered on the west by I-77, on the east by Camden Road, on the south by West Tremont and on the north by West Summit Avenue. It is a neighborhood plagued by problems of crime, unemployment, substandard housing, at-risk children and families, school drop-out and teenage pregnancy with no community facilities A community center is viewed by Wilmore residents to be the vehicle for long-term investment to bring together the needed resources for positive change from which other community-based programs will be launched.

- The proposed operating hours of the community center will be 9:00 a.m. - 9:00 p.m., Monday through Friday (with the exception of opening on Tuesdays at 8 00 am.); 9:00 a.m. - 5:00 p.m. on Saturday and special events can be scheduled on Sunday from 2:00 p.m. to 9:00 p.m. (Refer to Exhibit B-1, Proposed Monthly Events Schedule of the Wilmore Community Center.)

- City staff is proposing that the City make a total loan of $519,388 to WNA to acquire and rehabilitate 2 quadraplex structures at 501 & 531 West Boulevard. The loan is to provide acquisition costs for the land and 2 quadraplexes ($120,000) and to rehabilitate the 2 quadraplexes ($399,388).

- The property to be purchased is currently owned by DJT Properties (consisting of Doris Miller and her sons, John and Tom Miller). An Option to Purchase agreement between WNA and the owners was signed January 25, 1993 and WNA has received an extension until July 8, 1993 to exercise the Option.

- An appraisal was prepared by Charles M. Creech, Jr. and the appraised value of the land and 2 quadraplexes is $186,100.

- WNA will contract with Crosland Contractors to rehabilitate the 2 quadraplexes which will include converting 501 West Boulevard into a neighborhood community center and delivering the facility as a turn-key development ready to serve the Wilmore neighborhood and rehabilitating the 4-unit rental structure at 531 West Boulevard The rehabilitation phase of the project is anticipated to be completed in 11 months (projected completion May 1994). Also Crosland Contractors will construct a greenhouse on the land which will serve as an ongoing source of income for WNA. Crosland Contractors will also assist WNA in setting up the rental management for the 4 apartments at 531 West Boulevard. (See Exhibit F which outlines Crosland Contractors scope of services to WNA.)

- The loan to WNA is structured as a 25-year deferred payment loan As long as WNA uses both structures for the intended uses (501 West Boulevard as a community center for Wilmore and vicinity residents earning 80% or less of the Charlotte area's median income and 531 West Boulevard as a lower-income rental property for local residents earning 60% or less of the median income), the City at its discretion can refinance the loan and extend the loan for another 25 years. There will be annual inspections of the structures; and, if the facilities are not being maintained to meet the City Housing Code and WNA is unwilling or unable to remedy such code violations, the City may, at its discretion, call the entire loan due and payable in 90 days. (See 25-Year Proforma attached as Exhibit G.)

- The funds for the $519,388 loan to WNA is from two sources. The source of funds for the the loan to acquire and rehabilitate the community center is Community Development Block Grant (CDBG) funds. The source of funds to acquire and rehabilitate the 4-plex rental units is HOME funds. With the use of these Federal funds, the appropriate Federal requirements related to rehabilitation will be adhered to and stipulated in the tri-party agreement, as well as other requirements which may be mandated by the City. The City will monitor the project for regulatory compliance for the life of the loan.

- The grant from the City to WNA in the amount of $23,400 is for WNA to contract with an architect and landscape designer to provide professional design and engineering services and construction administration of the rehabilitation work. The architect will approve construction draw payment requests for work in place. The City is proposing a grant of $23,400 from the Innovative Housing Fund; however, WNA has applied for a Neighborhood Matching Grant for the same amount. In the event the Neighborhood Matching Grant is funded, the grant from the Innovative Housing Fund will be negated.

EXHIBIT E

WILMORE COMMUNITY CENTER
BOARD OF DIRECTORS

Mrs. Meredith Thompson	Myers Park United Methodist Church
Mrs. Jean Sullivan	Myers Park United Methodist Church
Mr. Paul Hemphill	Attorney-At-Law
Mr. Miller Jordan	Attorney-At-Law (Representative Of Dilworth Community Development Assoc.)
Mrs. Kitty Huffman	Community Advocate
Mr. Johnnie Wallace, Jr.	Director Of Amay James Neighborhood Center
Mr. Phillip Cole	Social Worker - Charlotte/Mecklenburg Schools
Ms. Sandra Heartley	Mechanics and Farmers Bank
Mr. Gerald Johnson	The Charlotte Post
Mr. Jim Hinton	Vice-President Of Power Delivery Duke Power Company
	Nations Bank
Mr. Robert L. Davis	Black Political Caucus
Reverend Ben Wilson	Calvary United Methodist Church
Reverend George Cook	Greater Mt. Sinai Baptist Church
Reverend James Miller	Covenant Presbyterian Church
Mr. Doug Little	Owner, Little Hardware
Mr. David H. Dulin	At Large Board Member - Wilmore Neighborhood Association
Ms. Maggie Freeman	President, Wilmore Neighborhood Assoc.
Mrs. Louise Shackleford	Wilmore Resident

- Other Wilmore Neighborhood Association officers, as well as residents of Wilmore will be on the Board of Directors.
- We will also be putting in place an Advisory Board made up of an accountant who will do audits, as well as other people who will lend expertise to specific work areas.

May 27, 1993

OPERATION AND ADMINISTRATION

OF THE

WILMORE COMMUNITY CENTER

BOARD OF DIRECTORS

The Wilmore Community Center will be owned and operated by the Wilmore Neighborhood Association (a tax exempt non-profit neighborhood group). The Center shall be governed by a Board of Directors consisting of a cross section of individuals, including (but not limited to) members of the neighborhood association, neighborhood business owners, representatives of churches, corporations, and community services. These persons shall serve voluntarily on rotating terms. They shall have no employment in the Center or accept payment for rendered services.

DUTIES OF THE BOARD OF DIRECTORS

1. It shall be responsible for the business, management, and programs at the Center.
2. It shall maintain the continuity and identity of the agency in the neighborhood and the Charlotte community.
3. It shall determine, set forth, review and revise the policies which guide the work of the Center.
4. It shall employ the Executive Director of the neighborhood center. The Executive Director will provide the day-to-day management of the Center and Greenhouse.
5. It shall obtain finances, determine the financial plan or budget, and authorize periodic audit of funds.
6. It shall represent the Center in the community and develop informed interest and support.
7. It shall review programs and services to meet the neighborhood needs.
8. It shall do long-term planning, financially and programatically.
9. It shall secure members of the Board of Directors and fill vacancies.
10. It shall meet routinely at a time and place determined by the Board.

EXECUTIVE DIRECTOR

The Executive Director shall be responsible for carrying out the program at the Center, under the policies and directives of the Board of Directors and shall give staff leadership to all meetings of the Board. The Executive Director attends all board meetings, but does not have voting empowerment. He or she shall supervise other staff members.

WILMORE COMMUNITY CENTER ADVISORY BOARD

There shall be a category termed WILMORE COMMUNITY CENTER ADVISORY BOARD. These individuals shall be made up of persons available to advise and give consultation to the Board committees and Executive Director. They shall receive meeting notices and may attend Board meetings. They shall have no voting empowerment. They shall be approved by the Board of Directors on an annual basis.

OFFICERS OF THE BOARD OF DIRECTORS

The officers shall be elected from the membership of the Board and shall serve as officers of the Board of Directors. These officers shall be President, Vice-President, Secretary and Treasurer.

DUTIES OF OFFICERS OF THE BOARD OF DIRECTORS

President

The President carries the major responsibility for the Center in the community. The President shall give leadership to the Board as it carries out the tasks necessary to achieve the purpose of the Center. The President works with the Executive Director to prepare an agenda for Board meetings.

Vice-President

The Vice-President, in the absence of the President, shall perform the duties of the President. The Vice-President assumes specific tasks assigned by the Board.

Secretary

The Secretary is responsible for recording the proceedings of the meetings of the Board, keeping records of attendance, issuing notices of meetings, maintaining accurate minutes of meetings for distribution to Board members, and seeing that permanent documents are in safe-keeping.

Treasurer

The Treasurer is responsible for seing that funds received and expended are handled with good business practices and within the policies authorized by the Board. The Treasurer works out (with the Executive Director) the procedures necessary to maintain an accurate accounting and reporting system so the Board can be assured that reports are accurate and within the policies of the Board.

Other responsibilities include: seeing that financial monthly reports, annual reports, annual budget, the annual audit, and the financial reports are sent to the appropriate office in the national division and to other appropriate funding groups; assumes the responsibility for signing checks as one of the designated persons; serves on the Financial Committee (but not serving as its chairperson); and being bonded.

STANDING COMMITTEES

The Board of Directors shall set up standing committees to carry out the work of the Board, including (but not limited to) the following:

1. Program Committee

   Advising and studying the needs and resources to meet these needs that can be provided by the Center.

2. Property Committee (Buildings, Grounds, And Vehicles)

   Shall work with the Executive Director on matters of building maintenance, repairs, and construction. This includes the Center, greenhouse, and rental quadriplex. This committee will make periodic studies to assure compliance with safety, health and fire regulations. The property committee makes recommendations to the Board for approval and implementation.

3. Finance/Fundraising Committee

   Shall recommend to the Board policies which will govern the management of the financial affairs of the agency and provide adequate funds for carrying out the program of direct services and social actions approved by the Board.

   Capital fund accounts and the operating budget accounts shall be maintained separately. Each shall be audited annually by a Certified Public Accountant who is not a member of the Board. It shall assume the responsibility for fund raising, income producing events, and formulation of the budget.

4. Public Relations Committee

   It shall be responsible for recommending to the Board ways of adequately interpreting the purpose and program of the Center to the church and business community, as well as the community that the Center serves. It shall help the Finance/Fundraising Committee with publicity through a newsletter and other publicity (TV, newspaper, radio, etc.).

Exhibit F

CROSLAND
CONTRACTORS

A PROPOSAL FOR:

THE WILMORE NEIGHBORHOOD CENTER

AND

QUADRAPLEX REHABILITATION

AT A CONSTRUCTION CONTRACT AMOUNT OF

$399,388

JUNE 3, 1993

135 Scaleybark Road, Charlotte, North Carolina 28209, (704) 523-6650, Fax: (704) 525-3562
A North Carolina Limited Partnership

Crosland Properties

June 3, 1993

Ms. Maggie Freeman
1700 A Cliffwood Place
Charlotte, NC 28203

Dear Ms. Freeman:

We are pleased to submit a construction quote to you in the amount of $399,388.

1) Rehabilitate the boarded up quadplex building at the corner of Cliffwood and West Blvd. into a Neighborhood Center for the Wilmore Neighborhood, and

2) Rehabilitate the next door quadplex to return all 4 units to service as attractive, affordable housing.

Our proposal includes the rehabilitation work in both buildings, our fees, site work, project landscaping, a new parking lot, a greenhouse, and furnishings in the Community Center. Details about the scope of work, allowances, concept designs, etc. on which our proposal is based are included in the materials attached. We believe our work will be completed within 8 months after our architects complete their designs, and they obtain the approvals required for us to obtain building permits.

Our proposal does not include property acquisition, design fees or an allowance for construction interest. We assume you will manage and pay for the design work, and site acquisition independently and provide monthly progress payments to us as the work proceeds. Before our contracting work on the project begins, we expect to execute a construction contract with you using a standard AIA format containing the customary terms and conditions for a project of this nature and scope.

We look forward to working with you on this exciting community project.

Sincerely,

Justin F. Little
President

RML:bw

cc: Steve Bair, Crosland Contractors
Roger Lewis, Crosland Properties
J. W. Walton, Charlotte Comm. Dev. Dept.

Post Office Box 11797

Charlotte, North Carolina 28220

Telephone (704) 529-6759

Fax (704) 525-3562

Wilmore Neighborhood Center and Quadraplex Rehabilitation

The proposal which follows is for the rehabilitation of the residential quadraplexes at 501 West Boulevard and the neighboring 531 West Boulevard Both structures were built 38 years ago as a portion of the Westgate Apartments. Only two of the eight 2 bedroom units in the two buildings are presently serviceable and occupied.

Construction Cost and Contract

Based on our analysis, we propose to rehabilitate both buildings for a construction contract amount of $399,388.

Crosland Contractors will contract to do the construction on the quadraplex and community building for the amount shown above, if requested by the City, in a timely manner and assuming the execution of a construction contract by the parties consistent with the standards of the industry and subject to the approval of both parties.

Rehabilitation Concept - 501 West Boulevard The Neighborhood Center

The rehabilitation concept for 501 West Boulevard envisions an extensive rehabilitation of this quadraplex structure saving only the roof, floor and outer walls. The 4795 S.F. existing structure under roof and 558 S.F. of new stairs and elevator will be transformed from four 2 bedroom apartments on two floors into a two story activity center for the residents of Wilmore and other nearby neighborhoods.

Space will be provided, as shown on architect Bruce Keith's enclosed floor plans, for:

- Assembly for about 80 people on the ground floor for neighborhood meetings, educational activities, covered dish suppers and the like;

- A kitchen using residential components suitable to support covered dish suppers, provide food preparation and training, as well as refreshments for all visitors to the Center;

Parking for the Center will be accommodated by a new parking lot for 23 cars. The lot next to 521 West Boulevard will be redeveloped into a parking lot for 5 cars, providing 28 total spaces to support the 4795 S. F. Community Center.

Rehabilitation Concept - 531 West Boulevard Quadplex

The rehabilitation concept includes relocating the two existing tenants, then rehabilitating the four apartment units as follows:

- New HVAC systems including four individual air conditioning and gas heat units;
- New plumbing and bath fixtures (except tubs, which can be reused);
- New wiring;
- New roof;
- New kitchen cabinets, sink and appliances, including dishwasher, refrigerator, disposal, and washer/dryer hookups;
- New energy efficient windows;
- New doors;
- New floor coverings throughout, including wall to wall carpet and pads, except vinyl in kitchens and baths;
- Mini blinds throughout; and
- Repaved parking area for 5 spaces

This level of rehabilitation will make these four units meet contemporary apartment standards for systems, features, fits and finishes. This work will ensure the customer appeal of these units and their serviceability for many years without major capital spending, assuming responsible operating management.

Capital Costs

Our projections of the capital costs to rehabilitate both buildings and furnish and equip the Community Center total $399,388.

Construction contract amounts include contractor overhead and profit for the two respective buildings. Numerous neighborhood volunteers have offered to contribute the labor for some construction tasks without charge. Therefore, there may be some cost savings to the extent these free services can substitute for services by some subcontractors contained in the estimates. Because we know of no responsible way to forecast the amount of these possible savings, we assumed that all the work would be paid to subcontractors as shown on the attached schedules.

The projected total construction contract allowance for the Community Center includes $4,000 allowance for landscaping and an $11,833 construction management fee, equivalent to 5% of the work.

The projected total construction contract for the quadraplex renovation of includes a $1,600 allowance for landscaping and an $5,210 construction management fee, equivalent to 5% of the work.

Detailed cost estimates for both buildings are attached.

Other Costs and Key Allowances

Based on Crosland Properties' experience in furnishing apartment clubhouses and activity centers in several recent affordable projects, we have provided an allowance of $25,000 for furniture and equipment for the Community Center. Items to be purchased include: office, conference room and assembly space furnishings; office mechanicals (typewriter, fax, etc.); initial stationery and office supplies; phones, window blinds; and the like. Also included are the services of a decorator to select, purchase, and manage the installation of these items In addition, the program includes an allowance of $8,000 for a prefabricated greenhouse, which Crosland Contractors will assemble on site. This proposal includes a $2,500 allowance for lease-up expenses to provide for initial costs of lease-up assistance.

We expect the costs to provide computers, programming materials, study aids and related equipment for the Parenting Center will be provided by the Board of Education, which will use major portions of the Community Center for the Parenting Center.

Exclusions

Not included in our proposal are costs for:

1) Design, Engineering and support services such as soil borings, survey, and the like, if any.

2) Site acquisition and closing costs.

3) Construction interest, if any.

4) Costs beyond the allowances noted elsewhere for those items.

5) Plan reproductions, assumed to be the responsibility of the architect.

Project Schedule

The following schedule indicates that the Community Center and Rehabilitated Quadraplex can both be expected to be in service eleven (11) months after City Council's approval of the project's capital funding.

Time Period	Project
Month 0	City Council approval of funding
Month 1 & 2	Plan preparation
Month 2 & 3	Plan approvals Construction agreement Subcontractor buyout
Month 4 - 9	Construction underway

Months 9 - 11	**Construction completed**
	Furniture and equipment installed
	Community Center grand opening

LIST OF EXHIBITS

Exhib 1 A. Wilmore Community Site Plan

B. Quadraplex Floor Plan

C. Community Center Floor Plan, 1st Floor

D. Community Center, 2nd Floor

Exhibit 2 Reserved

Exhibit 3 Construction Costs for the Community Center

Exhibit 4 Construction Costs for the Quadraplex Rehabilitation

Exhibit 5 Community Center Work Outline

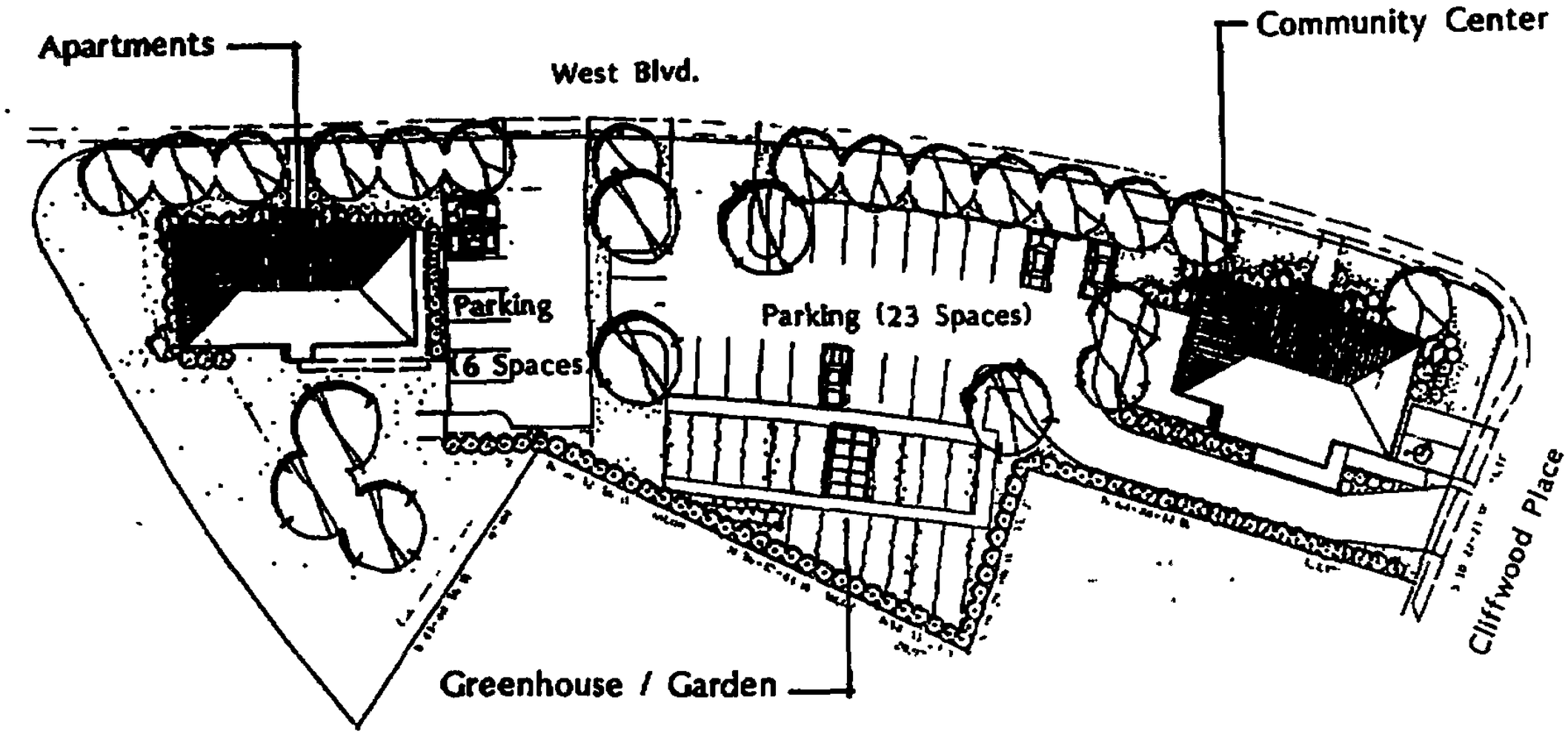
Exhibit 6 Construction Schedule- Note: the construction schedule attached show a 6 - month cycle beginning in June 1993. Because approvals will delay the construction start until fall of 1993, we believe 8 months is a more realistic projection for this time of year.

Exhibit 7 Neighborhood Tax Map

Exhibit 8 Photographs

Exhibit 9 Architect's Proposal

Exhibit 1A - Wilmore Community
Site Plan



Wilmore Community Center

0 20 40 100

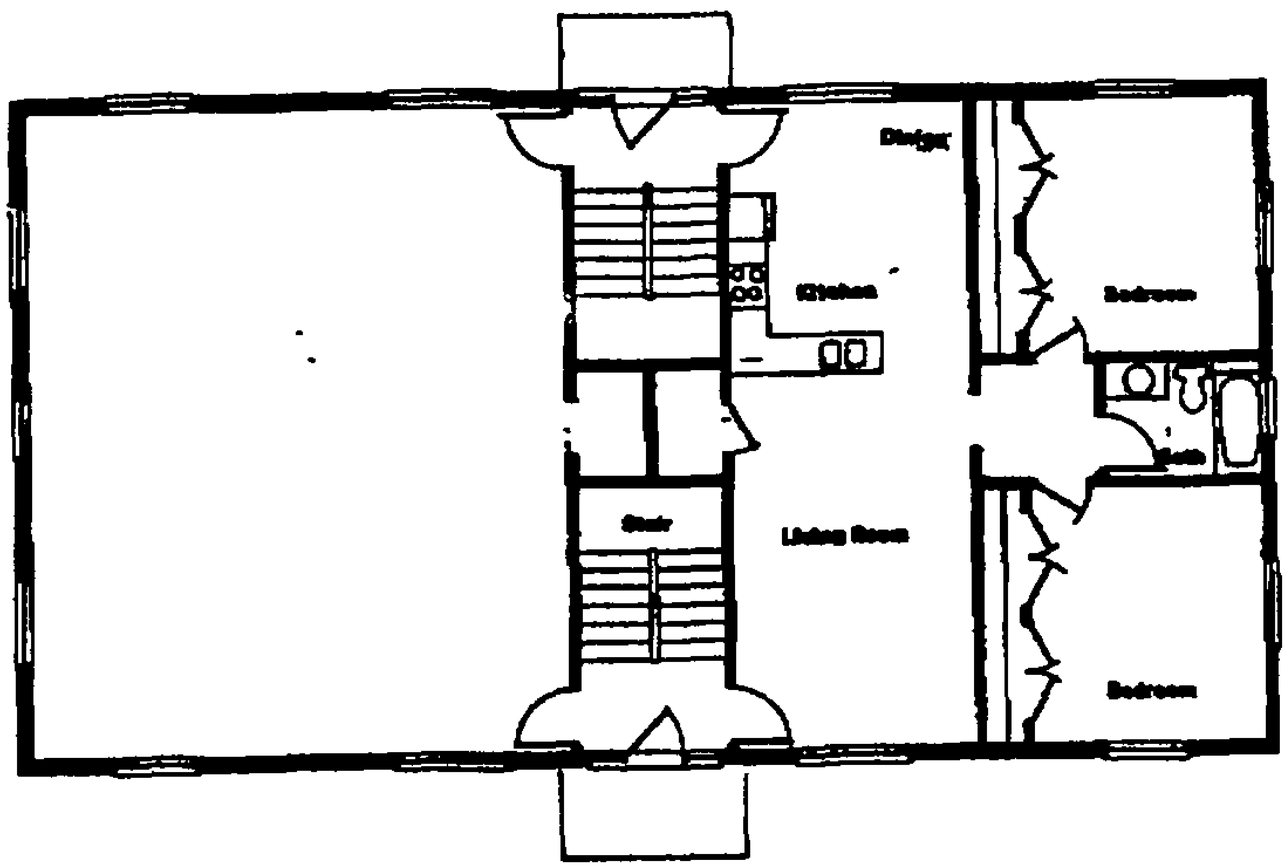
Brian Sigmon
Brian Sigmon
Landscape Architecture PA
1212 South Boulevard
Suite 201
Charlotte, NC 28203-4208
704/375 0725

Exhibit 1B - Quadraplex Floor Plan

BKD

BRUCE SMITH DESIGN

WILMORE QUADRAPLEX RENOVATION

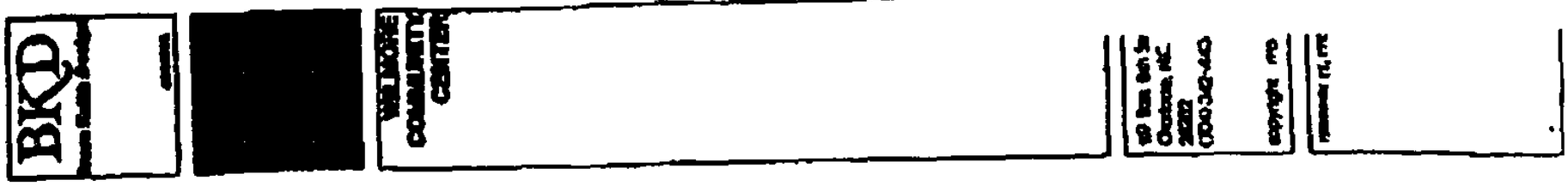


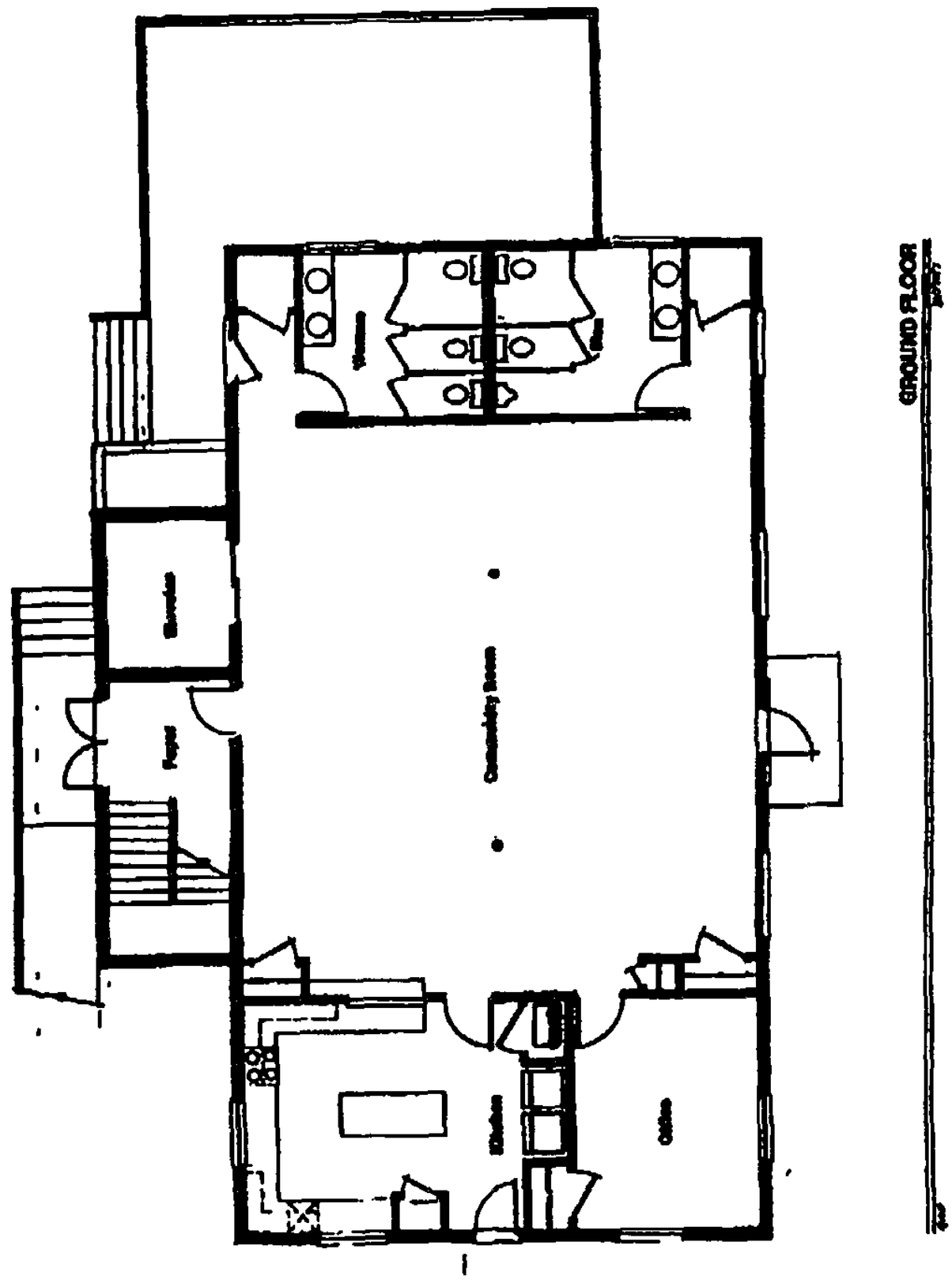
TYPICAL UNIT

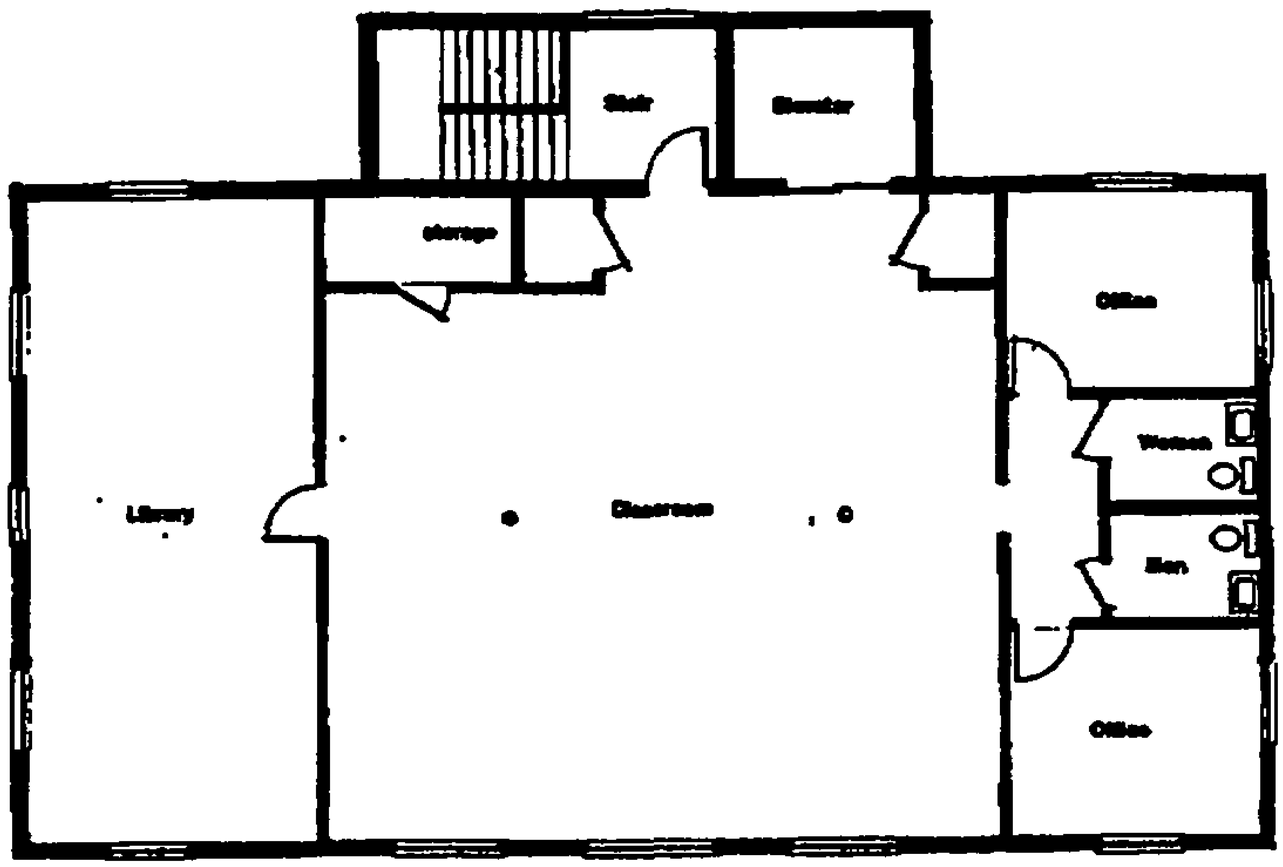
BP Box 5[illegible]
Charlotte, N[illegible]
28202
(704) 342-[illegible]

copyright

Exhibit 1C - Community Center Floor Plan, 1st Floor







SECOND FLOOR

BKD

WILKINSON COMMUNITY CENTER

Exhibit 1D - Community Center Floor Plan, 2nd Floor

Exhibit 3 - Construction Costs for the Community Center

WILMORE COMMUNITY CENTER
FILE: [illegible]
APPROXIMATE RENTABLE NSF 4795
APPROXIMATE GROSS SFT 5333 (INCLUDES 538 SFT IN STAIRS AND ELEVATOR)
02/19/93 REVISED

DESCRIPTION	WILMORE RESIDENTS	OTHER LABOR	MATERIAL	SUB-CONTRACT	TOTAL	DIVISION TOTAL	COST PER SFT
SUPERVISION	$700	$2,800	$200	$0	$3,700		$0.69
DAILY CLEAN	$750	$750		$500	$2,000		$0.37
TEMP TOILET				$200	$200		$0.04
TEMP ELEC				$3,800	$3,000		$0.56
TEMP PHONE				$500	$500		$0.09
TEMP WATER				$85	$85		$0.02
BLUEPRINTS			$125		$125		$0.02
SMALL TOOLS			$150		$150		$0.03
PERMITS			$3,000		$3,000		$0.56
INSURANCE			$3,000		$3,000		$0.56
DUMPSTER RENTAL				$3,700	$3,700		$0.69
SECURITY	$1,200				$1,200		$0.22
TESTING				$450	$450		$0.08
WARRANTY RESERVE	$1,000				$1,000		$0.19
OFFICE TRAILER			$800		$800		$0.15
DIV 1 TOTAL						$22,910	$0.00
							$0.00
ASBESTOS REMOVAL				$3,100	$3,100		$0.58
DEMOLITION/CLEAN-UP	$2,311	$1,234	$2,000	$3,100	$8,645		$1.61
GRADING				$1,990	$1,990		$0.37
CURB AND GUTTER				$3,080	$3,080		$0.58
PAVING				$6,500	$6,500		$1.21
SIDEWALKS/RAMP				$670	$670		$0.13
HAUL OFF	$0				$0		$0.00
CHAIN LINK FENCE				$3,740	$3,740		$0.70
DIV 2 TOTAL						$27,725	$0.00
							$0.00
PATCH CONCRETE		$134			$134		$0.03
FOUNDATION VENTS			$86	$86	$172		$0.03
FOUNDATIONS			$1,200	$1,200	$2,400		$0.45
CLEAN BRICK	$2,008		$515		$2,523		$0.47
POINT UP STAIRS				$55	$55		$0.01
ELEVATOR SHAFT			$3,101	$3,080	$6,181		$1.14
STAIR SHAFT			$5,100	$5,400	$10,500		$1.96
DIV 3&4 TOTAL						$21,885	$0.00
							$0.00
STEEL STAIRS			$1,200	$1,200	$2,400		$0.45
DIV 5 TOTAL						$2,400	$0.00
							$0.00
INTERIOR FRAMING			$3,000	$2,700	$5,700		$1.06
CEILINGS				$2,600	$2,600		$0.49
CRAWL SPACE PIERS			$1,500	$1,500	$3,000		$0.56
CENTER COLUMNS			$2,000	$1,300	$3,300		$0.62
SOFFIT		$1,120	$2,200		$3,320		$0.62
RISE BARRIERS			$800		$800		$0.15
CABINETS	$500		$3,200	$1,400	$5,100		$0.95
SHELVES	$160		$160		$320		$0.06

DESCRIPTION	WILMORE RESIDENTS	OTHER LABOR	MATERIAL	SUB-CONTRACT	TOTAL	DIVISION TOTAL	$0.00 COST PER SFT
							$0.00
INTERIOR TRIM	$400	$400	$800		$1,600		$0.30
TREATED DECK	$1,200		$2,800		$4,000		$0.75
DIV 6 TOTAL						$29,740	$0.00
							$0.00
ROOFING				$3,520	$3,520		$0.66
INSULATION				$1,776	$1,776		$0.33
FLASHING				$235	$235		$0.04
GUTTERS				$525	$525		$0.10
DIV 7 TOTAL						$6,056	$0.00
							$0.00
MIRRORS				$320	$320		$0.06
NEW WINDOWS				$4,500	$4,500		$0.84
INTERIOR DOORS			$1,400	$300	$1,700		$0.32
EXTERIOR DOORS		$400	$400		$800		$0.15
STOREFRONT				$800	$800		$0.15
DIV 8 TOTAL						$8,120	$0.00
							$0.00
BULLETIN BOARD			$330	$0	$330		$0.06
VINYL				$3,330	$3,330		$0.62
PAINTING	$2,400	$2,400	$1,100	$1,600	$7,500		$1.40
WALLPAPER				$0	$0		$0.00
CARPET				$3,920	$3,920		$0.73
FLOOR REPAIRS	$200	$200	$55		$455		$0.08
DIV 9 TOTAL						$15,535	$0.00
							$0.00
MINI BLINDS	$480		$700		$1,180		$0.22
MAIL BOXES	$100		$100		$200		$0.04
GARBAGE RAD AND SCREEN				$600	$600		$0.11
TUB REPAIRS				$100	$100		$0.02
GREENHOUSE				$8,000	$8,000		$1.49
MOVEABLE PARTITIONS				$5,874	$5,874		$1.10
BATH ACCESSORIES	$200		$280		$480		$0.09
DIV 10 TOTAL						$16,434	$0.00
							$0.00
ELEVATOR				$23,900	$23,900		$4.46
DIV 11 TOTAL						$23,900	$0.00
							$0.00
FIRE SPRINKLER				$8,000	$8,000		$1.49
DIV 12 TOTAL						$8,000	$0.00
							$0.00
PLUMBING				$5,990	$5,990		$1.12
DIV 13 TOTAL						$5,990	$0.00
							$0.00
HVAC				$15,187	$15,187		$2.84
DIV 14 TOTAL						$15,187	$0.00
							$0.00
ELECTRICAL				$15,000	$15,000		$2.80
DIV 15 TOTAL						$15,000	$0.00
							$0.00
APPLIANCES				$2,500	$2,500		$0.47
DIV 16 TOTAL						$2,500	$0.00
							$0.00

DESCRIPTION	VILLAGERS RESIDENTS	OTHER LABOR	MATERIAL	SUB-CONTRACT	TOTAL	DIVISION TOTAL	$0.00 COST PER SFT
							$0.00
LANDSCAPING				$4,000	$4,000		$0.75
DIV 17 TOTAL						$4,000	$0.00
							$0.00
							$0.00
							$0.00
							$0.00
TOTAL	$13,929	$9,438	$41,382	$161,033	$225,382	$225,382	$42.10
							$0.00
CONTINGENCY 5%					$11,269	$11,269	$2.11
							$0.00
					$236,651	$236,651	$44.21
COST PLUS FEE 5%					$11,833	$11,833	$2.21
							$0.00
TOTAL PROJECTED COST					$248,484	$248,484	$46.42
COST PER RENTABLE NSF					$51.82		
COST PER GROSS SFT					$46.42		

Exhibit 4 - Construction Costs for the Quadraplex Rehabilitation

VILMORE QUADPLEX REHAB
FILE: ESTVIL3
APPROXIMATE RENTABLE HSF 4310
APPROXIMATE GROSS SFT 4795
02/18/93

QUADRAPLEX

DESCRIPTION	VILMORE RESIDENTS	OTHER LABOR	MATERIAL	SUB-CONTRACT	TOTAL
SUPERVISION	$2,800		$200		$3,000
DAILY CLEAN	$750	$750			$1,500
TEMP TOILET				$280	$280
TEMP ELEC				$1,200	$1,200
TEMP PHONE				$320	$320
TEMP WATER				$85	$85
BLUEPRINTS			$125		$125
SMALL TOOLS			$150		$150
PERMITS			$900		$900
INSURANCE			$1,100		$1,100
DUMPSTER RENTAL				$1,700	$1,700
SECURITY	$1,200				$1,200
TESTING				$450	$450
WARRANTY RESERVE	$1,000				$1,000
OFFICE TRAILER			$800		$800
					$0
ASBESTOS REMOVAL				$3,100	$3,100
DEMOLITION/CLEAN-UP	$2,311			$3,100	$5,411
					$0
PAVING				$2,999	$2,999
SIDEWALKS				$670	$670
BRUSH OFF	$1,997				$1,997
REPAIR RETAINING WALL		$435	$321	$435	$1,191
PATCH CONCRETE		$134			$134
FOUNDATION VENTS			$86	$86	$172
CLEAN BRICK	$2,008		$315		$2,323
POINT UP STAIRS				$55	$55
SOFFIT/EXT/INT WOOD		$1,120	$2,200		$3,320
MISC HARDWARE			$800		$800
CABINETS	$500		$3,200		$3,700
SHELVES	$160		$160		$320
INTERIOR TRIM	$400	$400	$800		$1,600
REPAIR INT STAIRS		$312	$312		$624
ROOFING	$610			$2,759	$3,369
INSULATION				$1,776	$1,776
FLASHING				$235	$235
GUTTERS				$468	$468
					$0
WINDOWS				$328	$328
NEW WINDOWS				$2,200	$2,200
EXTERIOR DOORS		$900	$2,300		$3,200
INTERIOR DOORS		$600	$1,699		$2,299
					$0
PLASTER REPAIR				$2,899	$2,899

VINYL				$1,410	$1,410
PAINTING	$1,200	$1,200	$550	$740	$3,690
WALLPAPER				$488	$488
CARPET				$3,887	$3,887
FLOOR REPAIRS	$200	$200	$55		$455
					$0
MINI BLINDS	$400		$780		$1,180
MAIL BOXES	$100		$100		$200
TUB REPAIRS				$100	$100
BATH ACCESSORIES	$200		$280		$480
					$0
PLUMBING				$6,400	$6,400
					$0
HVAC				$7,360	$7,360
					$0
ELECTRICAL				$4,400	$4,400
					$0
APPLIANCES				$3,600	$3,600
					$0
LANDSCAPING				$1,600	$1,600
					$0
AWNINGS				$280	$280
TOTAL	$16,036	$3,851	$17,433	$55,402	$94,722
CONTINGENCY					$9,472

					$104,194
COMM MGMT FEE 5%					$5,210
					=========
		TOTAL PROJECTED COST			$109,404
		COST PER RENTABLE HSF			$25.38
		COST PER GROSS SFT			$22.82

- Exhibit 5

Community Center Work Outline

We are pleased to quote the rehabilitation of a building into a community center consisting of the following:

1. One two story existing building approximately 30 years old.
2. Approximately 4,795 SF on two floors.
3. Reconstruction of existing retaining walls.
4. A new 6,500 square foot asphalt parking lot allowing 21 spaces.
5. A 4' x 8' garbage can pad.
6. a 4' x 8' garbage can.
7. Patch all existing concrete.
8. 440 feet of curb and gutter and a curb cut.
9. An allowance of $4,000 for a wood deck.
10. An allowance of $8,000 for a greenhouse.
11. A two stop elevator along with shaft based on the use of an Otis elevator - Approximately $32,000 complete.
12. A stair shaft with steel stairs and hand rails.
13. Cleaning approximately 6,400 SF of brick.
14. Removal and installation of new fiberglass shingles.
15. Installation of approximately 420' of gutters and downspouts.
16. Removal and replacement of 340' of 1 x 6 fascia.
17. Pressure wash and repaint all eave overhangs and porches with two coat system.
18. Removal of all existing windows and replacing with new aluminum windows.

19. Demolition of all interior walls on the first and second floor.

20. Shoring existing floors and ceilings.

21. Installation of approximately 150 LF of 2 x 4 studs and 5/8" drywall on the first floor.

22. Installation of approximately 216 LF of 1" exterior wall styrofoam insulation on exterior walls of first floor and then 3/8" drywall glued and screwed.

23. Installation of approximately 2,346 SF of 3/8" drywall glued and screwed to the ceiling.

24. Installation of piers and necessary framing in crawl space to support new walls.

25. New center columns and ceiling framing are necessary for second floor.

26. Installation of four exterior doors.

27. Installation of approximately 13 interior prehung 1-3/4" solid doors on first floor in knock down hollow metal frames with standard hardware.

28. A kitchen and ice machine allowance of $2,500 for equipment.

29. One pass through window and counter.

30. Approximately 2,165 SF of VCT on first floor.

31. Approximately 400 LF of vinyl base on first floor.

32. Approximately 21 SY of carpet on first floor.

33. Installation of two sets of toilet partitions and hardware on first floor.

34. Installation of closets with shelves.

35. An allowance of $4,504 for 60' of movable partitions on the first floor.

36. Complete painting of first floor.

37. Mini blinds on first floor.

38. Approximately 100 LF of wood stud wall with 5/8" drywall on second floor.

39. Installation of 1" of insulation in drywall on the second floor as per first floor.

40. Installation of new ceiling over existing ceiling on the second floor.

41. Installation of a 3'0" x 7'0" store front entrance on the second floor.

42. Installation of 9 doors and frames on the second floor as per the first floor.

43. Approximately 92 SF of VCT on the second floor.

44. Installation of approximately 259 SY of carpet on the second floor.

45. Installation of approximately 304 LF of vinyl base on the second floor.

46. A movable partition allowance of $1,370 for a 16' movable partition on the second floor.

47. Complete painting on the second floor.

48. Mini blinds on the second floor.

49. Installation of ceiling insulation on the second floor of R-30.

50. An allowance of $8,000 for a residential sprinkler system.

51. Electrical on the first and second floor as required.

52. Plumbing on the first and second floor as required.

53. Gas heat and electric air - New throughout.

54. Complete supervision.

55. Complete clean up.

56. Temporary toilets.

57. Temporary electric.

58. Temporary phone.

59. Permits.

60. Insurance.

61. Dumpsters and hauling off all old material and demolished material.

62. Security is necessary.

63. Necessary testing for concrete and soils.

64. An on site office trailer.

65. Allowance of $8,000 for landscaping.

66. Security system with contacts on first floor door and second floor door.

67. Bulletin board.

68. Outlet for pay phone - Pay phone by others.

69. 29 LF of counters and cabinets in kitchen.

70. 32 LF of counter in library.

71. 96 LF of shelves in library.

72. A 6' chain link fence on the back of the site.

73. 8 spot lights on the building.

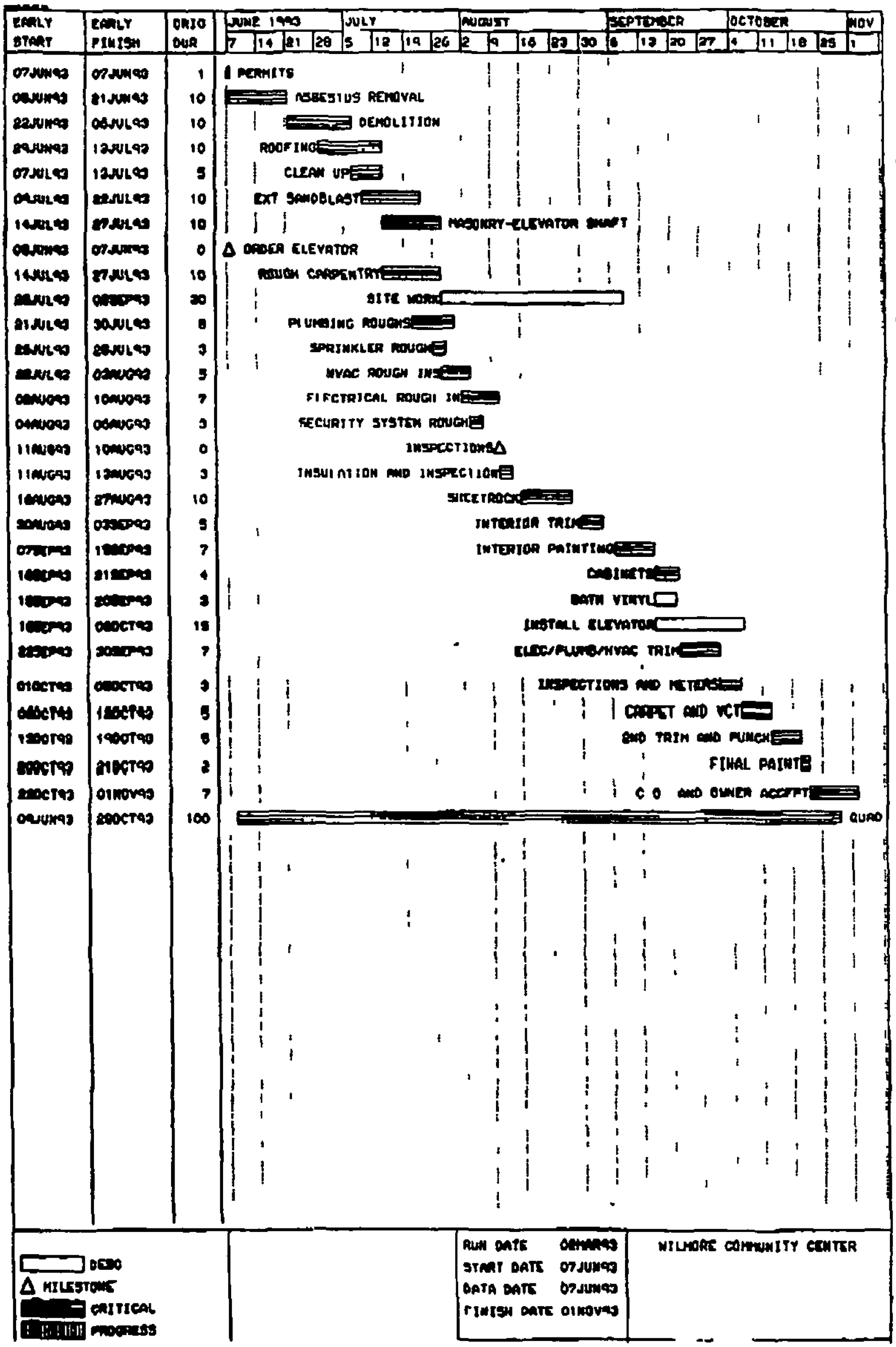
74. Hose bib at greenhouse.

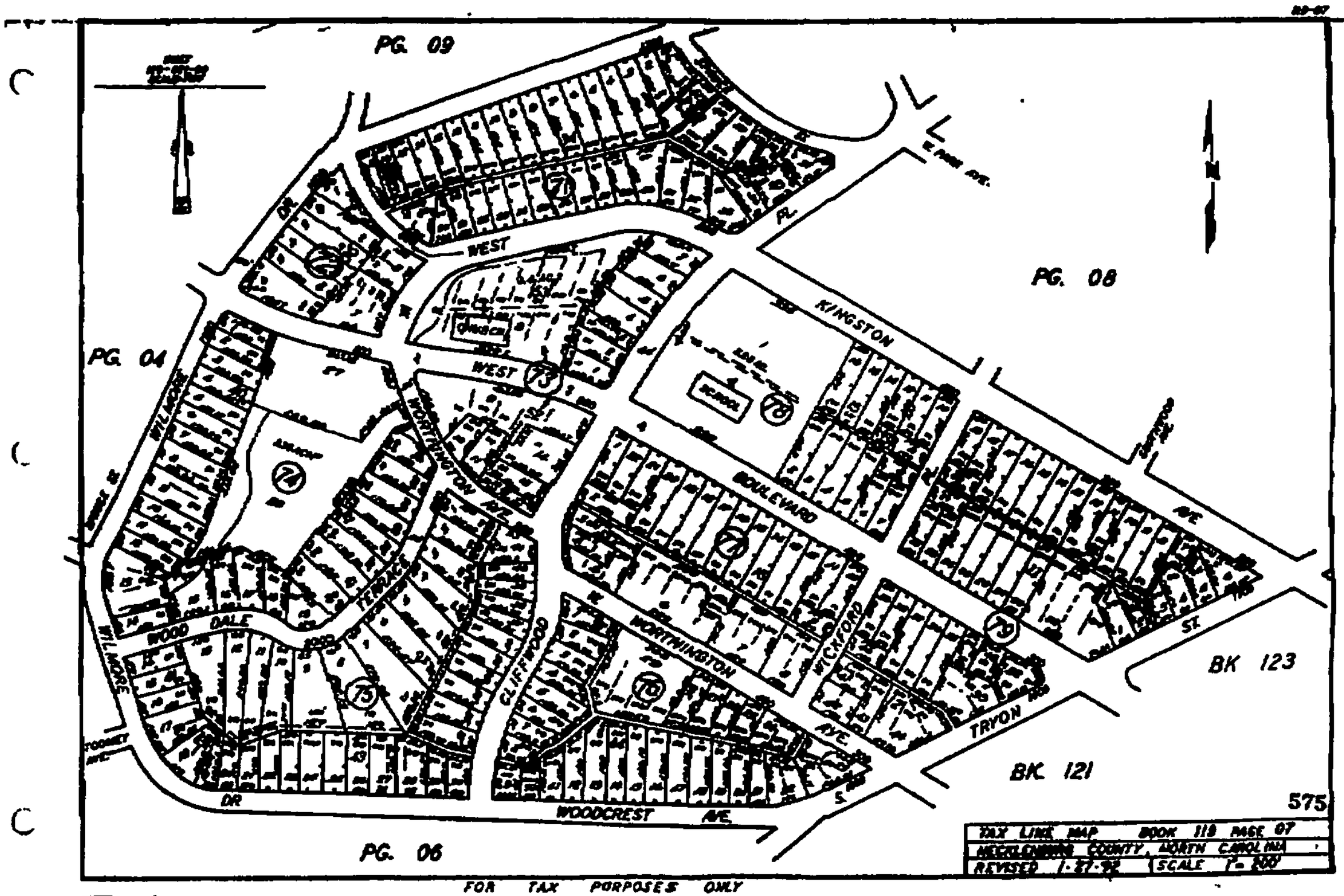
75. Add $2,178 for Payment Performance Bond.

76. No rock excavation or removal of unsuitable soils.

Exhibit 6 - Construction Schedu

EARLY START	EARLY FINISH	ORIG DUR	
07JUN93	07JUN93	1	PERMITS
08JUN93	21JUN93	10	ASBESTOS REMOVAL
22JUN93	06JUL93	10	DEMOLITION
29JUN93	12JUL93	10	ROOFING
07JUL93	12JUL93	5	CLEAN UP
08JUL93	22JUL93	10	EXT SANDBLAST
14JUL93	27JUL93	10	MASONRY-ELEVATOR SHAFT
08JUN93	07JUN93	0	ORDER ELEVATOR
14JUL93	27JUL93	10	ROUGH CARPENTRY
28JUL93	08SEP93	30	SITE WORK
21JUL93	30JUL93	8	PLUMBING ROUGHS
28JUL93	28JUL93	3	SPRINKLER ROUGH
28JUL93	03AUG93	5	HVAC ROUGH IN
09AUG93	19AUG93	7	ELECTRICAL ROUGH IN
04AUG93	06AUG93	3	SECURITY SYSTEM ROUGH
11AUG93	10AUG93	0	INSPECTIONS
11AUG93	13AUG93	3	INSULATION AND INSPECTION
16AUG93	27AUG93	10	SHEETROCK
30AUG93	03SEP93	5	INTERIOR TRIM
07SEP93	13SEP93	7	INTERIOR PAINTING
14SEP93	21SEP93	4	CABINETS
15SEP93	20SEP93	3	BATH VINYL
15SEP93	08OCT93	15	INSTALL ELEVATOR
22SEP93	30SEP93	7	ELEC/PLUMB/HVAC TRIM
01OCT93	08OCT93	3	INSPECTIONS AND METERS
08OCT93	15OCT93	5	CARPET AND VCT
12OCT93	19OCT93	5	2ND TRIM AND PUNCH
20OCT93	21OCT93	2	FINAL PAINT
22OCT93	01NOV93	7	C O AND OWNER ACCEPT
08JUN93	22OCT93	100	QUAD



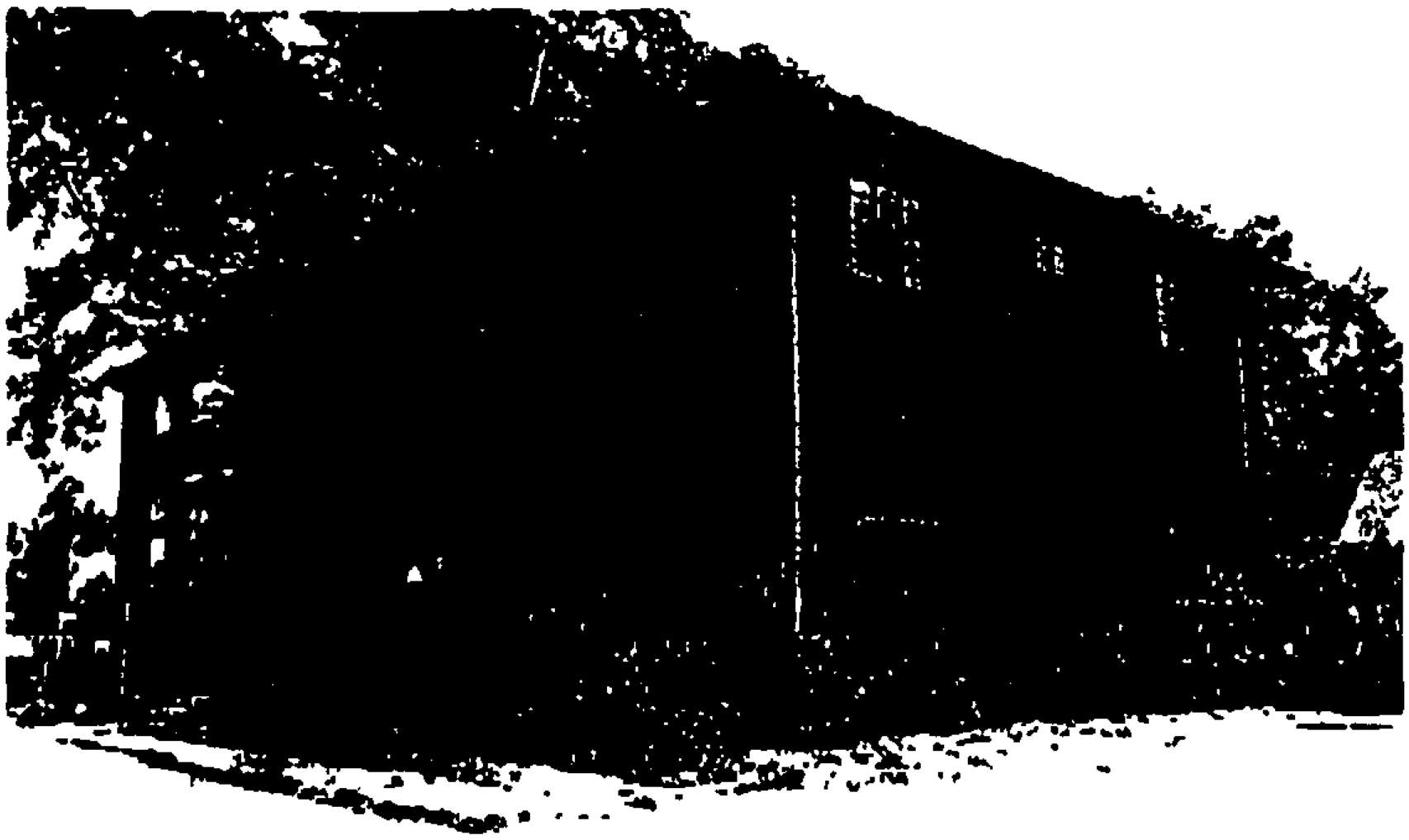


FOR TAX PURPOSES ONLY

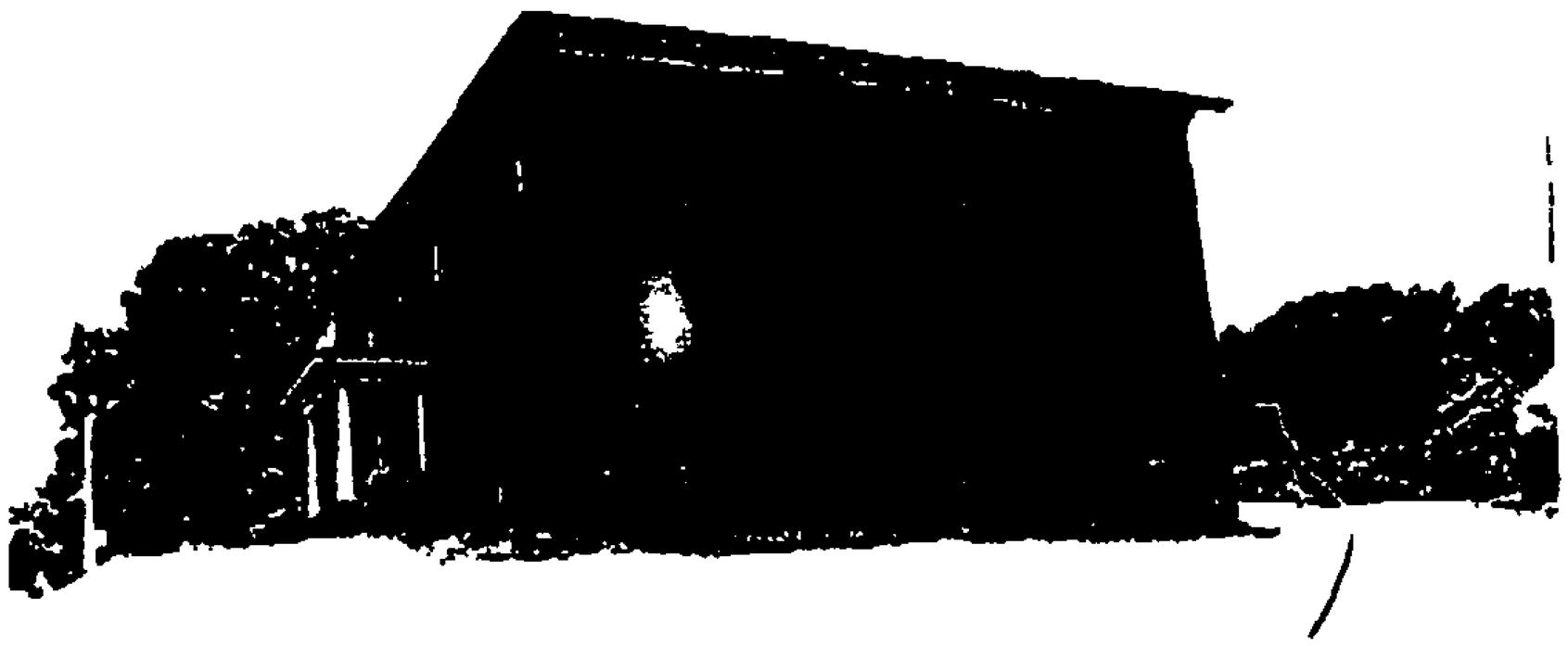
- Exhibit 7 - Neighborhood Tax Map -

Exhibit 8 - Photographs

501 WEST Blvd.



501 WEST Blvd.



501 WEST Blvd

25-Year Pro Forma Financial Statements
For: Wilmore Neighborhood Associates Inc. ($325 Scenario)
FY 1994-2018

	Per Unit Cost	1994	1995	1996	1997	1998	1999	2000
Total Gross Revenue		15,600	16,068	16,550	17,047	17,558	18,085	18,627
Less: Vacancy (5%)		(780)	(803)	(828)	(852)	(878)	(904)	(931)
Plus: Misc. Income		144	148	153	157	162	167	172
Net Revenue		14,964	15,413	15,875	16,352	16,842	17,347	17,868
Less: Expenses								
Rental Expenses	(200)	800	824	849	874	900	927	955
Administrative Exp.	(200)	800	824	849	874	900	927	955
Management Fee	(375)	1,500	1,545	1,591	1,639	1,688	1,739	1,791
Maintenance Exp.	(500)	2,000	2,060	2,122	2,185	2,251	2,319	2,388
Operating Exp.	(300)	1,200	1,236	1,273	1,311	1,351	1,391	1,433
Taxes	(450)	1800	1,854	1,910	1,967	2,026	2,087	2,149
Insurance	(150)	600	618	637	656	675	696	716
Replace. Reserve	(150)	600	618	637	656	675	696	716
Misc.	(75)	300	309	318	328	338	348	358
Total Operating Expenses		9,600	9,888	10,185	10,490	10,805	11,129	11,463
Net Operating Income		5,364	5,525	5,691	5,861	6,037	6,218	6,405

2001	2002	2003	2004	2005	2006	2007	2008	2009
19,186	19,762	20,354	20,965	21,594	22,242	22,909	23,596	24,304
(959)	(988)	(1,018)	(1,048)	(1,080)	(1,112)	(1,145)	(1,180)	(1,215)
177	182	188	194	199	205	211	218	224
18,404	18,956	19,525	20,110	20,714	21,335	21,975	22,634	23,313
984	1,013	1,044	1,075	1,107	1,141	1,175	1,210	1,246
984	1,013	1,044	1,075	1,107	1,141	1,175	1,210	1,246
1,845	1,900	1,957	2,016	2,076	2,139	2,203	2,269	2,337
2,460	2,534	2,610	2,688	2,768	2,852	2,937	3,025	3,116
1,476	1,520	1,566	1,613	1,661	1,711	1,762	1,815	1,870
2,214	2,280	2,349	2,419	2,492	2,566	2,643	2,723	2,804
738	760	783	806	831	855	881	908	935
369	380	391	403	415	428	441	454	467
11,807	12,161	12,526	12,902	13,289	13,687	14,098	14,521	14,956
6,597	6,795	6,999	7,209	7,425	7,648	7,877	8,114	8,357

2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
25,033	25,784	26,558	27,355	28,175	29,021	29,891	30,788	31,712	568,765
(1,252)	(1,289)	(1,328)	(1,368)	(1,409)	(1,451)	(1,495)	(1,539)	(1,586)	(28,438)
231	238	245	253	260	268	276	284	293	5,250
24,013	24,733	25,475	26,239	27,027	27,837	28,673	29,533	30,419	545,576
1,284	1,322	1,362	1,403	1,445	1,488	1,533	1,579	1,626	14,879
1,284	1,322	1,362	1,403	1,445	1,488	1,533	1,579	1,626	14,879
2,407	2,479	2,554	2,630	2,709	2,790	2,874	2,960	3,049	27,898
3,209	3,306	3,405	3,507	3,612	3,721	3,832	3,947	4,066	37,198
1,926	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	22,319
2,888	2,975	3,064	3,156	3,251	3,349	3,449	3,552	3,659	33,478
963	992	1,021	1,052	1,084	1,116	1,150	1,184	1,220	11,159
963	992	1,021	1,052	1,084	1,116	1,150	1,184	1,220	11,159
481	496	511	526	542	558	575	592	610	5,580
15,405	15,867	16,343	16,834	17,339	17,859	18,395	18,946	19,515	178,550
8,608	8,866	9,132	9,406	9,688	9,979	10,278	10,586	10,904	367,027

BACKGROUND

- The City is authorized under the City Charter to exercise its eminent domain powers under certain conditions to provide housing for low and moderate income persons. One of the conditions is when structures (houses) have been found to contain certain housing code violations that the property owner has failed or refused to correct within a reasonable time. (The City may not file an eminent domain action until after the property owner has had 150 days, from the date of the order finding violations of the City Housing Code, to correct the violations.)

- The City is authorized to provide housing for low and moderate income persons or contract with public or private entities to provide such housing.

- The Community Development Department has been working with Reid Park Associates, a neighborhood-based Community Development Corporation, to identify properties in the Reid Park community which have housing code violations that the owners have failed to correct.

- Reid Park Associates is going to apply for a HUD HOPE III grant in August 1993 to purchase 10 housing units from the City to rehabilitate and sell them to lower-income persons for homeownership (The HOPE III grant requires that Reid Park Associates acquire a minimum of 10 units from the City or other governmental entities, such as FHA or VA repossesions.)

- To be consistent with the City Charter, the City will enter into a Memorandum of Understanding with Reid Park Associates to acquire identified property in the Reid Park community (See Exhibit A and tax maps), to rehabilitate the units for resale to lower-income persons, and to set forth the provision for Reid Park Associates to purchase the properties from the City with funds from First Union National Bank's Community Real Estate Fund in the event they are not successful in obtaining the HOPE III grant from HUD.

- Prior to City Council's adoption of resolutions to authorize condemnation of the subject properties, the owners will be notified; and, after City Council's action the property owners will again be notified of the City's intent to acquire the property through eminent domain (condemnation) proceedings. (See Exhibit B - Action Steps to Acquire Property and Convey to Reid Park.)

- The City's Real Estate staff will attempt to negotiate with the owners during this process in hopes of acquiring the properties through negotiations. However, the City must have demonstrated its intent to acquire these properties in order for Reid Park Associates to include these properties in their grant application.

- Once the properties have been acquired by the City through negotiation and/or condemnation, City Council will be requested to approve the sale of the properties to Reid Park Associates.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding dated the _____ day of June, 1993 between the City of Charlotte (City) and Reid Park Associates, Inc. (Reid Park) sets forth the following agreements and understandings:

1. The City is authorized, under the City Charter, to acquire property and to exercise its eminent domain powers under certain conditions if necessary to provide housing for low-to-moderate income persons. One of the conditions is that the City has the power of eminent domain to acquire property when the structures(s) have been found to contain housing code violations that the property owner has failed or refused to correct within a reasonable time. In addition, the City must adopt a plan to use condemned property for low-to-moderate housing.

2. Based on Section 7.81 of the City Charter, the City (through its Community Development Department) has been working with Reid Park to identify properties in the community which have housing code violations that the owners have failed to correct. (See attached list - Exhibit C-1). Reid Park and/or the City has attempted to negotiate the purchase of these properties for the City but has been unsuccessful.

3. Reid Park has requested by letters dated December 21, 1992 and March 22, 1993, that the City use its condemnation powers to acquire certain property as shown on Exhibit C-1.

4. Reid Park will apply for a HUD HOPE 3 grant in mid June, 1993 to purchase from the City and rehabilitate each of the properties listed in Exhibit A, which will then be resold to create homeownership opportunities for low-income persons. In the event that Reid Park is not awarded the HUD HOPE 3 grant, then Reid Park agrees to purchase these properties at their appraised value plus any additional costs that the City incurs to acquire these properties with funds provided by the Community Real Estate Fund created in January 1990 by First Union National Bank.

5. Once the property has been acquired by the City through condemnation and the sale of the properties to Reid Park approved by City Council, Reid Park will purchase the identified properties in order to develop affordable homeownership opportunities for lower-income persons.

6. Reid Park will rehabilitate each of these properties. The houses will then be sold to lower-income persons upon completion of the rehabilitation. As required by the Charter, the City adopts this use of the subject properties as its plan to use the condemned properties for low-to-moderate housing.

REID PARK ASSOCIATES, INC.

_____
Executive Director

WITNESS:

_____

CITY OF CHARLOTTE

_____
City Manager

ATTEST:

_____
City Clerk

Approved as to form:

_____
City Attorney

Approved as to form:

_____
City Attorney

_____
Witness

Attest:

_____
City Clerk

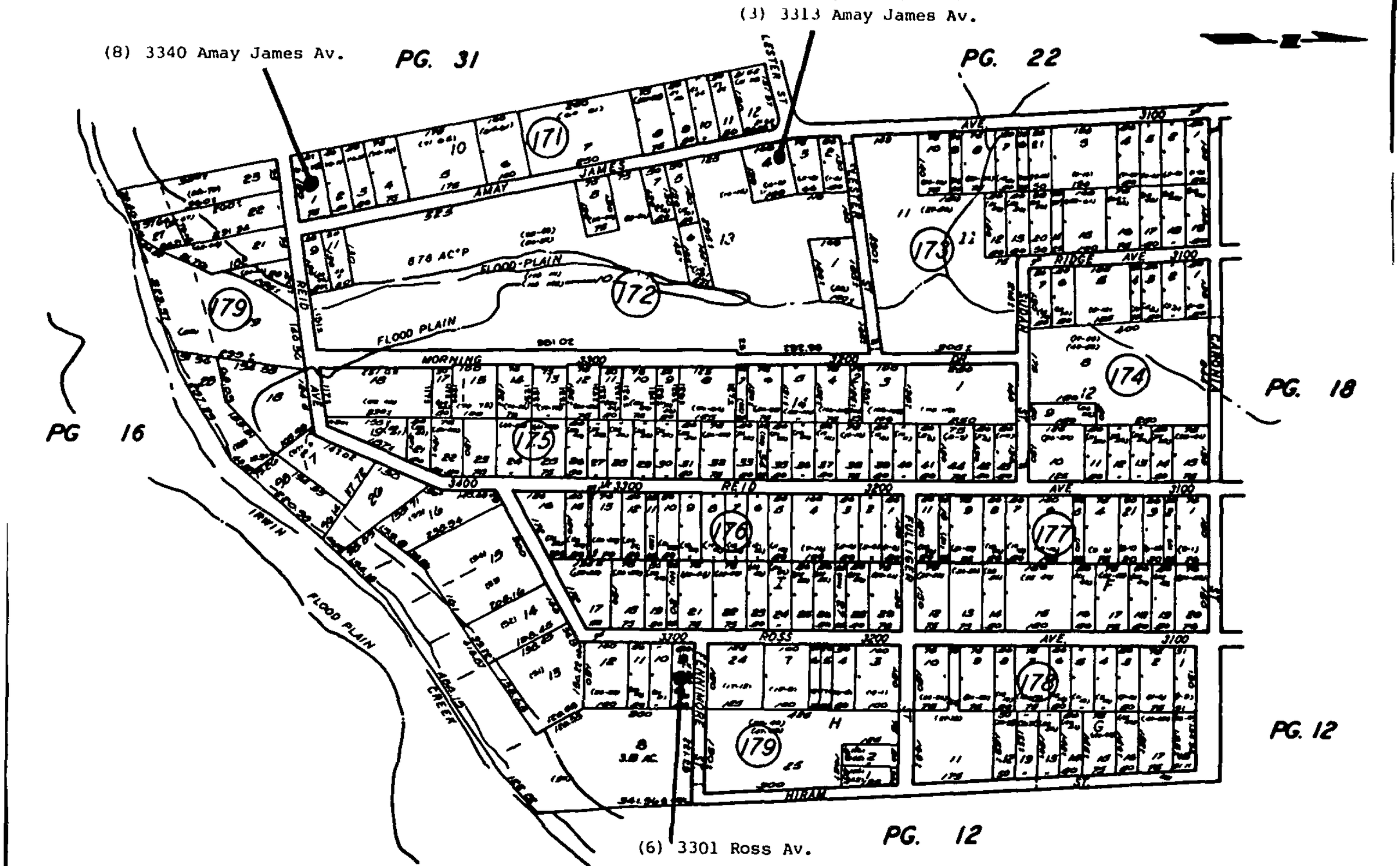
EXHIBIT A

	PROPERTY OWNER	PROPERTY ADDRESS	APPRAISED VALUE
1.	Heirs, Jack D. Norman	2916 Amay James Avenue Tax Code 145-181-27	$ 7,000
2.	Heirs, Jack D. Norman	2920 Amay James Avenue Tax Code 145-181-10	17,000
3.	Heirs, Jack D. Norman	3313 Amay James Avenue Tax Code 145-172-04	8,500
4.	John Gholston	2929 Morning Drive Tax Code 145-183-27	1,600
5.	Heirs, Maggie Aiken	2923 Ross Avenue Tax Code 145-123-04	4,000
6.	Marshall Watkins	3301 Ross Avenue Tax Code 145-179-09	10,000
7.	Robert White and Michael Todd	2701-03-05 Mayfair Avenue Tax Code 115-015-11	32,000
8.	Heirs, Vera C. Crowder	3340 Amay James Avenue Tax Code 145-171-01	3,500
			$83,600

1887

TAX LINE MAP	BOOK 145 PAGE 18
MECKLENBURG COUNTY, NORTH CAROLINA	
REVISED	SCALE 1" = 200'

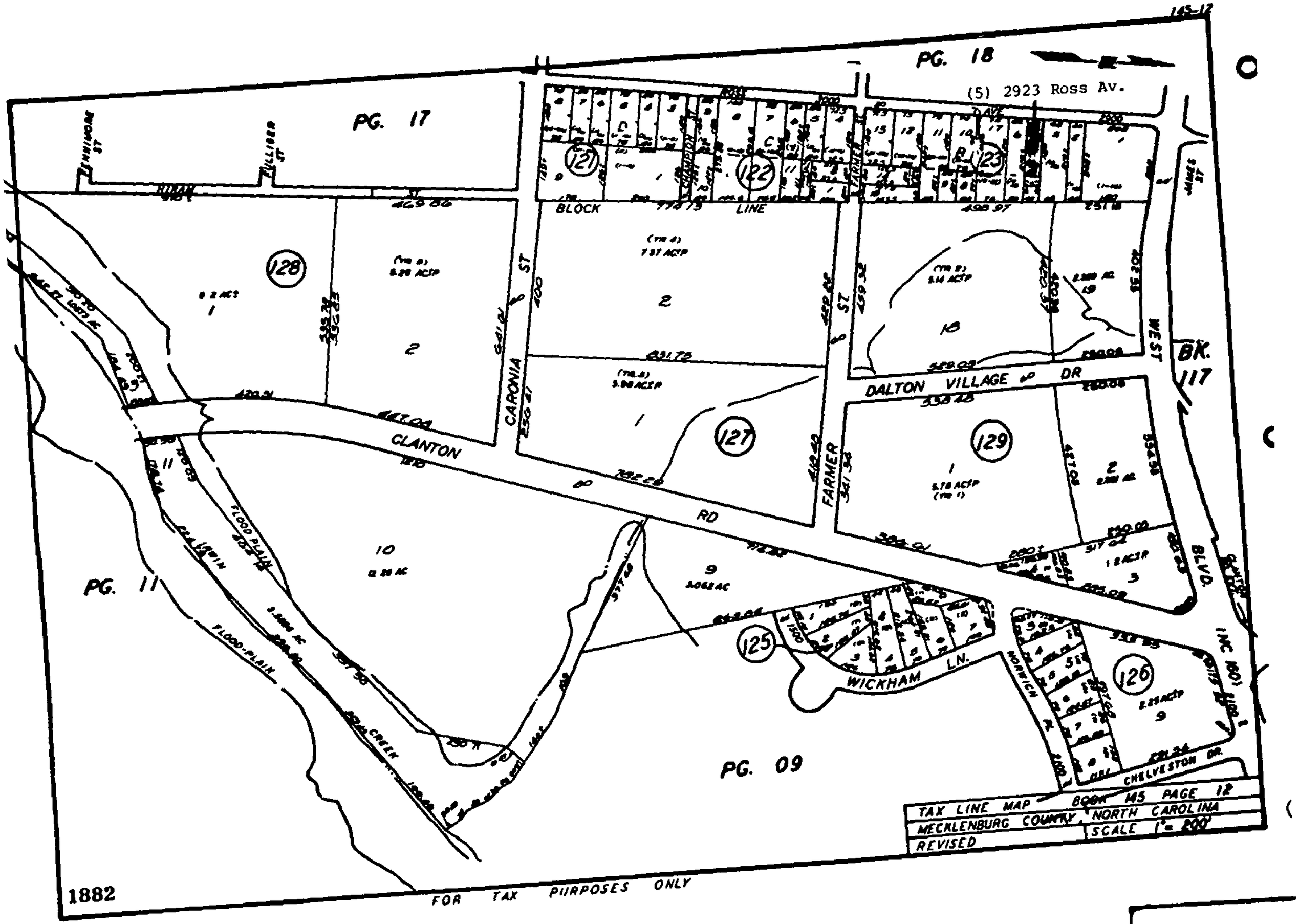
FOR TAX PURPOSES ONLY

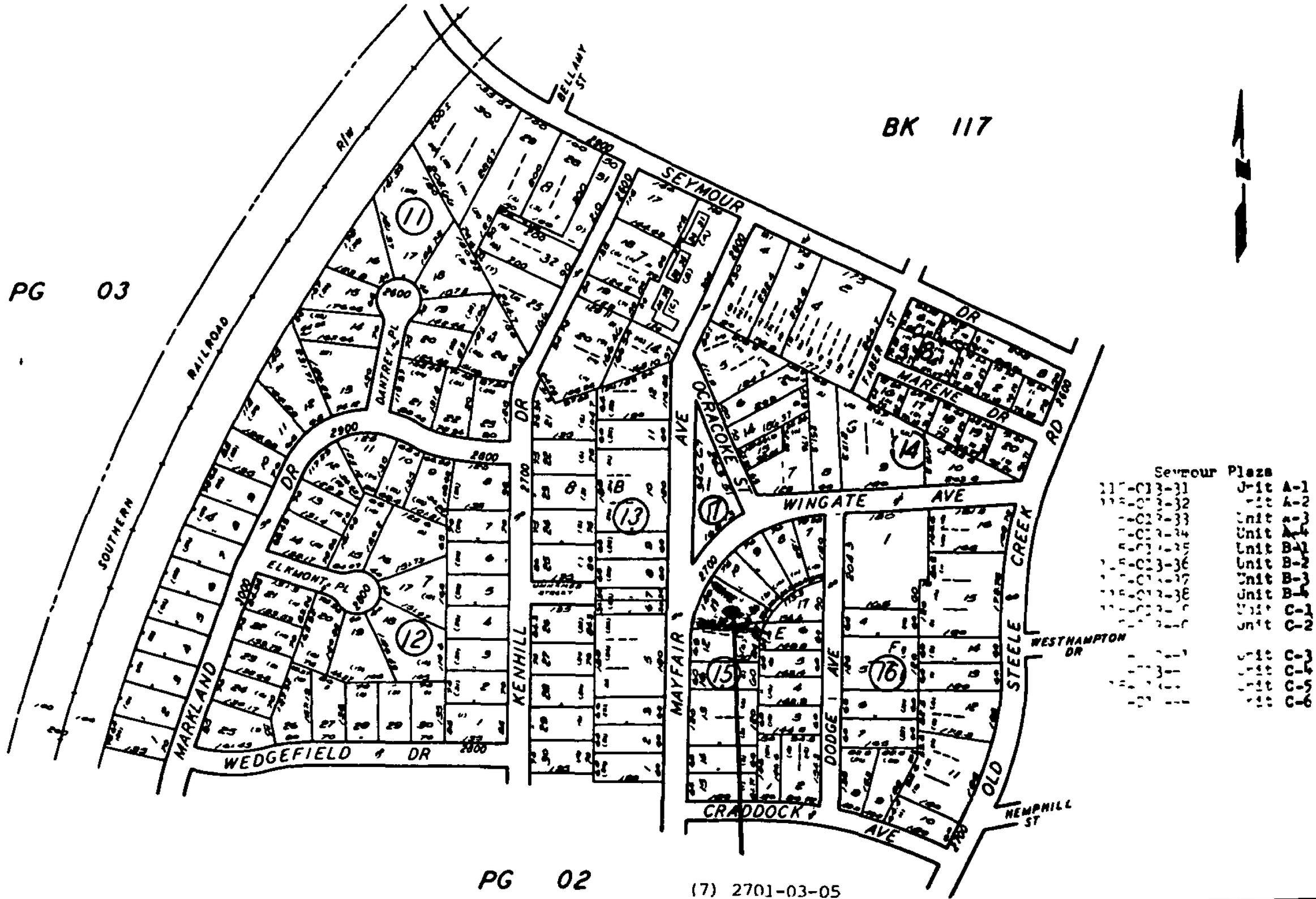


TAX LINE MAP	BOOK 145 PAGE 17
MECKLENBURG COUNTY, NORTH CAROLINA	
REVISED	SCALE 1" = 200'

1886

FOR TAX PIURPOSES ONLY


PG. 18
(5) 2923 Ross Av.
PG. 17
PG. 11
PG. 09
BLOCK LINE
CARONIA ST
FARMER ST
WEST ST
DALTON VILLAGE DR
CLANTON RD
WICKHAM LN.
NORWICH
CHELVESTON DR.
BLVD.
FLOOD PLAIN
BK. 117
TAX LINE MAP BOOK 145 PAGE 12
MECKLENBURG COUNTY, NORTH CAROLINA
SCALE 1" = 200'
REVISED
1882
FOR TAX PURPOSES ONLY



(7) 2701-03-05
Mayfair Av.

1559

TAX LINE MAP BOOK 115 PAGE 01	
MECKLENBURG COUNTY, NORTH CAROLINA	
REVISED 6 4 90	SCALE 1" = 200'

FOR TAX PURPOSES ONLY

Exhibit B

ACTION STEPS TO ACQUIRE PROPERTY AND CONVEY TO REID PARK

Step 1 - Final Negotiations With Owner(s). Notify Owner(s) on May 31, 1993 of the Requested Action of the City Council

Step 2 - Request City Council Adopt Resolutions Authorizing Condemnation Proceedings for Acquisitions of Certain Real Property in the Reid Park Community - June 14, 1993

Step 3 - "30-day Notice of Intent to File Condemnation" sent to property owners - July 15, 1993

Step 4 - File Condemnation and Deposit Just Compensation With Superior Court - July 16, 1993. (Only for properties not successfully negotiated)

Step 5 - Serve Notice to Owner (certified mail and advertisement) - July 23, 1993.

Owner has 120 days to Respond to Action After Service of Action (Assumed to be served by Post Office 5 working days or by July 30th)

Step 6 - Title Vested to City Upon One of the Following:

(1) Owner Files Answer to Action not Challenging City's Right to Condemn;

(2) Failure of the Owner to Respond Within the 120-day time period. (November 27, 1993 if served on July 30, 1993)

(3) Owner draws down the funds deposited with the Court. (At any time after funds deposited with Court and prior to 120-day time period)

Step 7 - City Council requested in November 1993 to authorize the sale of properties to be vested to City to Reid Park.

Step 8 - If Action challenged by owner, then title does not vest until a Judge rules on the taking (would take 3-6 months to get on Judge's docket).

Step 9 - City Council Requested to Approve Sale of Land to Reid Park - (May 1994 based on 6-month estimate to have title vest with the City)

Note: This schedule assumes that there will be no delays or errors in the process. If some delays or errors occur, the above process will be longer.

BACKGROUND

- On October 28, 1991 City Council approved the use of $1,300,000 in City funds to create the City Within a City (CWAC) Loan/Equity Pool Program, with participating banks contributing $6,500,000. Since that time City Council has approved the use of an additional $100,000 in Development and Revitalization Funds to add four banks to the CWAC Loan/Equity Pool bank group. Currently, the banks' contribution to the program is $7,000,000 for a total Loan/Equity Pool of $8,400,000.

- The purpose of the CWAC Loan/Equity Pool Program is to create a public/private venture which will increase lending opportunities for targeted areas of the City of Charlotte, thereby providing expanded economic development opportunities, particularly the creation of jobs. This program allows the banks, in partnership with the City, to make marginal loans that would not have been made without the use of the public/private venture funds being provided by the City.

- Loans are to be made to individuals earning 80% or less of the median income for Charlotte or to companies or persons that will employ individuals within the CWAC boundary earning 80% or less of the median income for Charlotte. The minimum loan amount will be $15,000, and one job is to be created for each $10,000 in City Development and Revitalization funds loaned.

- The bank loans will be made to targeted borrowers for new businesses or the expansion of existing businesses. All loans are made with 80% bank contribution and 20% City contribution (with City funds being subordinated to bank debt). The City funds will be available to the banks at a 0% interest rate. This arrangement (subordinated, 0% interest loans) will enable the banks to view these funds as equity, thereby enhancing borrowing opportunities for targeted applicants.

- The total cost to finance the construction of the daycare center is $618,000 of which $102,600 is being requested from the City as its 20% matching funds. Bank of Mecklenburg's 80% loan amount will be $410,400 and GHEF will contribute equity in the amount of $105,000.

- Bank of Mecklenburg's original commitment to the CWAC Loan/Equity Pool Program was $100,000 and the City's 20% matching funds were $20,000. Bank of Mecklenburg has funded one loan which utilized $19,000 of the $20,000 set aside for the Bank; leaving a $1,000 balance. Therefore, City Council is being requested to approve an additional $101,600 to be set aside as matching funds for the Bank of Mecklenburg; bringing the City's matching CWAC funds for the Bank of Mecklenburg to $102,600.

The sources and uses of the funds for this project are as follows:

Sources

Bank of Mecklenburg	$410,400
City of Charlotte	102,600
GHEF's Contribution	105,000
Total	$618,000

Uses

Project Construction	$570,000*
Contingency	48,000
Total	$618,000

*Includes $1 per year land lease payment

Terms of Loans

Bank of Mecklenburg

Amount	$410,400
Rate	7.75% (fixed rate)
Term	9 months - interest only
	19 Years and 3 months
Payments	$3,100

(See Bank of Mecklenburg's commitment letter - Exhibit A)

City of Charlotte

Amount	$102,600
Rate	0%
Term	22 Years and 9 months
	(33 months longer than bank loan)
Payments	$3,100

The bank's maximum loan term permitted under the CWAC Loan Program is 10 years; therefore, an exemption to the bank's term is being requested. GHEF is a nonprofit organization; therefore, to ensure GHEF has adequate cash flow a bank loan term of 20 years is needed.

Security

Bank of Mecklenburg and City of Charlotte loans will be secured as follows:

Assignment of leasehold interest in approximately 1.6 acres of land on Billingsley Road. Assignment of lease between GHEF and Bright Horizons Children's Center, Inc.

The assignment of the above mentioned lease and leasehold improvements have no monetary value; however, if GHEF defaults on its loan, the Bank and City will have the authority to assume and operate the daycare center until another daycare operator is found. As indicated, Mecklenburg County will own the land on which the daycare center will be constructed. The County, therefore, has a strong interest in the ultimate use of the property, especially since it hopes to have County employees in the Billingsley Road area be major users of the daycare center, along with Grier Heights residents. To ensure that the County maintains control of not only the land, which it will lease, but also the facility itself, the County will enter into an agreement whereby, if GHEF defaults on its loans, the County will purchase 85% of the outstanding principal balance on the loans of the bank and the City to GHEF with 90% of the bank's loan being paid down and the remaining funds being used to pay down the City loan.

An example of how the County payoff would work is as follows:

Bank of Mecklenburg Loan	$410,400
City of Charlotte's CWAC Loan	102,600
	$513,000
	85%
	$436,050
Bank Pay Down ($410,400 @ 90%)	-369,360
City Pay Down	- 66,690
	-0-

Based on this example the Bank and City loans will be paid down to the following amounts:

Bank of Mecklenburg Loan	$410,400
County Pay Down	-369,360
Remaining Bank Loan Balance	$ 41,040
City of Charlotte's CWAC Loan	$102,600
County Pay Down	- 66,690
Remaining CWAC Loan Balance	$ 35,910

As evidenced above if the GHEF goes into default, the County will step in to significantly pay down both the Bank and City loans.

The collateral positions will be as follows:

1st lien position - Bank of Mecklenburg
2nd lien position - City of Charlotte

- Jobs to be Created Over a Two Year Period

The GHEF's daycare center will create 20 jobs as a result of this loan. At least 11 jobs will be created for low-to-moderate income persons from the CWAC area as required by contract, with the possibility that all 20 jobs will be filled by low-to-moderate income persons from the CWAC area. The jobs are as follows:

Position	Number	Salaries
Director	1	$27,000/yr.
Asst. Director	1	17,017/yr.
Head Teacher	3	14,616/yr.
Cook	1	10,962/yr.
Teacher	7	6.00/hr.
Teacher Asst.	7	5.00/hr.

- CWAC Loan Program Status Report

The CWAC Loan Program Status Report is attached as Exhibit B.

Exhibit A

BANK OF MECKLENBURG

April 19, 1993

Mr. George A. Wallace
President
Grier Heights Economic Foundation, Inc.
P.O. Box 32242
Charlotte, NC 28232

Dear George:

Bank of Mecklenburg ("the Bank") agrees to provide funding to Grier Heights Economic Foundation, Inc. ("Grier Heights") for the construction and permanent financing of the proposed Grier Heights Day Care Center ("Project") to be built on County land at Billingsley Road in Charlotte. This commitment will be in 2 parts, as set out below:

Construction Financing

Amount: Up to $410,400, not to exceed 70% of project costs

Term: Up to 9 months

Interest: 7.75%, payable monthly

Fee: None

Collateral: Assignment of Leasehold interest in approximately 1.6 acres of land on Billingsley Road.

Assignment of Lease between Grier Heights (Lessor) and Bright Horizons Children's Centers, Inc. (Lessee).

Assignment of Escrow account of Grier Heights Economic Foundation (to be in form of deposit at Bank of Mecklenburg) with initial balance of $48,000.

Security Agreement covering all personal property of borrower related to this project (furniture, fixtures, etc.).

Draws: Available monthly during construction of building based on architect certified draw requests from contractor on standard AIA document G702.

Prior Conditions to be met:

1. Grier Heights will have entered into a ground lease with Mecklenburg County, the terms of which are satisfactory to the Bank.

PO Box 220927
Charlotte NC 28222
(704) 375-2265

2. Grier Heights will have entered into a lease and operating agreement with Bright Horizons to operate the day care center, such lease and operating agreement to be satisfactory to the Bank.

3. Grier Heights will deposit 10% of the projected costs of the day care center into an Escrow Account at the Bank, to be used as equity in the project and disbursed prior to any Bank or City loan funds.

4. City of Charlotte ("the City") will commit to lend Grier Heights to $102,600, not to exceed 20% of projected cost, for permanent secondary financing for this project. This loan will be made under the "City Within A City" Loan Program and will bear interest at 0% and begin to amortize when the Bank's loan is repaid in full. The City loan will be disbursed into an Escrow Account at the Bank at closing. The Bank will monitor the progress of construction and make payments on construction draw requests from the Escrow Account. Grier Heights equity money will be disbursed first, then the City's loan funds, and then the Bank's loan.

5. Grier Heights or Bright Horizon will enter into a construction contract for the day care center. Such contract will not exceed $570,000 and will either be a fixed price contract or cost plus with a guaranteed maximum. The Bank reserves the right to approve the contractor or to require a payment and performance bond to assure completion of the project.

6. Prior to construction, the county will have entered into an agreement with the Bank and the City whereby the county will purchase, under certain conditions, the leasehold interest assigned to the Bank and the City for 85% of the outstanding principal balance on the loans of the Bank and the City to Grier Heights.

7. The Bank and the City will have entered into an agreement whereby of total monies paid by the County to purchase the leasehold interest, the Bank will be paid a sum to retire 90% of it's loan, with the remainder to be used to retire the City loan.

8. Grier Heights agrees to maintain all of its deposit accounts at Bank of Mecklenburg during the loan.

9. Grier Heights agrees to allow a sign at the

construction site saying "Financing Provided by Bank of Mecklenburg".

Permanent Loan

Amount:	70% of project costs, not to exceed $410,400
Term:	20 years
Interest Rate:	7.75% for 9 years and 3 months; Rate to be adjusted at that time to then current market rate. The formula for setting the rate shall be the then current yield on 10 year U.S. Government Securities plus 200 basis points.
Collateral:	Same as above
Repayment:	111 payments of approximately $3,372; then payments adjusted to amortize balance over remaining life at then current market rate; 300 payments in total.
Prepayment Penalty:	None

Prior Conditions to be met:

1. All conditions outlined in construction loan section.

2. Grier Heights Agreement that escrow account assigned to the Bank will grow to a minimum of $75,000 by the end of the fifth year after the day care center opens.

3. Grier Heights agrees to reimburse Bank for attorneys' fees in connection with this transaction.

If this commitment is satisfactory, please sign the attached copy and return to me in the enclosed envelope.

Sincerely,

Frank W. Ix

Frank W. Ix
Senior Vice President

Accepted and Agreed to this 20 day of April, 1993.

Grier Heights Economic Foundation, Inc.

BY: Mzonge A. Wallace
President

Exhibit B

CWAC LOAN AND PROGRAM SUMMARY

	BORROWER	LOAN AMOUNT CITY/BANK	BANK	JOBS TO BE CREATED
1)	Darlene Adams	$11,000/$ 44,000	Wachovia	3
2)	Floyd's Restaurant	6,000/ 24,000	Republic	1
3)	CrossRoads Restaurant	19,000/ 76,000	Bank of Meck.	3
4)	Evans Financial Group	10,700/ 42,800	First Union	4
5)	Mr. & Mrs. Lankford	8,000/ 32,000	First Union	1
6)	Ms. Karen A. Shaw	54,800/ 219,200	NationsBank	10
7)	Charlotte Climbing Center	6,000/ 130,000	Southern National	1
8)	A & E Commerc. Hskp.	6,000/ 24,000	United Carolina Bk.	1
9)	Jaz-Mek's Hair Salon	32,149/ 127,000	Southern National	3
10)	Kevin Campbell	64,000/ 256,000	NationsBank	8
	TOTAL	$217,649/ 875,000		35

BACKGROUND

- The Stewart B. McKinney Homeless Assistance Acts of 1987 and 1988 authorized the Federal Emergency Shelter Grant Program, which provides funds to states and local governments to support programs targeted to homeless families and individuals. The funds may be used for the following eligible activities:

  - Renovation of facilities for emergency shelter
  - Provision of essential services (up to 30% of the total grant)
  - Payment of maintenance, operations and insurance.
  - Homeless prevention activities (up to 30% of the total grant)
  - Staff costs for operations (up to 10% of the total grant)

- From 1987 to 1991 the City contracted with Mecklenburg County for the administration and distribution of the ESG funds. Mecklenburg County then contracted with eligible local homeless care providers to carry out eligible ESG activities. In 1992 the County requested that it be removed from the contractual commitment with the City to administer and distribute the funds. Because of the short time frame to commit the FY92 funds, staff recommended and Council approved 5 contracts with agencies in amounts recommended by the County as follows:

- Uptown Shelter	$32,000
- Salvation Army Women and Children's Shelter	10,000
- Charlotte Emergency Housing	18,200
- Traveler's Aid Socity	10,000
- Crisis Assistance Ministry	15,800
Total	$86,000

  Staff also recommended Request for Proposals for the next year.

- On February 8, 1993 City Council approved the grant application for ESG funds in the amount of $59,000 which is $27,000 less than the previous year's due to a reduction in the overall appropriation of ESG funds nationally by the U. S. Congress. This action also provided for Request for Proposals to be issued by the City in order to allow eligible homeless service providers to compete for the reduced ESG funds. In response, 5 service providers made the following request:

- Charlotte Emergency Housing	$12,485
- Crisis Assistance Ministry	10,840
- Salvation Army	6,860
- Traveler's Aid Society	6,860
- Uptown Shelter	21,955
	$59,000

- What follows is a summary of funds provided by or requested of Mecklenburg County for agencies providing homeless assistance. The sources of County funding are ABC profits, beer and wine tax, and hotel/motel taxes.

Agency Name	County Funds Approved FY 91-92	County Funds Approved FY 92-93	County Funds Requested FY 93-94
Crisis Assistance-Counseling Office	$242,000	$255,662	$274,894
Crisis Assistance-Clothing, Furniture, Appliance Ministry	67,192	70,247	75,193
Charlotte Emergency Housing	49,000	60,892	79,971
Salvation Army-Women's, Children, Family Shelter	52,000	74,328	74,328
Salvation Army-Transitional Housing (New Request)	0	0	26,756
Uptown Shelter-George Shinn Center	120,000	140,000	163,500
Traveler's Aid-Family Resettlement Program	32,443	33,784	102,928
The Community Works-(New Request)	0	0	100,000
Total	$562,635	$634,913	$897,570

- Attached as Exhibit 1 is a matrix which outlines each of the 5 responding agencies competing for City ESG funds and detailed criteria relating to eligibility and the functions of services provided.

Exhibit 1

CRITERIA	CHARLOTTE EMERGENCY HOUSING	CRISIS ASSISTANCE MINISTRY	SALVATION ARMY WOMEN'S & CHILDREN'S SHELTER	TRAVELER'S AID	UPTOWN SHELTER (GEORGE SHINN CENTER)
ELIGIBLE CRITERIA	Improve the quality of existing emergency shelters for the homeless. (24CFR 576.21) Fund additional emergency shelters. (24CFR 576.21) Help meet the costs of operating emergency shelters. (24CFR 576.21) Provide certain essential social services to homeless individuals. Only 30% of the total entitlement can be used for essential services (24CFR576.21)	Homeless prevention activities or programs designed to prevent the incidence of homelessness, including: (a) Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices, (b) Security deposits or first month's rent to permit a homeless family to move into its own apartment, (c) Mediation programs for landlord-tenant disputes, (d) Legal services programs for the representation of indigent tenants in eviction proceedings, (e) Payments to prevent foreclosure on a home, and (f) Other innovative programs and activities designed to prevent the incidence of homelessness Only 30% or *the total allotment can be used for pre-*ventive activities. (24CRF 576.3)	Improve the quality of existing emergency shelters for the homeless. (24CFR576.21) Fund additional emergency shelters. (24CFR576.21). Help meet the costs of operating emergency shelters. (24CFR576.21) Provide certain essential social services to homeless individuals. Only 30% of the total entitlement can be used for essential services. (24CFR576.21)	Homeless prevention activities or programs designed to prevent the incidence of homelessness, including: (a) Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices, (b) Security deposits or first month's rent to permit a homeless family to move into its own apartment, (c) Mediation programs for landlord-tenant disputes, (d) Legal services programs for the representation of indigent tenants in eviction proceedings, (e) Payments to prevent foreclosure on a home, and (f) Other innovative programs and activities designed to prevent the incidence of homelessness Only 30% or *the total allotment can be used for pre-*ventive activities. (24CRF 576.3)	Improve the quality of existing emergency shelters for the homeless. (24CFR 576.21) Fund additional emergency shelters. (24CFR 576.21) Help meet the costs of operating emergency shelters. (24CFR 576.21) Provide certain essential social services to homeless individuals. Only 30% of the total entitlement can be used for essential services. (24CFR576.21)
AGENCIES FUNCTION	Charlotte Emergency Housing operates Plaza Place which provides emergency transitional shelter (up to 60 days) for women and families. This is the only program in Charlotte-Mecklenburg which serves intact families and when this facility is full, eligible families must either split up between two shelters, or remain in potentially unsafe living situations. The program	Crisis Assistance Ministry uses McKinney Act ESG funding to prevent homelessness. These funds are used as a "last resort" funding source after all other funds for which the client could qualify have been depleted. ESG funds "must not supplant existing prevention funding" in the community Last year, in order to stretch resources yp as many clients as possible, a $200 spend-	The Salvation Army Women and Children's Shelter provides emergency and transitional shelter for homeless families. In 1992, The Salvation Army Women and Children's Shelter provided 20,732 nights of emergency shelter to 1,330 unduplicated women and children. Of the 627 single women that came to the shelter, 51% or 230 only needed the shelter for one or two nights.	Travelers Aid Society (TAS) provides emergency financial assistance and crisis management social work services to working poor individuals and families relocating to Charlotte who have lost jobs and housing in areas of the country exper-iencing economic depression or recession. When clients arrive, they are homeless. Most live in shelters, motels, or double-up with family or friends. Some even	The purpose of the Uptown Shelter/George Shinn Center is to provide comprehensive, non\duplicative services and temporary shelter in up to 188 beds for homeless men. The primary purpose is to help homeless men get off the street and back in to the mainstream of life The Shelter expects to serve 1,227 (unduplicated count) homeless men in 1993-94, with 60,645 bed/nights of service, an increase from over 54,750 bed/nights in 1992-

CRITERIA	CHARLOTTE EMERGENCY HOUSING CENTER	CRISIS ASSISTANCE MINISTRY	SALVATION ARMY WOMEN'S & CHILDREN'S SHELTER	TRAVELER'S AID	UPTOWN SHELTER (GEORGE SHINN CENTER)
AGENCIES FUNCTION	also includes a AA-licensed large daycare home (Rainbow Room) to pre-school children of the residents. Supportive services include intensive case management and educational programs. In 1991, Charlotte Emergency Housing moved into a new, larger facility, doubling the capacity to serve homeless women and families. Currently, there are 14 bedrooms, which typically serve ten families and up to 8 single women. Case management and supportive counseling is provided by one social worker who provides over 1800 referrals each year. With this support, residents have a strong record of successful transition to permanent housing. Upon leaving Plaza Place, 83% of the residents have secured employment and permanent housing.	ing cap per client was placed on the funding. The average grant per client was $169. This year, because funds are limited more than ever, the cap may be reduced to $150 in order to serve more people.	Of the 252 different families with their 451 children that came seeking shelter, 48% or 122 families needed the shelter for seven (7) days or less. Therefore, most of the women and their children need only short term emergency shelter. Access to other services are available through a network of service providers.	live in their cars. Social workers assist newcomers for up to 90 days to help them develop suitable relocation plans. In the process, TAS provides financial assistance as well. The goal is to prevent recurring episodes of homelessness.	93, in a safe and sanitary shelter. Access to other services and resources is facilitated through a network of service providers who extend services at the Shelter
ESG funding requested from the City	Utilities $6,000 Supplies, Repairs & Service Contracts 4,985 Insurance 1,500 $12,485	Rent & Deposits $10,840	Maintenance, Operations and Insurance $7,000	Rents & Deposits $6,860	Pest Control $ 1,440 Insurance 8,900 Utilities 11,615 $21,955

CRITERIA	CHARLOTTE EMERGENCY HOUSING	CRISIS ASSISTANCE MINISTRY	SALVATION ARMY WOMEN'S & CHILDREN'S SHELTER	TRAVELER'S AID	UPTOWN SHELTER (GEORGE SHINN CENTER)
Agencies FY93 Funding	**Funding Sources** Jan.1, 1991 – Dec. 31, 1992 United Way $58,796 Mecklenburg County 54,946 State ESG 8,891 City ESG 18,200 Private Donations 44,899 Program Fees $44,542 (Child Care Revenues) TOTAL $232,274	**Funding Sources** July 1,1991 – June 30,1993 United Way $235,846 Mecklenburg County 309,292 State ESG 18,534 City ESG 15,800 City of Charlotte 85,309 Private Donations 1,455,058 FEMA 174,309 General Assistance 469,044 Duke Power 151,054 Energy 94,377 TOTAL $3,008,623	**Funding Sources** July 1,1992 – June 30,1993 United Way $291,991 Mecklenburg County 74,328 State ESG 15,000 City ESG 10,000 Private Donations 111,531 TOTAL $502,850	**Funding Sources** Jan. 1, 1991 – Dec. 31, 1992 United Way $253,080 Mecklenburg County 23,784 City ESG 10,000 Fund Raising 17,621 Grants 40,114 TOTAL $344,599	**Funding Sources** July 1,1991 – June 30,1993 Public Support & Contributions $457,872 City ESG 32,000 TOTAL $489,872
	Uses Administration & Supportive Services: $181,789 Program Expense 27,201 Bldg. Expense 23,284 TOTAL $232,274	**Uses** Administration & Supportive Services: $563,672 Prevention 15,800 Energy 330,740 Crisis Intervention 174,309 General Assistance $1,924,102 TOTAL $3,008,623	**Uses** Administration & Supportive Services: $360,090 Food Services 47,960 Rent & Utilities 94,800 TOTAL $502,850	**Uses** Administration & Supportive Services: $228,390 Client Assistance 116,209 TOTAL $344,599	**Uses** Administration & Supportive Services: $343,164 Insurance (General) 15,682 Utilities 59,895 Transportation 7,279 TOTAL $426,020
City's ESG as a % of Total Funding	8%	1%	2%	3%	7%
Clientele Served	Individuals Served 284 Childcare Service Days 2,271 Shelter Nights 13,781	Individuals/Families Served 45,267	Women &Children Served 1,330	Individuals/Families Served *1,264 *525 were families with small children	Men Served 1,227

BACKGROUND

IN REM DEMOLISH - 1704 PEGRAM STREET

- Owner: Jerome G. Ginger (Previous owner - Brian Carr d/b/a B & K Enterprises)
- Census Tract: #8 (Concentrated Code Enforcement Area)
- Council District: #1
- Neighborhood: Belmont
- Date of Inspection: 9/19/90
- Reason for Inspection: Field Observation
- Owner Notified of Hearing: 9/21/90
- Hearing Held: 10/17/90
- Owner ordered to demolish structure since the estimated cost to repair is more than 65% of the estimated value.
- Owner Ordered to Demolish Dwelling by. 11/17/90 (mail returned)
- Title search received in September 1990 revealed a party in interest to the property
- Findings of Fact and Order advertised in the Mecklenburg Times because the owner could not be served by certified mail.
- Owner Ordered to Demolish Dwelling by: 2/4/91
- The owner, Brian Carr, requested permission to repair the property on 2/5/91. A Supplemental Order to repair the property was issued to the owner with the repairs to be completed by 5/5/91.

- Mr. Carr was granted a 6-month extension (from 5/5/91 to 11/5/91) because he was unable to complete the repairs to the house due to storm drainage problems which were beyond his control. (The Director of the Community Development Department is authorized to grant up to a 6-month extension to an absentee owner in order to correct Housing Code violations.)

- On 12/9/91 City Council approved a 7-month extension from 11/5/91 for the owner to repair the structure The extension was requested because a storm drainage problem was causing foundation damage to the structure and the owner did not want to make repairs to the foundation while the storm drainage problems still existed. During the extension of time, the storm drainage improvements on Pegram Street were to be made by the City and the owner was to correct the Housing Code violations The extension expired on 6/5/92.

- Since the owner had made no repairs to the structure, City Council was requested at its June 8, 1992 meeting to adopt an ordinance to use the In Rem Remedy to demolish the structure. Brian Carr appeared before City Council and asked that the action be deferred.

- City Council deferred the In Rem action for 60 days and stated that if no contract or significant work was done within 60 days, City staff should proceed with demolition of the structure

- At the end of 60 days, no repairs had been made to the structure nor had the owner presented a contract for the work.

- Prior to going back to City Council for approval of the In Rem ordinance to demolish the structure, Community Development staff learned from the Engineering Department that significant delays were being experienced in the Pegram Street storm drainage improvements and that the estimated completion date was mid-November 1992. It was decided by staff to postpone the In Rem demolition request to City Council until the improvements were complete

- The storm drainage improvements on Pegram Street were completed in early 1993.

- An updated title report received in March 1993 revealed that 1704 Pegram Street had been sold in July 1992 to Jerome G. Ginger. Since Lis Pendens had been filed with the Clerk of Court on this property, Mr. Ginger became responsible for the code enforcement action and the civil penalty when he purchased the property.

- Community Development staff has advised Mr. Ginger of the Order to demolish the structure and the civil penalties which are accumulating. Mr. Ginger has not demolished the structure and the structure remains open and vacant

- Structure Occupied: No

- Repairs include major structural, mechanical, electrical and plumbing

- Feasibility to Save or Demolish the Structure:
  An Acquisition/Disposition Analysis has been performed by Community Development staff (see Exhibit A). It has been determined it is not feasible to preserve this structure. In this case, demolition is being recommended because: (1) the estimated In Rem Repair cost of $16,610 is 241 8% of the $6,870 tax value of the structure and (2) the estimated cost of $81,947 to acquire and rehabilitate the structure makes it not economically feasible to do.

- Demolition cost is $3,000. Funds are available in the General Fund-In Rem Account.

- Lien will be placed on the property for the cost of demolition.

- The owner will be notified of this In Rem action being presented to City Council on June 14, 1993.

EXHIBIT A

DATE 5-13-92

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 1704 Pegram Street Census # _____

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair _____
Demolition X

Effective Year
Structure Built 1927
Style Trad/ranch
Bedrooms 3
Sq. Ft. (House) 1251
Civil Penalty N/A
Amount _____
Date _____

A. Current Tax Value of Structure $ 6,870
B. Land Value $ 10,300
SUB-TOTAL TAX VALUE $ 17,170
C. Estimated Cost to In Rem Repair to Code Standards $ 16,610
TOTAL $ 33,780

D. % of C divided by A 2418 %
< 65% of Value Yes _____ No ✓

E. Once HRS II completes above, forward to NDS.

Name [signature]
Date Completed 5-13-92

II. Estimate of Cost to Acquire & Rehabilitate Property

Information received from HRS II Date 5-13-92

1. Negotiated Acquisition (Tax Value) $ 17,170
2. Rehabilitation (Substantial) $ 33,777
(based on average cost of CD rehabilitation x sq.ft. in house)
1251 sq.ft. x $27.00 per sq.ft.)
3. Delinquent Taxes (if any) $ -0-
4. Outstanding Loans/Liens (if any) $ 31,000

TOTAL $ 81,947

Is Total > $50,000 Yes ✓ No _____

III. Amount of Civil Penalties $ -0-

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire a. If checked yes, forward to Rehabilitation Chief for work write-up and cost estimate	___	___
2. In Rem Repair	___	___
3. Demolish	✓	___

If either #2 or #3 is checked yes, return to appropriate HRS II.

If either #2 or #3 is checked yes, the process is completed unless we are interested in acquiring the land. If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

Name C Wallace
Date Completed 5-13-92

B. Proposed Use (to be completed by NDS)

1. Sell to Interested Purchaser Externally	___	✓
2. Retain for Use Internally	___	✓ (storm drain problem flooding the lot)

3. Explain Proposed Internal Use of House
NONE. Outstanding loan on property and rehabilitation costs will make cost to acquire above Community Development replacement cost average for providing affordable housing to lower income persons. Also, when structure is demolished, vacant lot cannot be used to build another residential structure due to current B1 zoning.

4. Explain Proposed External Sale of House
NONE. Did not solicit interest from the two non profits in the Belmont area because it is not likely either would be interested. Belmont CDC does not have any money to operate now and Habitat's purchase price ceiling is $10,000 with a structure in good repair on the lot. Also, the storm drainage problem has not been repaired yet.

D. Comments owner has not been successful with obtaining a bank loan to repair property. He is interested in "facilitating the best alternative to preserve the structure," a rental rehabilitation loan. However, he is aware of the limited funding available for private investors from City. He plans to request another city council extension on the code action or sell property to a buyer who can afford to make repairs.

Name Cw allen

Date Completed 5-13-92

V. Rehabilitation Feasibility/New Construction

A. Rehabilitation Chief advises NDS of cost to rehabilitate house. (to be completed by Rehabilitation Chief)

1. Cost to Rehabilitate $_____
2. Negotiated Acquisition $_____
3. Delinquent Taxes (if any) $_____
4. Outstanding Loans/Liens (if any) $_____

TOTAL $_____

Is it feasible to rehabilitate? Yes _____ No _____
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

_____ sq. ft. x $_____ $_____
Plus Land Value $_____

TOTAL $_____

Is it feasible to rehabilitate vs. replacement house cost?
Yes _____ No _____

Name _____
Date Completed _____

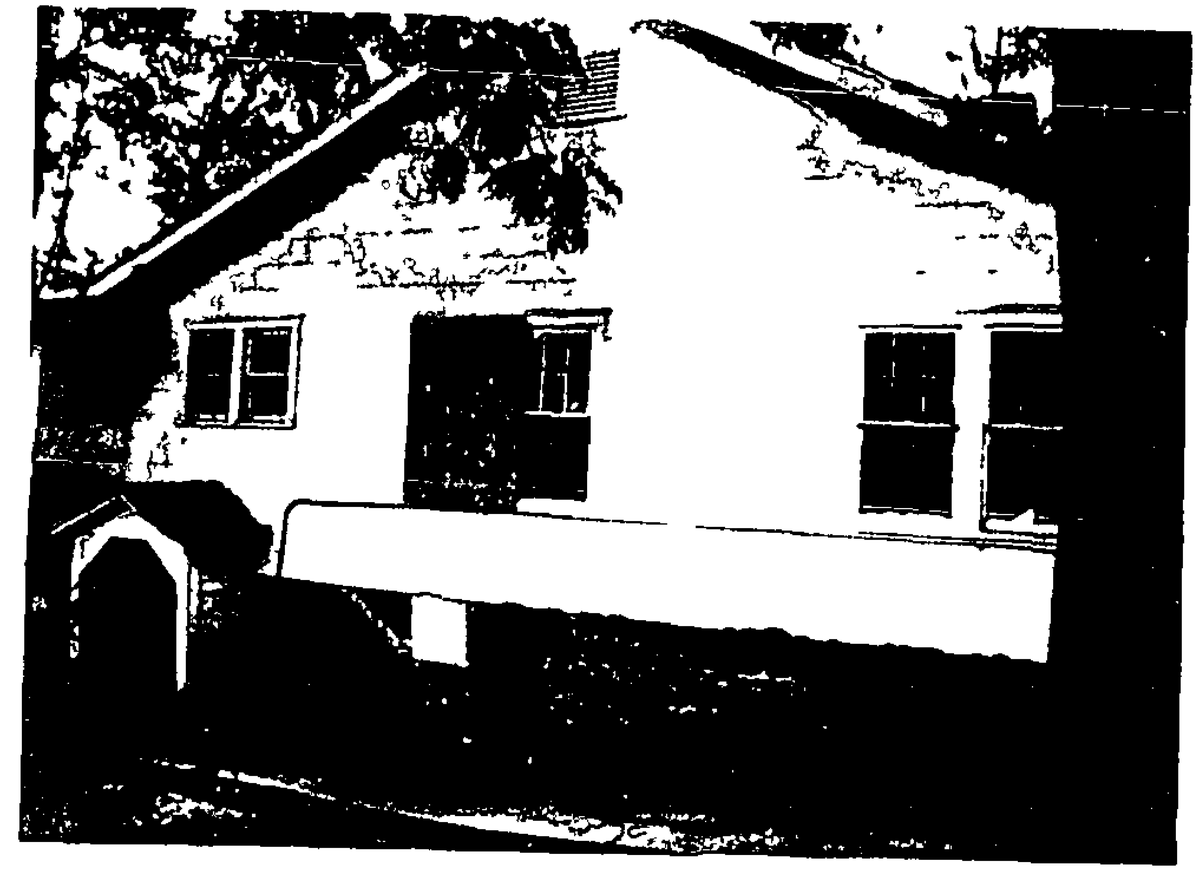
If yes, NDS notifies the HRS II and the code enforcement process stops.

If no, the acquisition process stops and the code enforcement process is completed.

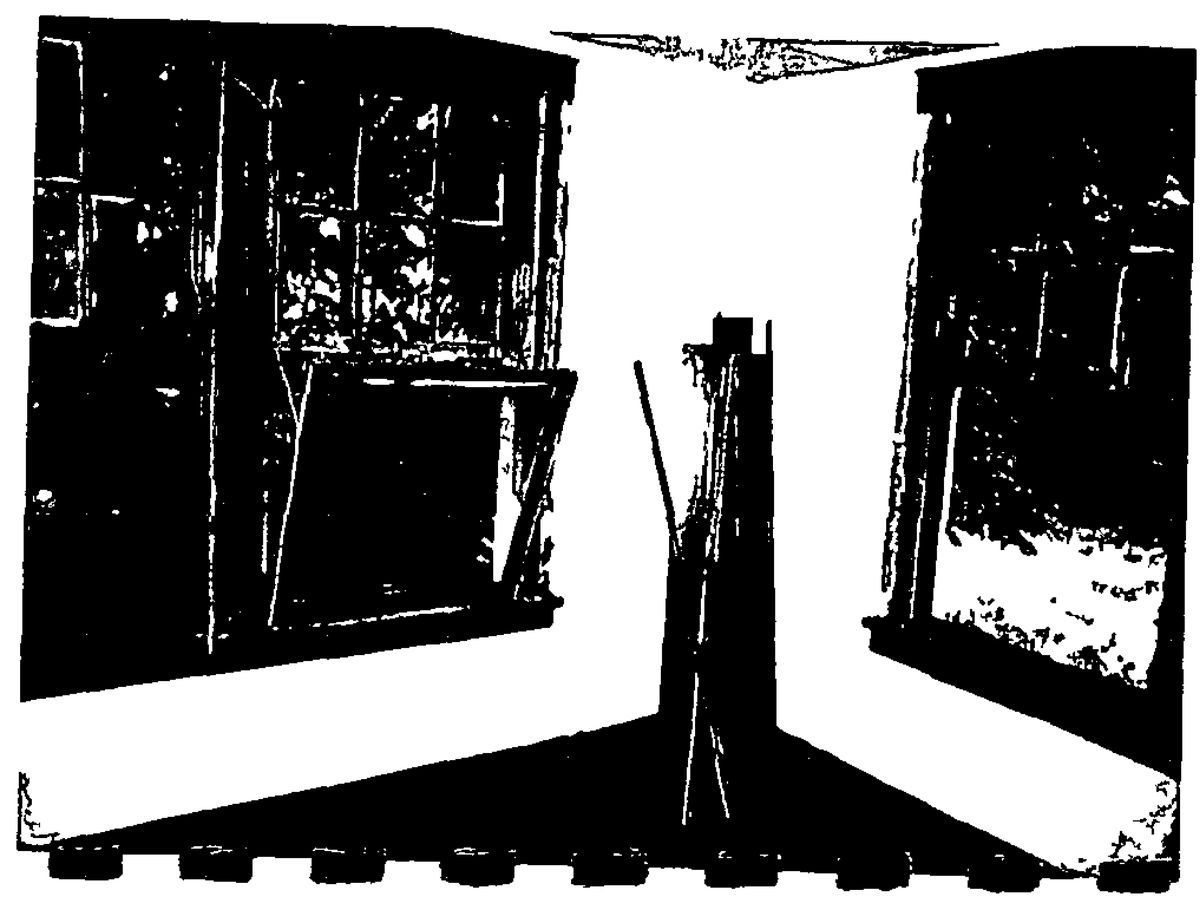
VI. Community Development Director Approval ✓ Decline ____

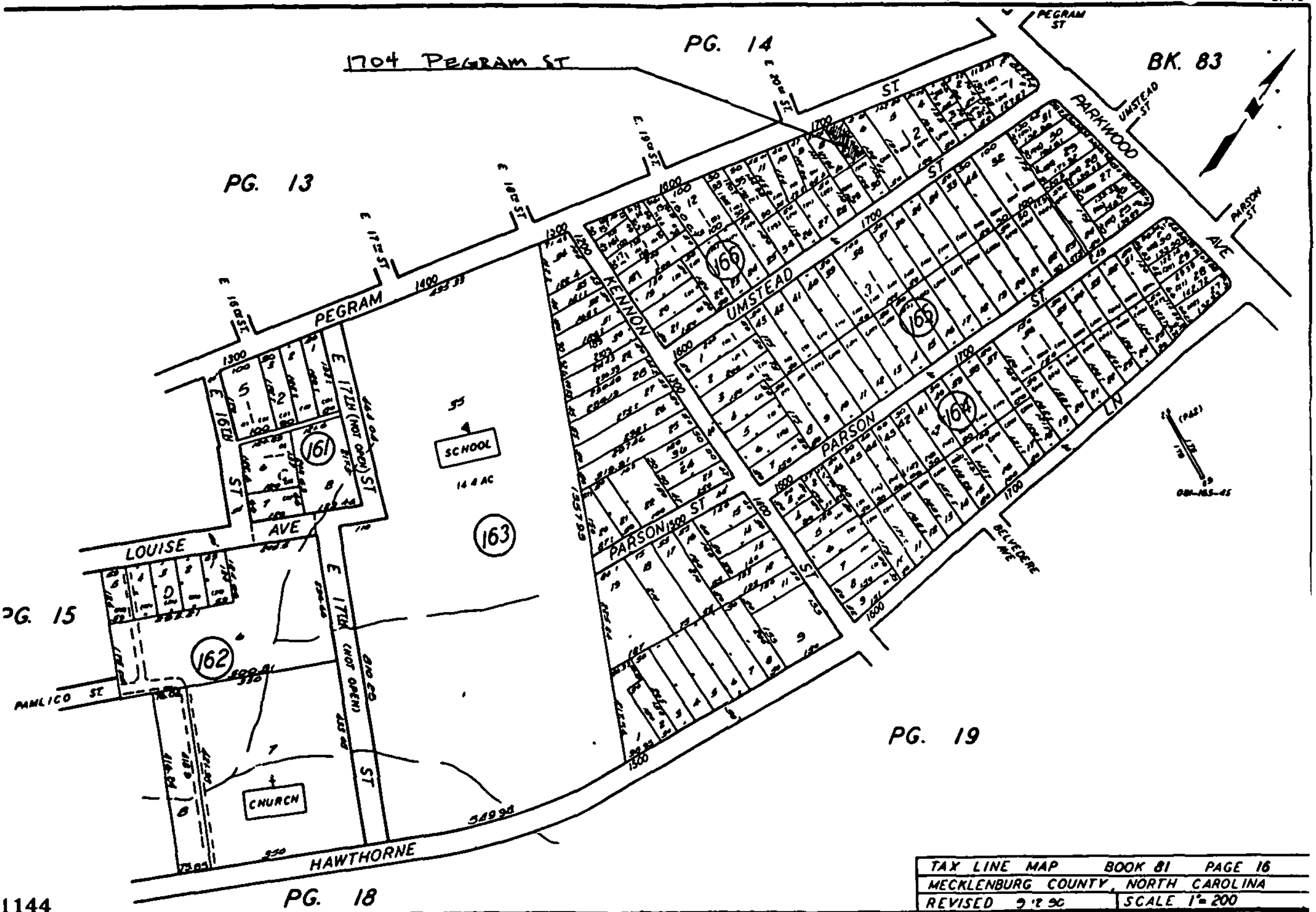
Signature

Director's Comment/Concerns:



1704 Pegram ST





TAX LINE MAP	BOOK 81	PAGE 16
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED 9-12-90	SCALE 1" = 200	

FOR TAX PURPOSES ONLY

BACKGROUND

IN REM REPAIR - 2000 RENNER STREET

- Owner: Home Federal Savings & Loan Association (Previous Owner - Gary Watts Realty)
- Census Tract: #48 (Concentrated Code Enforcement Area)
- Council District #2
- Neighborhood: McCrorey Heights
- Date of Inspection: 12/17/91
- Reason for Inspection: Field Observation
- Owner Notified of Hearing: 3/17/92
- Hearing Held: 4/16/92
- Owner ordered to repair the structure since the estimated cost to repair was less than 65% of the estimated value.
- Owner Ordered to Repair Dwelling by: 5/16/92
- Title search received in October 1992 revealed parties in interest to the property Parties in interest have been notified of the code enforcement action.
- On 11/25/92 Home Federal Savings & Loan Association took title to the property from the previous owner, Gary Watts Realty. The Order to Repair the property was filed in Lis Pendens with the Clerk of Court, therefore, Home Federal Savings & Loan Association became responsible for repairing the structure and the civil penalty. To date no repairs have been made.
- Structure Occupied: No
- Repairs include repairing walls and ceilings throughout house, painting walls and ceilings throughout house, repairing or replacing any missing or damaged water pipes, installing a smoke detector, repairing defective flooring and sub-flooring, repairing or replacing damaged electrical fixtures, repairing and adjusting interior doors, sealing the fireplace, repairing the furnace, installing attic access door,

repairing or replacing sills and joists, repairing or replacing vinyl siding, painting porch deck, replacing front and rear exterior doors, repairing windows, repairing porch flooring, installing screens and screen doors, repairing steps and insulating the attic.

- Feasibility to Save or Demolish the Structure:
  An Acquisition/Disposition Analysis has been performed by Community Development staff (see Exhibit A). It has been determined it is feasible to preserve this structure. In this case, repair is being recommended because the estimated In Rem Repair cost of $9,115 is 32.2% of the $28,280 tax value of the structure.

- Repair cost is $9,115 Funds are available in the General Fund-In Rem Account

- Lien will be placed on the property for cost of repairs.

- The owner will be notified of this In Rem action being presented to City Council on June 14, 1993.

Revised 1/22/93

EXHIBIT A

DATE 4-14-93

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION ANALYSIS PROGRAM (ADAP)
EVALUATION GUIDE

ADDRESS 2000 Renner ST Census # 48

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS·II)

Code Order: In Rem Repair ✓
Demolition ____

Effective Year
Structure Built 1963
Style TRAD.
Bedrooms 2
Sq. Ft. (House) 958
Civil Penalty ✓
Amount 1450
Date 4-14-93

A. Current Tax Value of Structure $ 28,280
B. Land Value $ 3,500
SUB-TOTAL TAX VALUE $ 31,780
C. Estimated Cost to In Rem Repair to Code Standards $ 9115
TOTAL $ 40895

D. % of C divided by A 72.2%
< 65% of Value Yes ✓ No ____

E. Once HRS II completes above, forward to HDS.

F. Comments/Mitigative Concerns
- No repairs by current owner
- boxed on 12/17/91 inspection

Name M. Jenkins
Date Completed 4-14-93

G. Preservation Manager or Development Manager Comments

_____

_____

_____

_____

_____

Date Completed _____

II. Estimate of Cost to Acquire & Rehabilitate Property

A. Information received from HRS II Date 4/13/93

1. Negotiated Acquisition or Tax Value $ 31,780
2a. Rehabilitation (Substantial) $ 25,866
(based on average cost of CD rehabilitation x sq.ft. in house)
958 sq.ft. x $27.00 per sq.ft.
2b. Actual Cost/Cost Estimate $ N/A
3. Delinquent Taxes (if any) $ 0
4. Outstanding Loans/Liens (if any) $ 5750

Sub-Total $ 63,396
Outstanding Loans/Liens - 5750
TOTAL $ 57,646

Is Total > $50,000 Yes ✓ No ____

B. Amount of Civil Penalties $ 1450

III. Rehabilitation Feasibility vs. Replacement Housing

A. Is it feasible to rehabilitate? Yes ____ No ✓
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

958 sq. ft. x $ 41.45 $ 39,709.10
Plus Land Value $ 3500

TOTAL $ 43,209.10

C. Is it feasible to rehabilitate vs. replacement house cost?
Yes ____ No ✓

Name [illegible]
Date Completed 4-21-93

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire	____	____

Only forward to Rehabilitation Chief for work write-up and cost estimate after concurrence with CD Director of internal use purchase.

If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

2. In Rem Repair	✓	____
3. Demolish	____	____

If #1 is checked yes, NDS notifies the HRS II and the code enforcement process stops.

If either #2 or #3 is checked yes, the code enforcement process is continued by updating cost estimate and preparing City Council agenda item.

Name D. Wall

Date Completed 4-21-93

Lynne Jones 4/22/93

B. Proposed Use (to be completed by NDS)

	Yes	No
1. Retain for Use Internally	____	____

Explain Proposed Internal Use of House

_____

_____

_____

_____

_____

2. Sell to Interested Purchaser Externally	____	____

Explain Proposed External Sale of House

_____

_____

_____

_____

_____

C. Comments See attached note

Name _____

Date Completed _____

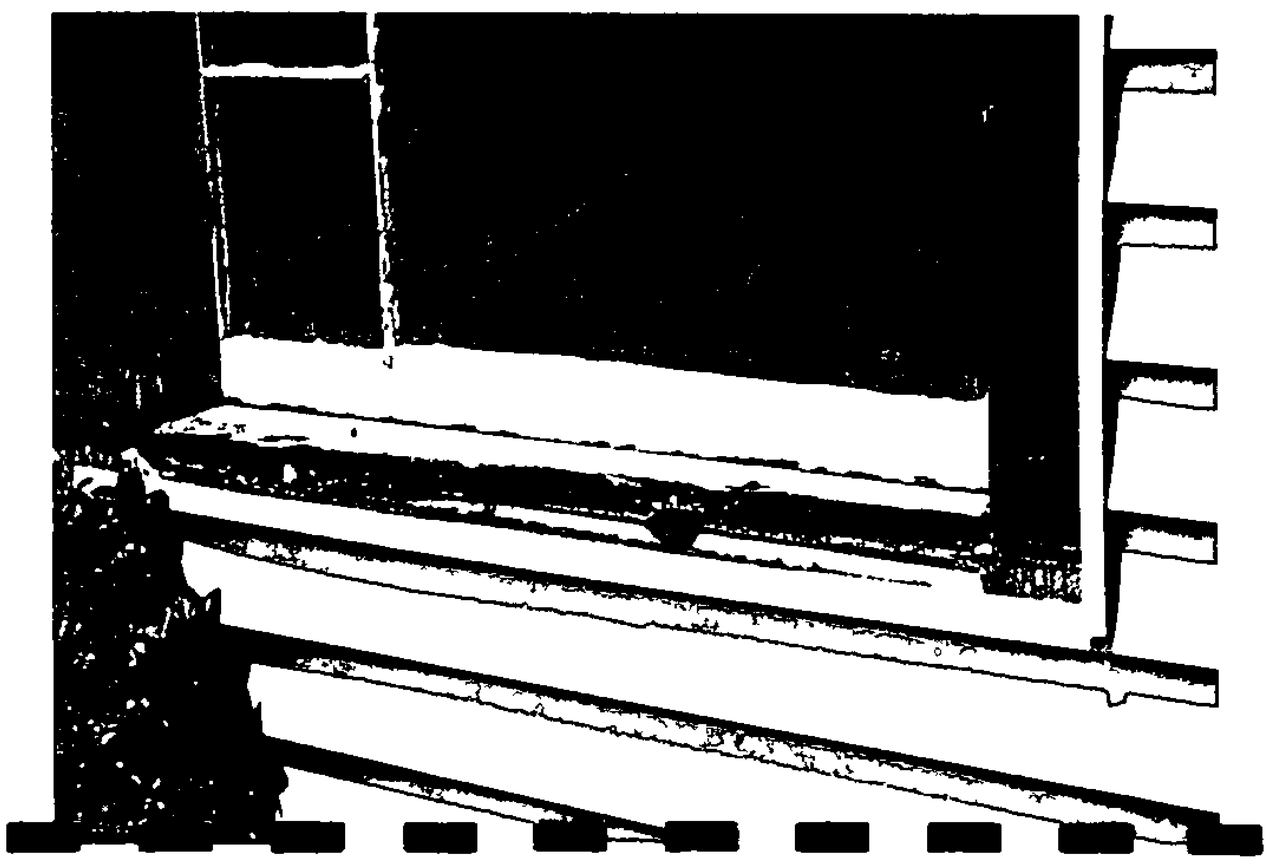
V. Community Development Director Approval ✓ Decline ____

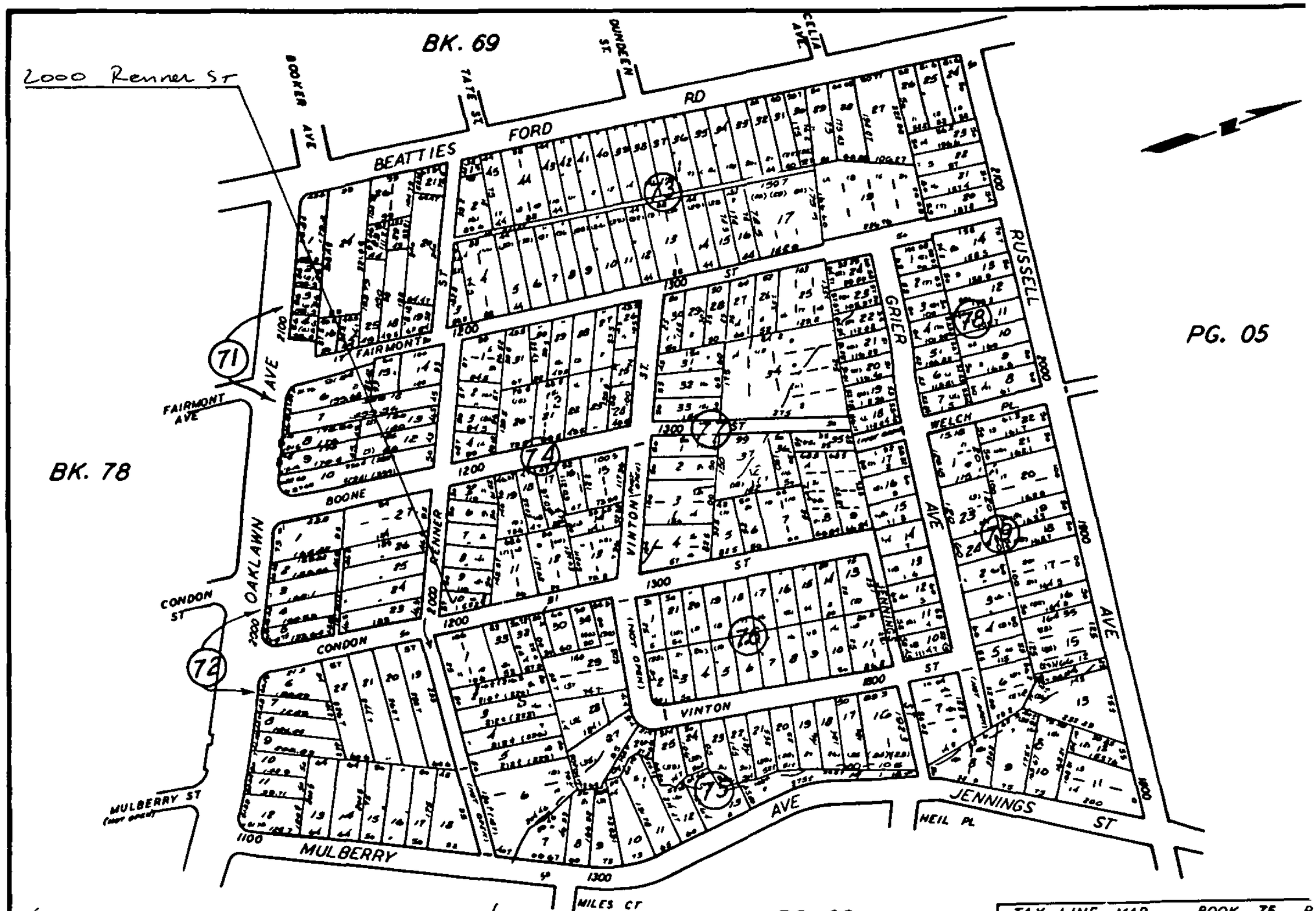
Signature [signature] 4-23

Director's Comment/Concerns:

See Item Report

2000 Renner





TAX LINE MAP BOOK 75 P
MECKLENBURG COUNTY, NORTH CA
REVISED 9 13 90 SCALE 1"

1038

FOR TAX PURPOSES ONLY

BACKGROUND

IN REM DEMOLISH - 2643 MAYFAIR AVENUE

- Owner: Robert F. Wilson
- Census Tract: #39.02 (Concentrated Code Enforcement Area)
- Council District: #3
- Neighborhood: West Boulevard
- Date of Inspection: 1/18/91
- Reason for Inspection: Councilmember's Complaint
- Owner Notified of Hearing. 1/28/91
- Hearing Held: 2/18/91
- Owner Ordered to Repair Dwelling by: 3/31/91
- Owner requested and was granted two extensions of time to complete the repairs with the compliance date extended to 6/1/91
- Title report received in July 1991 revealed parties in interest to the property.
- Parties in Interest Notified of Hearing: 9/20/91
- Hearing Held: 10/21/91
- Parties in Interest Ordered to Repair Dwelling by: 12/5/91
- Updated title report received in January 1992 revealed a change in ownership and one party in interest which had not been notified.
- Owners Notified of Hearing: 1/22/92
- Hearing Held: 2/7/92
- Owners Ordered to Repair Dwelling by: 3/23/92

- Updated title report received in June 1992 revealed another change in ownership.

- Supplemental Findings of Fact and Order issued to the new owners on 10/26/92 to demolish the structure because additional violations had been identified due to the structure being open and vacant (The estimated cost to repair the structure is more than 65% of the estimated value; therefore, the structure was ordered to be demolished.)

- Owners Ordered to Demolish Dwelling by: 11/23/92

- Findings of Fact and Order was advertised in the Mecklenburg Times on 12/11/92 because of being unable to serve one party in interest by certified mail.

- Owners Ordered to Demolish Dwelling by: 1/10/93

- Structure Occupied: No

- Repairs include major structural, mechanical, electrical and plumbing.

- Feasibility to Save or Demolish Structure:
  An Acquisition/Disposition Analysis has been performed by Community Development staff (see Exhibit A). It has been determined it is not feasible to preserve this structure. In this case, demolition is being recommended because. (1) the estimated In Rem Repair cost of $22,155 is 68% of the $32,690 tax value of the structure and (2) the estimated cost of $192,009 (which includes $82,000 for loans/liens) to acquire and rehabilitate the structure makes it not economically feasible to do.

- Demolition cost is $4,000. Funds are available in the General Fund-In Rem Account.

- Lien will be placed on property for cost of demolition.

- The owner will be notified of this In Rem action being presented to City Council on June 14, 1993.

EXHIBIT A

DATE 4-7 93

NEIGHBORHOOD DEVELOPMENT DIVISION
ACQUISITION/DISPOSITION PROGRAM EVALUATION GUIDE
ADP ANALYSIS

ADDRESS 2643 Mayfair Avenue Census # 39.01

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair
Demolition ✓

Effective Year
Structure Built 1970
Style Apartment
Bedrooms 6
Sq. Ft. (House) 2695
Civil Penalty Yes
Amount $4,070
Date 4-7-93

A. Current Tax Value of Structure $ 32,690
B. Land Value $ 3,650
SUB-TOTAL TAX VALUE $ 36,340
C. Estimated Cost to In Rem Repair to Code Standards $ 22,155
TOTAL $ 58,495

D. % of C divided by A 68 %
< 65% of Value Yes ____ No ✓

E. Once HRS II completes above, forward to NDS.

F. Comments/Mitigative Concerns
One unit has been damaged by fire and the other two have been vandalized. This condition makes the value of the structure less than is showing.

Name M. R. Miller
Date Completed 4-7-93

G. Preservation Manager or Development Manager Comments

_____

_____

_____

_____

_____

Date Completed _____

II. Estimate of Cost to Acquire & Rehabilitate Property

A. Information received from HRS II Date _____

1. Negotiated Acquisition or Tax Value $36,340
2a. Rehabilitation (Substantial) $72,765
(based on average cost of CD rehabilitation x sq.ft. in house)
2695 sq.ft. x $27.00 per sq.ft.
2b. Actual Cost/Cost Estimate $ N/A
3. Delinquent Taxes (if any) $ 904.70
4. Outstanding Loans/Liens (if any) $ 82,000

Sub-Total $192,009.70
Outstanding Loans/Liens - 82,000
TOTAL $110,009.70

Is Total > $50,000 Yes ✓ No ____

B. Amount of Civil Penalties $ 4070

III. Rehabilitation Feasibility vs. Replacement Housing

A. Is it feasible to rehabilitate? Yes ____ No ✓
If yes, complete the following section.

B. Cost to Replace Vs. Cost to Preserve (to be completed by NDS)

Replacement Value: sq. ft. of structure x replacement cost per sq.ft. (based on average cost of CD new construction)

2695 sq. ft. x $41.45 $111,707.75
Plus Land Value $ 3,650

TOTAL $115,357.75

C. Is it feasible to rehabilitate vs. replacement house cost?
Yes ✓ No ____

Name D. Wallace
Date Completed 4-12-93

IV. Course of Action

A. Proposed recommendation(s) (to be completed by NDS)

	Yes	No
1. Acquire	____	____

Only forward to Rehabilitation Chief for work write-up and cost estimate after concurrence with CD Director of internal use purchase.

If we are interested in acquiring the land, the two processes (code and acquisition) simultaneously continue.

2. In Rem Repair	____	____
3. Demolish	____	✓

If #1 is checked yes, NDS notifies the HRS II and the code enforcement process stops.

If either #2 or #3 is checked yes, the code enforcement process is continued by updating cost estimate and preparing City Council agenda item.

Name A Wilson
Date Completed 4-13-93

4/13/93

B. Proposed Use (to be completed by NDS)

	Yes	No
1. Retain for Use Internally	____	____

Explain Proposed Internal Use of House

_____

_____

_____

_____

_____

2. Sell to Interested Purchaser Externally	____	____

Explain Proposed External Sale of House

_____

_____

_____

_____

_____

C. Comments

Even though the cost to acq/Rehab is $5749.05 cheaper than new construction. There could be hidden cost that increase the rehab cost that the contractor might find during rehab. New construction would ensure that the property was structural sound.

Name D. Willi

Date Completed 4-13-98

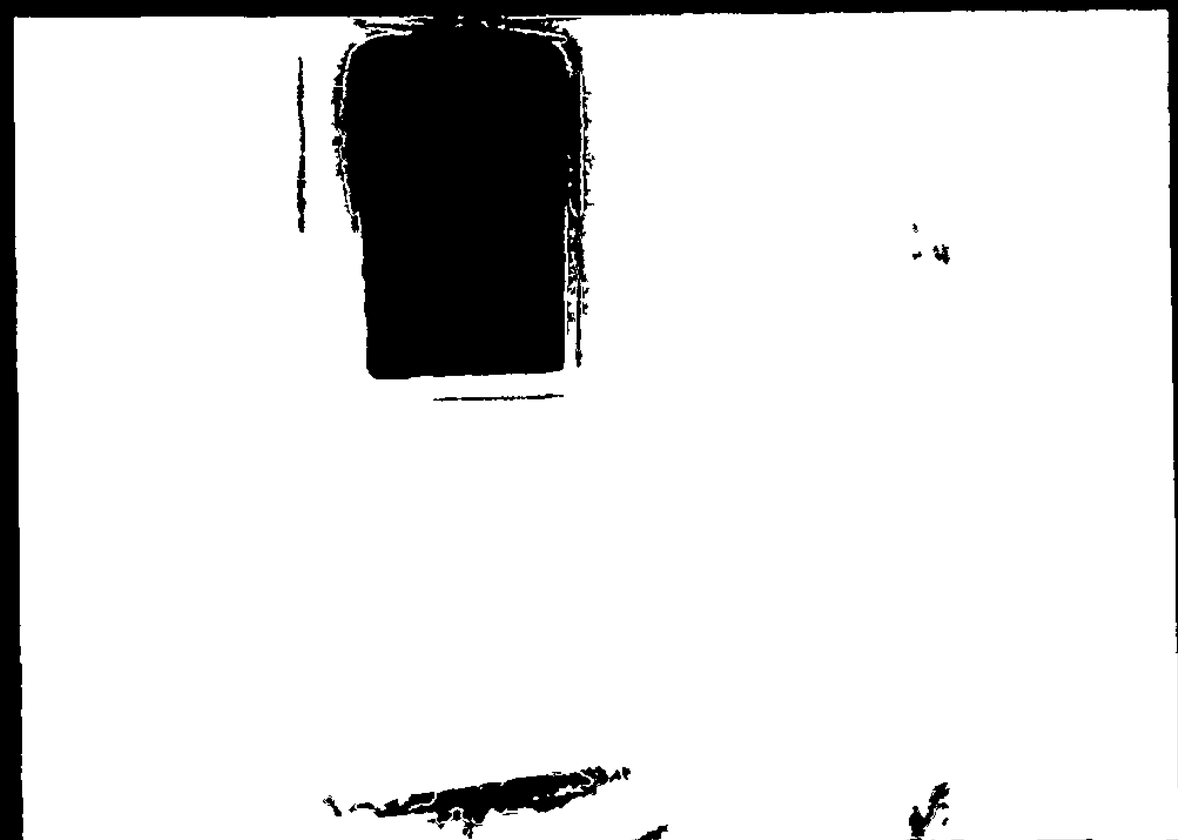
V. Community Development Director Approval ✓ Decline ____

Signature [signature] 4/21/98

Director's Comment/Concerns:

See Rev Appr Demolish

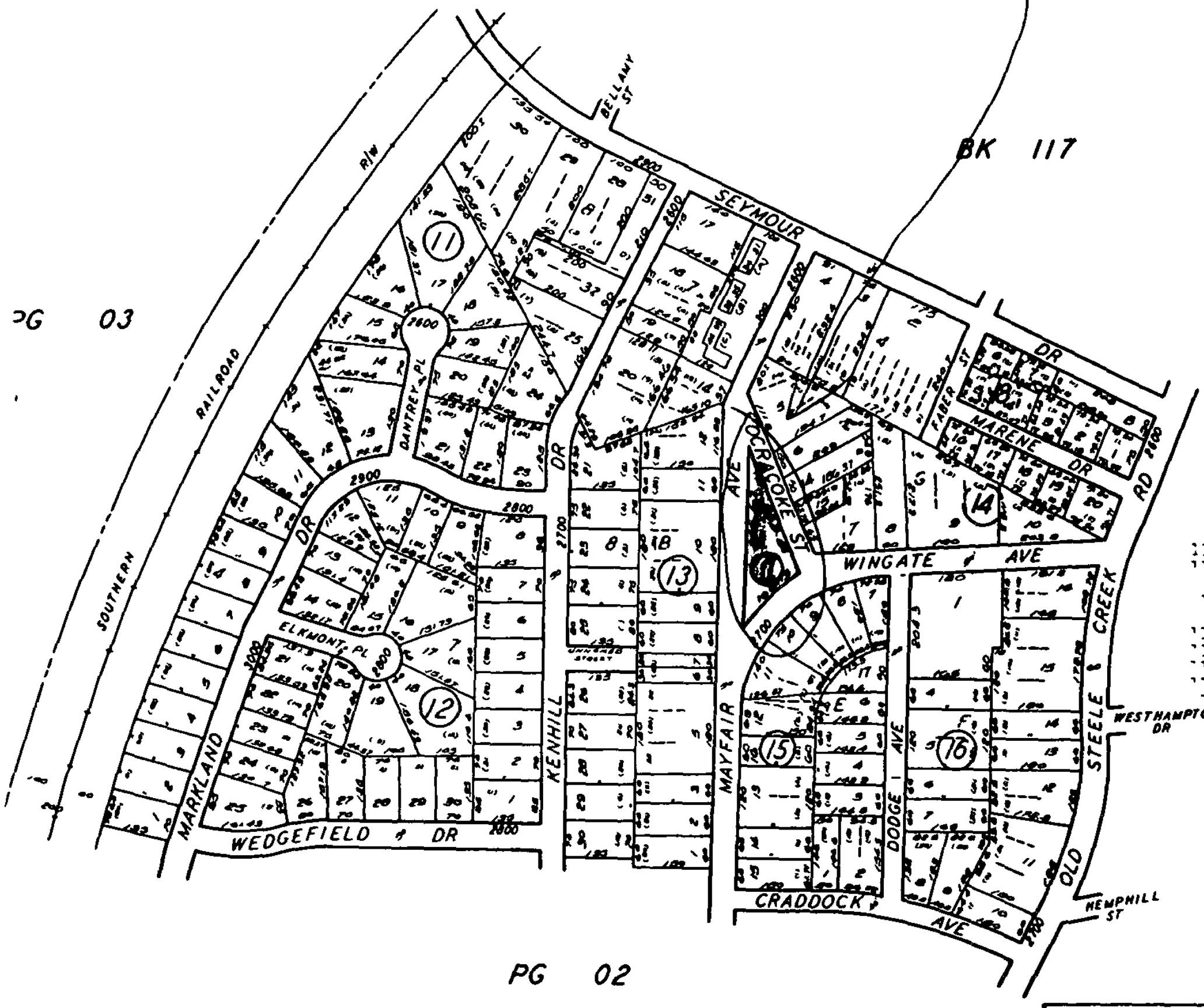
2643 MAYFAIR AVENUE



2645 MAYFAIR HEIGHTS

BK 117

PG 03



Seymour Plaza	
115-013-31	Unit A-1
115-013-32	Unit A-2
115-013-33	Unit A-3
115-013-34	Unit A-4
115-013-35	Unit B-1
115-013-36	Unit B-2
115-013-37	Unit B-3
115-013-38	Unit B-4
[illegible]	Unit C-1
[illegible]	Unit C-2
[illegible]	Unit C-3
[illegible]	Unit C-4
[illegible]	Unit C-5
[illegible]	Unit C-6

PG 02

155

TAX LINE MAP	BOOK 115 PAGE 01
MECKLENBURG COUNTY, NORTH CAROLINA	
REVISED 6 4 90	SCALE 1" = 200'

A RESOLUTION AUTHORIZING THE REFUND OF CERTAIN TAXES

Reference is made to the schedule of "Taxpayers and Refunds Requested" attached to the Docket for consideration of the City Council. On the basis of that schedule, which is incorporated herein, the following facts are found

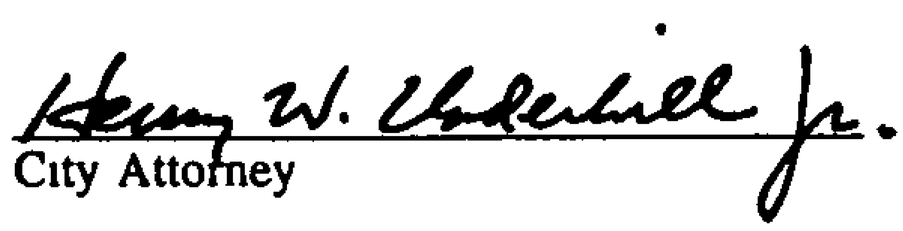
1. The City-County Tax Collector has collected certain taxes from the taxpayers set out on the list attached to the Docket

2. The City-County Tax Collector has certified that those taxpayers have made proper demand in writing for refund of the amounts set out on the schedule within the required time limits.

3. The amounts listed on the schedule were collected through either a clerical or assessor error.

NOW, THEREFORE, BE RESOLVED by the City Council of the City of Charlotte, North Carolina, in regular session assembled this 14th day of June, 1993 that those taxpayers listed on the schedule of "Taxpayers and Refunds Requested" be refunded in the amounts therein set ut and that the schedule and this resolution be spread upon the minutes of this meeting.

Approved as to form:



City Attorney

Read, approved, and adopted by the City Council of the City of Charlotte, North Carolina, in a regular session convened on the _____ day of _____, 199____, the reference having been made in Minute Book _____ and recorded in full in Resolution Book _____, page(s) _____.

Brenda Freeze
City Clerk

TAXPAYERS AND REFUNDS REQUESTED
LESS THAN $100

Name	Amount of Refund
Homesley, William Jackson	$ 27.19
Guild, Matthew Joseph	41.17
Lippard, Robin Michelle	32.22
Stidwell, Andrew Julius	27.25
Dickey, Elizabeth P.	12.79
Dowd, William Carey IV	35.31
Goad, Elmer R.	20.00
Goad, Elmer R. & Wf.	50.00
Goad, Elmer R. & Wf.	75.00
Whitten, Daniel Mark	28.67
Jackson Park Apts.	45.89
Gesing International	25.95
Woodyear, Wynne E., MD	15.63
Sowards, Howard D.	5.23
Nesmith, Mary Richardson	29.18
Barnhardt, Susan Hardy	9.50
Total	$480.98

taxrelst

TAXPAYERS AND REFUNDS REQUESTED
MORE THAN $100

Name	Amount of Refund
Crosland-Erwin-Merrifield	$34,930.55
Crosland-Erwin-Merrifield	4,894.31
Spa Mart	136.42
Spa Mart	168.35
Spa Mart	202.53
Spa Mart	216.78
Spa Mart	236.86
Oxford Resources Corp	183.38
Woodso Corp	926.92
Passive Investors Inc.	4,557.30
National Welders Supply	277.38
National Welders Supply	224.45
National Welders Supply	283.72
National Welders Supply Co. Inc.	349.65
Advantage Network	287.76
Total	$47,876.36

SUMMARY OF BIDS

VENDOR NAME	CITY/COUNTY	CITY
CORPORATE PERSONNEL SERVICES	$864,445	$432,225
Kelly Services	$ 742,905	$371,453
U S. Personnel	811,935	405,968
Uniforce	837,594	418,797
Manpower	874,909	437,455
ADIA Personnel	886,227	443,113
TempWorld	886,589	443,295
AccuStaff	888,398	445,000
Staff Additions	891,366	445,683
Olsten Staffing	891,926	445,963
Creative Temporaries	891,926	445,963
First Choice	898,980	449,490
Quality Personnel	905,776	452,888
Resources Employment	910,943	455,472
Interim Personnel	913,734	456,867
Accurate Temporary	925,796	462,898
Ablest Temporary	925,932	462,966
Talent Tree	926,435	463,218
Advance Personnel	926,583	463,292
Norrell Services	938,400	469,200
Today's Temporary	974,385	487,193
Parrot-Withers	1,096,810	548,405

Kelly Services, U S Personnel and Uniforce were not selected as the recommended bidder for contract award because they did not rank as high as Corporate Personnel in providing the best combination of price and services Recommend annual contract award with option to renew for two additional periods for twelve months each.

CHARLOTTE CONVENTION CENTER
TOTAL PROJECT BUDGET UPDATE

14JUN93

CONTRACTS AWARDED TO DATE	A NOVEMBER 1991 ESTIMATE [30% COMPLETE PLANS]	B ESTIMATE PRIOR TO BIDDING	C AWARDED LOW BID	D CONTRACT CHANGE ORDERS TO DATE	E CURRENT SAVINGS/(OVERRUN) FROM 11/91 ESTIMATE [A C D]	F M/WBE PARTICIPATION ACTUAL PERCENTAGES OF CONTRACT MBE	WBE
CONSTRUCTION MANAGER	$7,461,750 00	$7,461,750 00	$7,461,750 00	$0 00	$0 00	3 8	0 3
SITE OFFICE	$99,672 00	$99,672 00	$95,303 70	$1,097 30	$3,271 00	26 4	2 3
SITE DEMOLITION 1	$457,844 00	$458,945 00	$219,777 16	($11,640 66)	$249,907 50	5 1	4 6
TRADE MART DEMOLITION	$1,953,750 00	$1,953,750 00	$1,953,875 00	$369,500 00	($369,625 00)	0 0	76 0
SITE GRADING	$5,105,221 00	$6,677,370 00	$5,652,353 42	$136,921 57	($684,053 99)	17 5	6 9
STRUCTURAL STEEL	$12,182,028 00	$12,182,028 00	$10,851,578 00	$1,796,491 30	($466,039 30)	1 4	1 2
CONCRETE 1	$3,403,300 00	$3,242,003 00	$3,635,280 00	$91,608 00	($323,588 00)	6 0	0 0
WATERPROOFING	$619,410 00	$162,307 00	$184,620 00	$3,641 50	$430,948 50	0 0	0 0
FIREPROOFING	$916,050 00	$916,050 00	$394,490 00	$0 00	$521,560 00	0 0	0 0
ELEVATORS & ESCALATORS	$2,741,760 00	$2,741,760 00	$1,679,940 00	$0 00	$1,061,820 00	0 8	1 8
PLUMBING	$1,776,939 00	$1,642,256 00	$2,763,329 00 (a)	$0 00	($1,004,390 00)	0 0	6 9
CONTROLS & BUILDING AUTOMATION SYSTEM	$1,586,251 00	$1,586,251 00	$1,239,797 00	$0 00	$346,454 00	24 1	0 0
HVAC	$7,361,006 00	$7,401,606 00	$8,766,343 00 (a)	$0 00	($1,405,337 00)	6 7	0 0
ELECTRICAL	$8,119,081 00	$8,343,574 00	$7,892,976 00 (a)	$0 00	$226,105 00	2 0	0 0
CONCRETE 2	$4,492,932 00	$5,021,293 00	$5,230,356 00 (a)	$0 00	($737,424 00)	20 5	0 0
FIRE PROTECTION	$1,185,712 00	$1,491,087 00	$1,297,705 00	$0 00	($111,993 00)	1 9	0 0
KITCHEN & FOOD SERVICE EQUIPMENT	$1,188,347 00	$1,205,916 00	$1,133,425 00	$0 00	$54,922 00	3 7	0 4
MISCELLANEOUS METALS	$1,622,562 00	$2,608,263 00	$2,758,544 00	$0 00	($1,135,982 00)	0 0	100 0
MASONRY	$3,696,323 00	$5,153,454 00	$3,081,583 00 (a)	$0 00	$614,740 00	11 0	69 0
PRECAST CONCRETE	$3,425,714 00	$3,504,403 00	$2,585,391 00 (a)	$0 00	$840,323 00	5 6	2 0
ROOFING (d)	$1,558,246 00	$1,481,019 00	$2,117,112 00 (a)	$0 00	($558,866 00)	0 5	0 4
STOREFRONT & CURTAINWALL (d)	$2,654,870 00	$3,242,800 00	$2,787,290 00 (a)	$0 00	($132,420 00)	0 0	0 0
AUDIO / VISUAL (d)	$817,392 00	$1,080,689 00	$1,006,531 00 (a)	$0 00	($189,139 00)	0 0	23 9
FINISHES (d)	$6,454,150 00	$9,218,809 00	$9,572,700 00	$0 00	($3,118,550 00)	11 8	0 0
OVERHEAD DOORS (d)	$378,460 00	$599,252 00	$572,176 00 (a)	$0 00	($193,716 00)	0 0	0 0
SIGNAGE (d)	$510,000 00	$487,555 00	$328,721 00 (a)	$0 00	$181,279 00	0 0	0 0
SITE DEMOLITION 2 (d)	$138,834 00	$156,261 00	$149,940 00	$0 00	($11,106 00)	100 0	0 0
MILLWORK & CABINETS (d)	$713,523 00	$1,249,024 00	$830,843 00 (a)	$0 00	($117,320 00)	4 2	0 6
TOTALS	$62 625 127 00	$91 571 347 00	$86 263 727 28	$2 389 619 01	($6 028 219 29)	6 7	9 5

	ORIGINAL BUDGET (NOV 91)	CURRENT REVISED BUDGET
BID TO DATE	$62 625 127 00	$86 263 727 28
CHANGE ORDERS TO DATE		$2 389 619 01
TO BE BID	$1 103 956 00	$2 312 162 00 (b)
CONTINGENCY	$4,175,917 00	$3,277,691 71 (d)
BUILDING CONSTRUCTION COST	$67 905 000 00	$94 243 400 00
LAND COST	$30 170 000 00	$29 670 000 00
OTHER PROJECT COSTS (c)	$23,590,000 00	$17,751,600 00 (d) (vs $22 201 600 00)
TOTAL PROGRAM BUDGET	$141 665 000 00	$141,665,000 00

FOOTNOTES

(a) Negotiated low bid

(b) Construction Manager s estimate as of 29MAY93

(c) Other Project Costs include such items as the Architect s Fee Project Contingency Furniture & Equipment, Professional Testing Services City Administration and the Art Fund

(d) Includes Council action item

SOC
FLUOR DANIEL, INC

METRIC
CONSTRUCTORS

METRIC CONSTRUCTORS, INC.

POSITION PAPER

RELATED TO THE PUBLIC BID FOR

BID PACKAGE 090 "FINISHES"

CHARLOTTE CONVENTION CENTER

METRIC CONSTRUCTORS, a general contractor, is a wholly-owned subsidiary of J.A. Jones, Inc., a construction entity headquartered in Charlotte for 103 years.

Metric was one of 9 or 10 contractors prequalified to submit a competitive bid for Bid Package 090 "Finishes". The published budget estimate by the City for this work was $8.1 M. The bid was to be submitted to the City by 2:00 P.M. on April 28, 1993. Approximately five weeks were allowed by the City from the date of the release of the bid documents to the prequalified contractors to the April 28th bid date.

The bid specifications provided to the competing contractors by the City set the requirement that three (3) documents be turned in at the appointed date and time. The three documents required

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Charlotte, NC 28287
Telephone 704 554 1415
Facsimile 704 553 3194

by the City's specifications were:

- Bidder's Form of Proposal and Certification
- Bid Bond or Bidder's Security
- M/WBE Utilization Commitment

The specifications further states that "Failure to provide the documents listed above at the time and on the date of the bid submissions may render the bid nonresponsive".

Also, with regard to the "M/WBE Utilization Commitment" document, there exist at the base of this form a paragraph which reads (in bold print):

> **"NOTE: If the bidder intends to subcontract any portion of the work of the project, this form must be completed and submitted with the bid."**

Three contractors did, in fact, submit a bid to the City for Bid Package 090 "Finishes" at 2:00 P.M. on April 28, 1993. These contractors and their bids for the Work were as follows:

Cecil Malone Co. (Atlanta, Ga.)	$ 9,572,700
Metric (Charlotte, N.C.)	$10,402,980
Bonitz (Greenville, S.C.)	$10,470,300

During the course of the opening of the bids, the City revealed that Cecil Malone Co., the apparent low bidder, had not submitted one of the documents required by the specifications - the

"M/WBE Utilization Commitment" form. Malone had instead included with his bid a form entitled "Letter of Intent To Perform As A Subcontractor Or Provide Materials Or Services". It should be noted that not only was the correct form, as required by the City's specifications, absent from Malone's bid submission, but the incorrect form that was provided was totally blank, with the exception of the signature of Malone's president and the date.

As a result of Malone's failure to provide one of the three documents required by the City's specifications at the time of the bid opening, Metric's position is that the City should have at that point declared Malone's bid as being non-responsive and should have rejected it on that basis.

Instead, the City, after acknowledging the deficiency in Malone's bid, instructed Malone to take the next hour or so to complete the heretofore absent "M/WBE Utilization Commitment" form and then return it to the City's construction manager. In other words, the City offered Malone relief and remedy to cure the deficiency of their bid after the bid opening and in a method which is outside of the City's specified instructions to bidders.

Metric further asserts that all competing contractors had, during the five week period prior to the bid date, equal time and opportunity to insure that each of the three documents required at bid time be accurate and complete.

To extend the prescribed time period to one contractor and not the others, as was done in this case by the City, in order that he might then comply with the City's specifications is not fair and does not constitute an even consideration of the efforts expended by the competing firms to

comply with the rules set forth by the City itself.

Compounding the issue of "the Owner reserves the right to waive any irregularities", the latitude extended to Cecil Malone Co. for the purpose of bringing its bid into compliance after the fact is that Malone's submission was deficient related to the matter of M/WBE participation. Had any bidder not submitted at the time of the bid opening either the bid form itself or the accompanying bid bond or security, the City would have indeed immediately rejected the bid on the basis of being non-responsive per the specifications. Granted, these two aforementioned documents are required for inclusion by state law, but in true practice the message sent by the easy willingness of the City to forgive, on the basis of oversight, technicality, or irregularity, the fact that the M/WBE requirement at the time of bid was not met, and yet offered by the City a remedy to fix, exhibits a lesser priority and concern on behalf of the City with regard to M/WBE participation with the Convention Center or any other City of Charlotte project.

Metric reminds the City that it was the second low bidder on the Convention Center's Bid Package 031 "Concrete 1". The apparent low bidder failed in his bid to acknowledge receiving Addendum No. 1 to this bid package. He did, however, acknowledge receiving Addenda 2 through 9. Addendum No. 1, the one not acknowledged, concerned commitment to M/WBE participation. Metric expressed its belief at that time to the City that the apparent low bidder was non-responsive because he had not acknowledged receiving all relevant addenda to the bid package. The City decided to forgive the apparent low bidder by giving him the benefit of the doubt that he had received Addendum No. 1 and therefore awarded him the contract for the Work.

Returning to the matter at hand, Bid Package 090 "Finishes", all competing contractors were over the City's budget estimate of $8.1 M. Metric has observed that with previous Convention Center bid packages the City has, when bids are received which are over their budget estimate, negotiated with the low bidder to reconcile the work scope with the pricing activity in order to get within the set budget number.

Since the April 28 bid date to the present and in spite of the City's documented knowledge of Metric's protest pertaining to the non-responsiveness of Cecil Malone's bid, the City has nevertheless been engaged in an ongoing negotiation with Malone for the purpose of achieving work scope equal to $8.1 M. The City is prepared to present to Council on June 14, 1993 the request of Council to consent to award Bid Package 090 "Finishes" to Cecil Malone.

Metric is disappointed that the City entered into negotiations with Cecil Malone before the issues related to the non-responsiveness of Malone's bid had been resolved. Metric notified the City by registered mail within 24 hours of the bid opening expressing its strong felt position. Metric did not receive a response from the City attorney until May 12, 1993 (via fax) 13 days after receiving Metric's letter of protest. Metric has sound reason to believe that the City was, by May 12, well into its negotiation with Malone.

Metric intends to make its case before City Council on Monday, June 14. Metric asserts that any activity or negotiation which took place between the City and Malone, with the objective being to achieve the City's budget estimate of $8.1 M, prior to the resolution of determining the responsiveness and acceptability of Malone's bid by Council, is done at the City's and Malone's

respective risks and expenses. Metric should not be placed in the position of appearing to inhibit or retard the process of the construction of the Convention Center.

To summarize, Metric simply asks the following question of the City of Charlotte:

> If the City is going to set the rules by which the competition will be governed for the *procurement of construction services for its projects*, is the City going to enforce those rules in a fair and consistent manner?

Metric request that City Council determine that the apparent low bidder be recognized for the deficiency with his bid as related to submitting the required documents at the time of the bid opening. Upon such recognition, Metric asks that the City reject Malone's bid and enter into negotiation with Metric to achieve the project budget of $8.1 M.

Metric thanks the City Manager and the City Engineering Department for this opportunity to express our position.

BACKGROUND

- Mr. and Mrs. Jones were placed on the relocation workload on November 7, 1991 through code enforcement.

- Due to the deteriorated condition of the house and the costly repairs needed, Community Development staff determined that the structure should be demolished.

- Mrs. Jones has lived at 328 E. Worthington Avenue since around 1920 and she wishes to remain on her current site. Because of the structural requirements of the Charlotte Historic District Commission (CHDC) new construction was recommended.

- Proposals from 14 developers were solicited through a Request for Proposals process with a submission date of March 26, 1993.

- One one proposal was submitted; that being New Vision Homes, Inc

- The house was designed to meet the CHDC and site requirements, and the plan was reviewed and approved by the CHDC. The new house will contain 1,600 square feet.

- Family Composition: Charles Jones - age 72
  Charlee H. Jones - age 73

- Gross Monthly Household Income: $1,317

- Source of Income: Social Security

- % of Household Income. 49% of median income for a family of two

- Analysis of Household Income:

Gross Monthly Income	$1,317.00
Less: Federal Taxes	-0-
Net Monthly Income	$1,317.00
	x30%
Available for Housing	$ 395.10
Less Taxes & Ins. (Est.)	-109.17
Available for Loan Payment	$ 285.93

- Council's approved Selective Rehabilitation Loan Program states that a family is to pay no more than 30% of their gross monthly income, less federal taxes, toward housing expenses. (Housing expenses are defined as principal and interest payments, real estate taxes and insurance).

- Type of Assistance (based on 30% rule):

Loan Amount	$69,268
Interest Rate	2%
Term	30 Years
Monthly Payment (P & I)	$256 29

- Breakdown of Total Costs:

Construction Cost & Demolition	$63,304
Refinance 1st Mortgage w/City	4,164
Attorney Fees/Closing Costs	1,800
Total Loan Amount	$69,268

- Financing.
  The construction loan to New Vision Homes, Inc will be $63,304 at 0% and will be repaid to the City through the permanent financing of the house using the City's Replacement Housing Program. New Vision Homes, Inc will be required to provide the City with an Irrevocable Letter of Credit for $63,304 to guarantee the construction of the house The permanent loan to Charles Jones and wife, Charlee H Jones, will be in the amount of $69,268.

Exhibit A

Revised 1/13/93

EXHIBIT A

DATE _____

SELECTIVE REHABILITATION LOAN VS. REPLACEMENT HOUSING COST ANALYSIS

ADDRESS 328 E. Worthington Avenue Census # 34

I. CODE ENFORCEMENT COST REVIEW (to be completed by HRS II)

Code Order: In Rem Repair ____
Demolition ____

Effective Year
Structure Built 1900
Style Traditional
Bedrooms 6
Sq. Ft. (House) 2890
Civil Penalty N/A
Amount
Date

A. Current Tax Value of Structure $38,960.00
B. Land Value $60,000.00
SUB-TOTAL TAX VALUE $98,960.00
C. Estimated Cost to In Rem Repair to Code Standards $26,775.00
TOTAL $125,735.00

D. % of C divided by A 69%
< 65% of Value Yes ____ No ✓

E. Once HRS II completes above, forward to NDS.

F. Comments/Mitigative Concerns

Name _____
Date Completed _____

II. Estimate of Cost to Acquire & Rehabilitate Property (To be completed by Loan Agent)

A. Information received from HRS II — Date _____

1. Negotiated Acquisition or Tax Value — $ 98,960.00
2. Rehabilitation (Actual) — $ 78,030.00

78,030.00 ÷ 2890
Actual Rehab Cost — Sq. Ft.
= $27.00
Cost Per Sq. Ft.

3. Delinquent Taxes (if any) — $ -0-
4. Outstanding Loans/Liens (if any) — $ 4,164.00

Sub-Total — $ 82,194.00
Outstanding Loans/Liens — - 4,164.00
TOTAL — $ 78,030.00

Is Total > $50,000 Yes ✓ No ____

B. Amount of Civil Penalties — $ N/A

III. Rehabilitation Feasibility/Replacement Housing

A. Cost to Replace Vs. Cost to Preserve (to be completed by L.A.)

1. Replacement Value: sq. ft. of structure x replacement per sq.ft. (based on average cost of CD new construction)
2890 sq. ft. x $41.45 = $ 119,791.00
2. Delinquent Taxes (if any) — $ -0-
3. Outstanding Loans/Liens (if any) — $ 4,164.00
TOTAL — $ 123,955.00

B. Rehabilitation Cost Vs. Replacement Housing Cost
1. Rehabilitation Cost — $ 78,030.00
2. Replacement Cost — $ 119,791.00

C. Is it feasible to rehabilitate vs. replacement house cost?
Yes ✓ No ____

Name Sandra F. Albarino
Date Completed 5/28/93

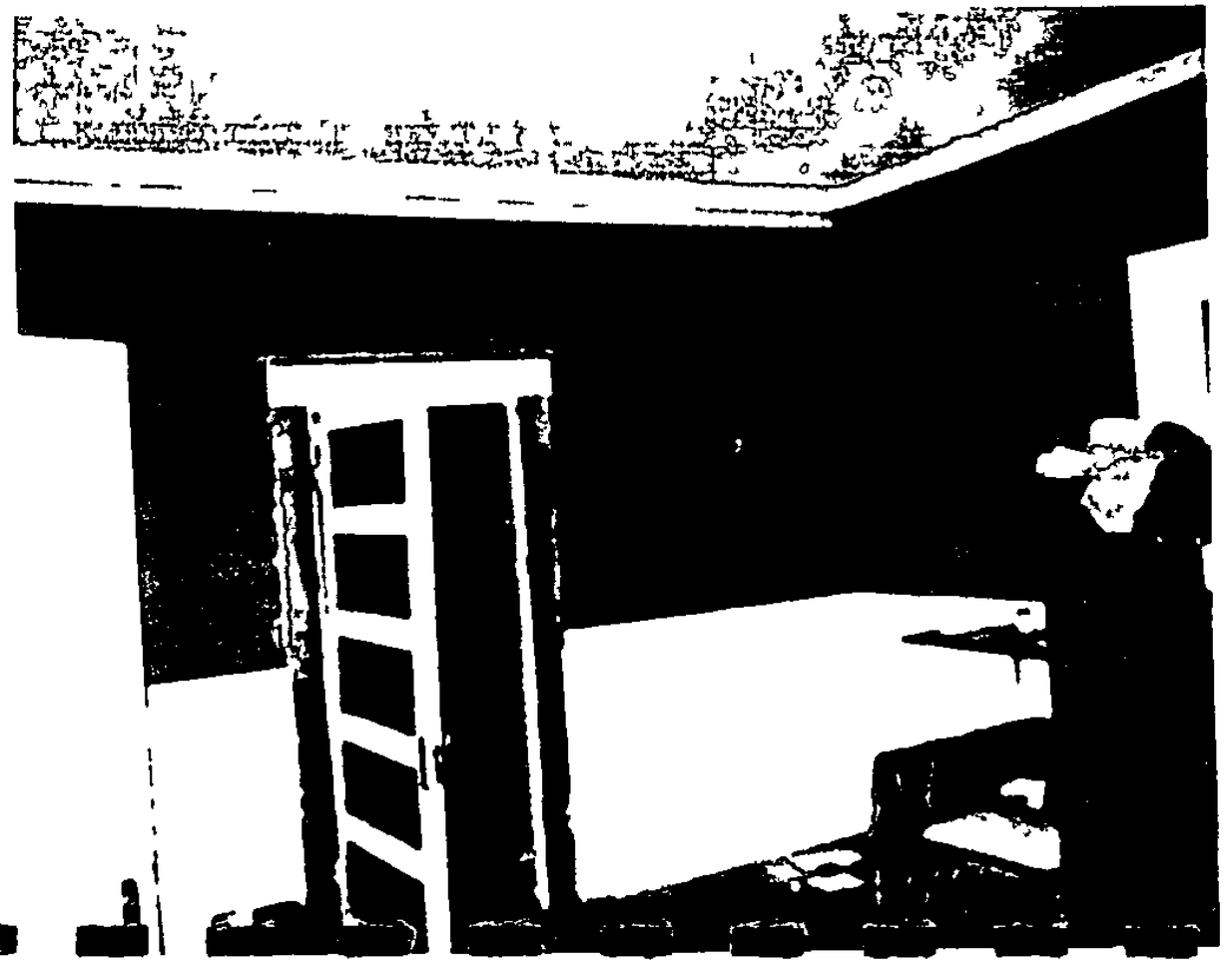
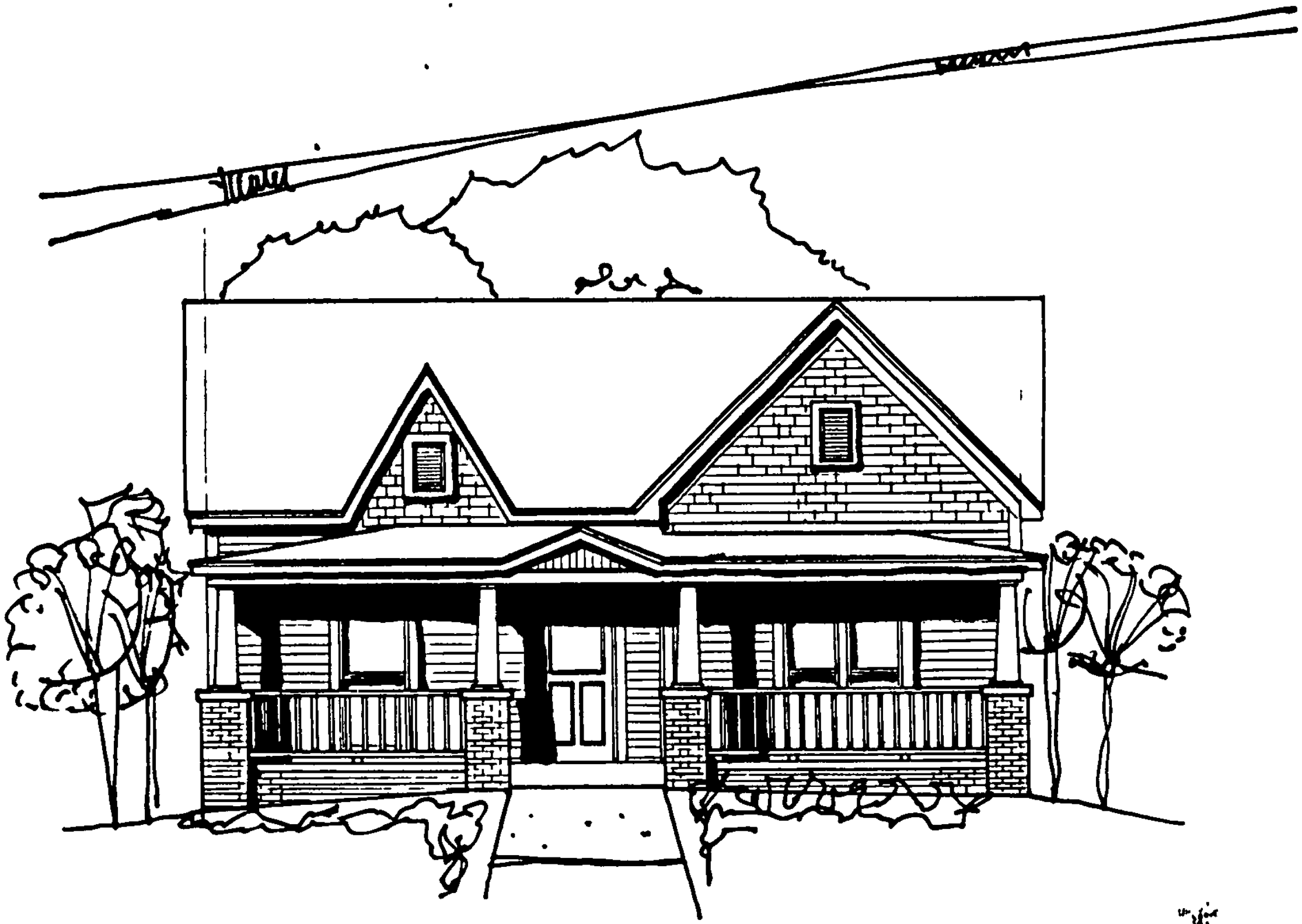
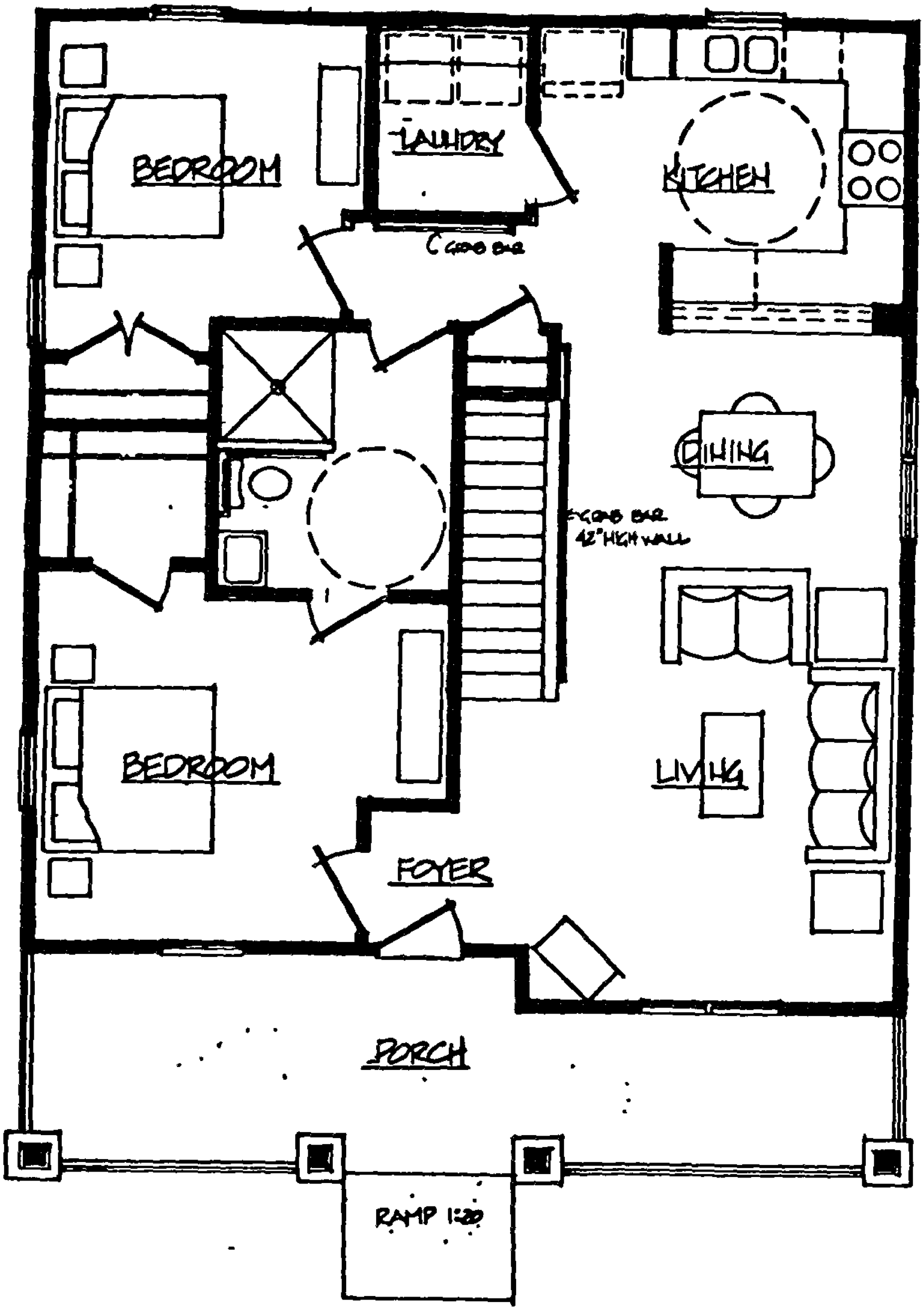
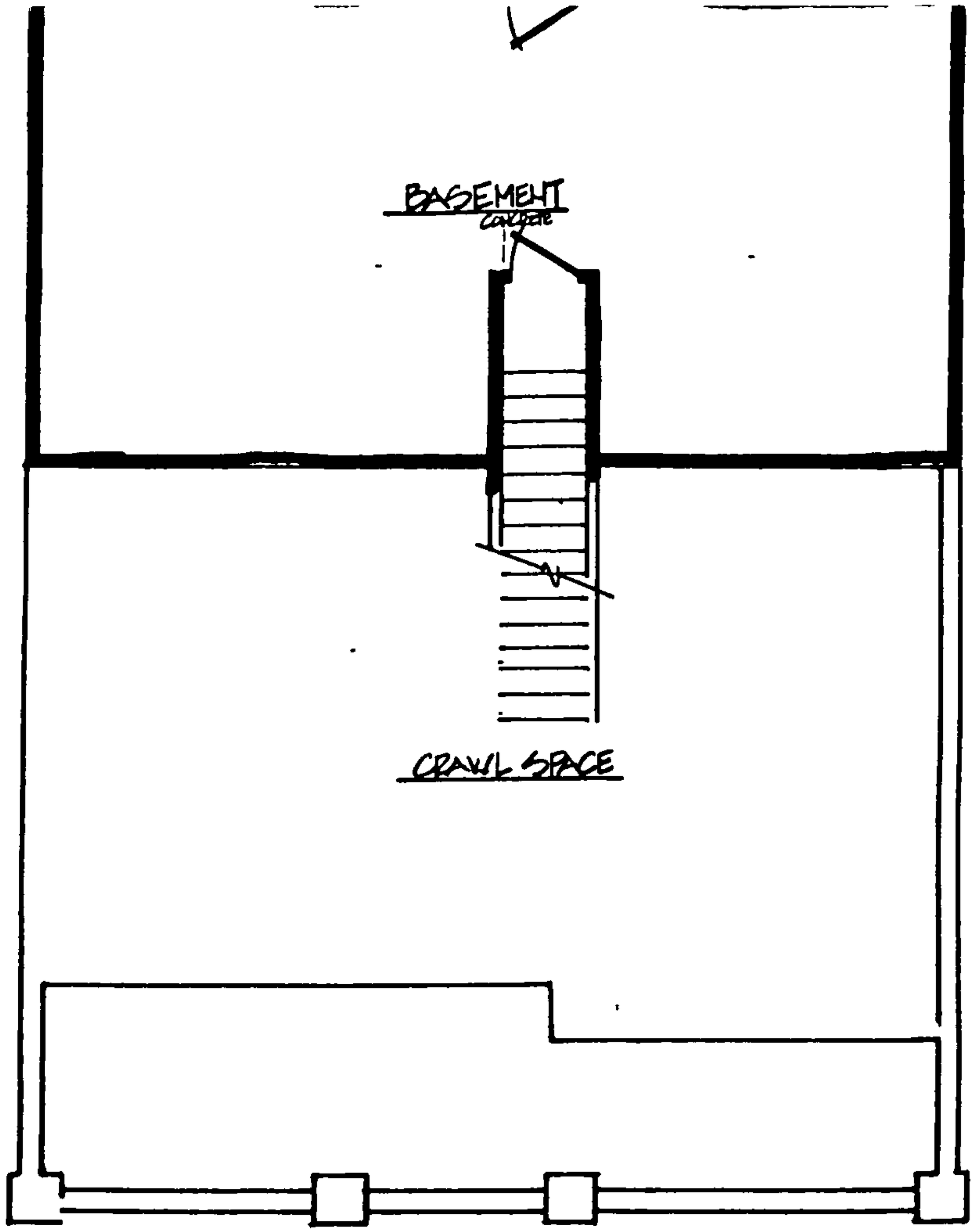


Exhibit B





BKD
Bruce Keith Design



BKD
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n for Learning

used to grouse about whether academic stuff was relevant It s fun when it is To interject intellectual stimulus at the dinner table is one of my life s great challenges— to test the relevancy of the kids book learning against real world current events Usually they just humor me al though occasionally a spark is ignited I ll be able to truly measure the impact of these discussions once I hear the grand children getting counseled by Mom and Dad One drawback though To not offend my daughters PC sensitivities I ve had to take revisionist poetic license and try the child is parent to the adult (I suspect this won t stick)

TOM WRIGHT
1960s Student/1990s Father
Burke Va

Covert Discrimination Uncovered by 'Testing'

Regarding to your May 14 editorial Diversity Lending It is curious to me that many people who would proudly count themselves among the law and order set are lacking in enthusiasm when it comes to aggressive enforcement of ci vil rights laws A case in point is the reaction by some conservatives to the use of undercover testers to ferret out discrimi nation in the job market

Last summer, the Massachusetts Com mission Against Discrimination (MCAD), sent matched pairs of testers — one black and one white—to apply for jobs in the Bos ton area and record exactly how they were reated when they applied for those jobs Your editorial wondered how much real discrimination such a program would emedy Consider the evidence

Last August a young white man walked ito the Brooks Brothers store in the ck Bay of Boston to apply for a job He informed that there was a position was given an application to fill out as told to return to the store with a his resume

ir later a second young man who walked into the same Brooks re and asked the same man there were any job openings

rs had been matched to be of job applicants as is re the same age same ht both were bright, oomed, and profes dentials and experi ushable They were way except one ir similarities th spoke with he fact that the black hance to

asn t t

Deduct Another Plank From Convention Halls of Dreams

Business World

By Tim W Ferguson

Only a few years ago, the civic pooh bahs of America saw an incredible oppor tunity

Perhaps 40 million times a year, U S residents traveled to some kind of conven tion trade show or seminar They would stay in an overpriced hotel, be wined and dined and maybe take in some name entertainment or championship golf

Because it was nearly all business, the federal government would counte nance a full income tax deduction What a party! Why not thought each pooh bah put my grand old town on the circuit? And so, in the name of the taxpayers, great convention halls were built — and, if the right financing could be swung guest rooms for the visiting multitudes as well

But the picture began to change even before the concrete was dry The em ployers that spawned the hordes of no- madic conventioneers came under market pressure and started sending their (re maining) people instead, to smaller and more targeted gatherings — for 100 instead of 1 000 or 10,000 Meantime, the trade show crowds proved choosy about where they d care to go And federal lawmakers began to peel back the deductibility of meals and entertainment expenses

This last they are doing again in the tax bill approved by the House of Representatives last week It would reduce the writeoff to 50% from 80% That would more than double the real cost to the participants (or their companies) of a good part of the convention fun

Until the late 1980s, the decade had seen an explosion in the big event business says Thomas Gorski an official of the American Society of Association Executives It just went wild Some [in dustries] went from having one show to having a dozen But then recession brought matters to a head Attendance at trade association conventions fell to 8 6 million in 1991 from 13 6 million in 1989 and there s been little uptick since

The top meeting sites — especially for trade shows in booming industries — have continued to prosper But in humdrum American cities convention-center occu pancy rates are caving in, says David Petersen managing director for Price Wa terhouse who follows this field His firm finds that attendance at centers in major U S destination spots (more than 20 000 hotel rooms) will increase 10% this year In middle rung cities (10 000 20,000 rooms) the convention rolls will drop 16%

In those lesser draws public offi cials had pushed new facilities after meet ing planners cited a shortage of space as a reason for not coming But this was a fib — the cruel truth was that few would pay to visit South Succotash whatever its hall of dreams Mayors of such places aren t going to be able to lure hotels back downtown no matter how many ribbons they cut—but still they try

Now comes a tax move that could leave more municipalities sorry they got into this game Normally cities are all for closing federal loopholes (except those for local bonds and taxes) They figure it means far more loot for them down the chain But this change could bring more trouble for one of their splashiest develop ment schemes

The pooh bahs plight is actually the best argument for dispensing with this deduction The tax break helps to prop up a niche of the hospitality industry The cav ernous halls and high rise hotels that are chasing this trade come at the expense of other investment, elsewhere in the econ omy No wonder so little ruckus has been made outside of the narrow interest groups about curbing this break

The meal and-entertainment induce- ment for convention going as for the three martini lunch closer to home, is of only symbolic note fiscally The change that Bill Clinton and Congress have in mind would raise less than $15 billion a year and they would probably waste that But the microeconomic imperative to end the distortion (for frivolity yet) remains

The Denver based Trade Show Bureau estimates each delegate to these usually four-day affairs spends nearly $1,000 after arriving Most of that goes for rooms, an expense that will still be 100% deductible Likewise the registration fee isn t re garded as covering meals and enter tainment although it sometimes does But that still leaves say, 25% to be affected by the tax change At only half deductibility, playtime wouldn t be so cheap

What ancillary activity is involved? A tax guide from accountants Grant Thorn ton notes that conventioneers can deduct entertainment expenditures for business associates and their spouses at night clubs theaters, ball games and sim ilar places and events provided you can establish that the entertainment is associ ated with conducting your business That association, the booklet says can mean it takes place shortly before or shortly after the actual business discus sion Hey, what better way to see San Francisco? Than with the refrigeration folks?

However stringent any new limits are, they will only add to the case that technol ogy is already making against unneces sary business travel The onset of interac tive video complete with graphic images so lifelike that it becomes less necessary to kick the tires on a rep s selection of samples, ought to mean that buyer and seller needn t be close enough to shake on it

Of course, we can t overlook the social hour of any good convention when people network ' for better jobs than the ones that brought them there Maybe the cock tail chatter of the future could take place instead over an electronic bulletin board or, for hot gossip, via E mail

If we re in the twilight of the mass meeting, the top venues will apparently be the last to go dark The big shows in the flashiest cities — and those near a major business hub, with loads of room to exhibit and sleep plus good airline connections— just keep expanding

Darlene Gudea, the publisher and edi tor of Tradeshow Week points to Atlanta s Georgia World Congress Center Its growth permitted in turn the expansion of the sporting goods Super Show by 57% in square footage this year over last The International Woodworking Machinery and Furniture Supply Fair there was up 17% The average trade show nation wide took only 3% more space in 1993

As this happens, the lesser lights grow dimmer Of the 50% increase in meeting facilities in North America over the last decade and the even faster expan sion in floor space a lot took place in smaller cities ambitious to go big time They ve misplaced their trust in trend lines of the past

Maybe there will be enough new traffic to support the new facilities due soon in St Louis Charlotte Dallas and a dozen other cities More likely, however, is that the roster of second tier sites now staring into an abyss — see Winston Salem Kansas City Hartford San Jose, Portland and Milwaukee—will lengthen

The new sobriety of corporate America, coupled with an unfestive tax code, will dry up the froth of the convention market Worthwhile meetings will survive And that s OK — the right kind of gathering fos ters entrepreneurism But in the future we re likely to see more getting down to business At least until noon

1993 J P Morgan & Co Incorporated

What Do You Call U.S. Taking Cut of Payrolls? It's on the Tips of Health Reformers' Tongues

By HILARY STOUT
Staff Reporter of THE WALL STREET JOURNAL

WASHINGTON—It is the tax that dares not speak its name

To administration officials grappling with the critical issue of how to pay for universal health coverage, it is a waged base premium But to economists and most everyone else, it is a payroll tax, and the decision on whether to impose it could have huge ramifications on the economics and politics of health care reform

The levy would replace the health insurance premiums many firms currently pay on behalf of their workers with a tax divided between employer and employee, similar to the taxes that now fund Social Security and Medicare for those firms that don t now contribute to their employees health coverage, it would be a new expense President Clinton dropped the idea during his campaign but is now leaning toward it, and a decision could be made as soon as this week

The proposal has split the president s advisers, with first lady Hillary Rodham Clinton and Ira Magaziner, the head of her health-care team, talking up the idea, while economic aides led by Treasury Secretary Lloyd Bentsen are dubious

Outside the administration the payroll tax has strong support from, among others, unions, who see it as a more progressive alternative for financing universal health coverage We re strongly in support of the wage based approach as opposed to the traditional premium structure We believe it s one of the most important things they should do, says Alan Reuther, legislative director for the United Auto Workers

Besides, Mr Reuther adds, with a payroll tax we d negotiate for the employer to pay the entire amount For example, if the levy was 7% for the employer and 2% for the employee, a leading formula under consideration, unions would bargain to make the employer pay the entire 9%

Many businesses are not enthused A payroll tax is probably the worst of all choices, says John Motley a lobbyist for the National Federation of Independent Business Among other things, he says, a huge new payroll tax would discourage the creation of precisely the kind of high paying jobs the administration says it wants more of And for small business especially, he says, you ve come up with a tax that is most devastating to your cash flow because it is not based on cash flow

Moreover, a payroll tax could entail huge political risks for Mr Clinton, arousing widespread resentment and reinforcing the political perception that he is a tax and spend liberal bent on big government approaches

Unlike the Social Security and Medicare taxes the money from a health levy would [illegible] based premium euphemism But the practical effect would be a tax, with all the benefits and liabilities that a tax entails

The chief benefit is progressivity Firms paying high wages, such as rich law firms and Fortune 500 companies, would contribute more than firms paying low wages, such as snack bars and neighborhood laundries (The first several thousand dollars of a company s payroll and a worker s salary probably would likely be exempt from the levy, and a cap would probably be placed on the total earnings subject to the levy, officials say) Another benefit is that if the administration goes with a payroll tax, some advisers think the only other money they will need for health care reform can be raised by increasing the cigarette tax

The alternative that the president is considering is simply requiring by law that all employers contribute a certain percentage of the premium for the federally guaranteed benefits package That, says Henry Aaron a Brookings Institution economist, is the most regressive method we have available It could mean, for example, that International Business Machines Corp pays $2,000 for health benefits for a $135,000-a year employee, while Joe s Gas Station pays $2,000 a year for a $25 000-a year worker

Moreover, it would probably mean raising other taxes to help subsidize small employers as well as to pay for care for the uninsured, taxes that Mr Clinton would have no choice but to decribe as such

But despite the intellectual appeal and the support of the critical labor constituency, a payroll tax has some huge drawbacks, not the least of which is that it is such a radical change [illegible] all, a vast majority of [illegible] satisfied with that

Indeed, even Mr Aaron says that while he admires the aim of the payroll tax, it is a political complication the administration doesn t need They ve got enough headaches without it ' he says I would stick I think, with premium finance and I say that as an unashamed egalitarian who would like to see more income redistribution in the U S

Moreover for all the talk of fairness, there would be clear winners and losers under the payroll tax It's going to cause a lot of income redistribution, not just among classes but also among regions, industries, companies, in patterns that may not make sense to many people, says Mr Aaron For example, a state like Connecticut, with a higher wage base and a lower uninsured rate could effectively end up subsidizing a state like Alabama, with a high rate of uninsured people and a lower wage base Microsoft would end up subsidizing Seven Eleven

To avoid such complaints about subsidization the administration is also considering a system of different payroll tax rates for different states, or even possibly different regions within a state The rate would be calculated after taking into account the wage base of the area the number of uninsured and the cost of medical care But the varying rates themselves could cause resentment, not to mention making what would be a hugely complicated system even more complex

For business people, perhaps the most worrisome question is Will it be enough? From 1982 to 1992 the country s wage base grew 83% while national health spending jumped at nearly twice that rate Unless the administration s health plan succeeds in quickly and significantly reducing the rate of increase in health costs, the payroll tax rate might have to be increased year after year to cover the gap

If the payroll levy is set at 8% how long will it be before it will reach 12% or 15%? asks John Galles executive vice president of National Small Business United

Administration officials have talked about guaranteeing that the payroll premium rate never goes beyond a specified level, if the limit didn t prove to be enough, revenue would have to be found by some means other than taxing business But many business people think that, guarantee or not, the administration would inevitably come back to them to make up any shortfall, whether it was called a tax or not

Winners and Losers

Under one scenario being discussed by the administration employers would be hit by a new 7% payroll tax and workers by a 2% tax Under such a plan, low- and moderate-income workers might see their health bills go down while more affluent workers would see an increase

FAMILY INCOME	AVERAGE CURRENT PREMIUM	AVERAGE PAYROLL PREMIUM	CHANGE FROM CURRENT POLICY
Less than $10,000	$352	$89	–$262
$10,000 to $14,999	570	248	– 321
$15,000 to $19 999	566	349	– 217
$20,000 to $29,999	645	502	– 143
$30,000 to $39,999	808	677	– 131
$40,000 to $49,999	974	871	– 104
$50,000 to $74,999	1,055	1 206	151
$75,000 to $99,999	1,059	1 776	716
$100,000 or more	1 209	2,543	1 334

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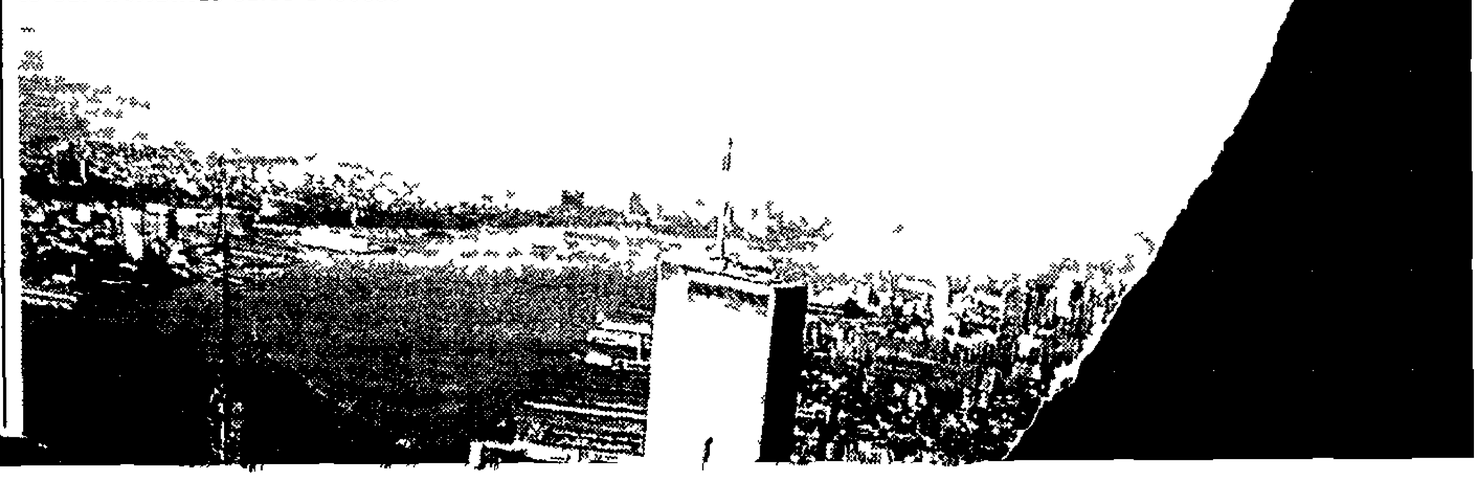

CITY OF CHARLOTTE
RETIREMENT INCENTIVE PROGRAM

PURPOSE: To provide incentive for employees eligible for retirement to retire earlier than they might have intended in order to provide for savings to the department and City in the Operating Budget.

ELIGIBILITY: Any City employee who is a member of the North Carolina Local Governmental Employees' Retirement System or the Charlotte Firefighters' Retirement System who is eligible for service or early retirement as set forth in the provisions governing each retirement plan. Employees on suspension pending investigation of misconduct are not eligible for this program.

GUIDELINES:

- The program is voluntary.
- Employees must separate from active service.
- The Department commits to maintain vacancy for the position vacated or another position as near the same classification level as possible for six months, with a secondary goal of maintaining the vacancy for one year or eliminating the position. Exceptions to maintaining the vacancy pursuant to this commitment will require review and approval by an Assistant City Manager, on a case-by case basis.
- It is the responsibility of the Department to use provisions of the City Empowerment Policy and the reassignment of responsibilities to fulfill the duties normally accomplished by the position chosen to be maintained vacant.
- Effective April 15, 1992, eligible employees will have sixty days to submit a request to retire (Attachment I) under the provisions of this program. The effective date of retirement must occur on or after July 1, 1992, and prior to January 1, 1993, and be approved by the Department Head.
- Due to budgetary considerations, the City reserves the right to approve the actual retirement date of any employee participating in this program. Should retirement under this program be determined to have a detrimental effect on the City's ability to provide service, the City reserves the right to withdraw the program.

INCENTIVE:

- Any employee who retires subject to this policy will receive a one time cash payment, pursuant to the following formula.
  Incentive benefit is the greater of:
  - Fifty percent (50%) of annual salary, (weekly base pay annualized)
    or
  - Fifteen thousand dollars ($15,000)

- Payment will be made upon retirement and subject to withholding in accordance with applicable payroll deduction provisions. Employees may elect to defer payment until January, 1993 if desired.

- Employees retiring under this program who are granted a monthly retirement allowance will receive retiree insurance in accordance with the policy provisions in effect as of their retirement date (see Attachment II, eligibility criteria). Employees separating from active service under this program who elect to defer their retirement date with the Retirement System in which they hold membership until after January 1, 1993, or employees electing to withdraw their retirement contributions in a lump sum will not be eligible for this benefit.

- Employees retiring under this program who are granted a monthly retirement allowance will receive at no cost, continuation of the basic group term life insurance coverage (2 X salary to a maximum of $100,000) for one year from their retirement date. Employees may convert the group policy to an individual policy within 31 days from the date the group coverage terminates. Employees separating from active service under this program who elect to defer their retirment date with the Retirement System in which they hold membership until after January 1, 1993, or employees electing to withdraw their retirement contributions in a lump sum will not be eligible for this benefit.

- Retirement counseling will be provided by the City to employees contemplating retirement under this program.

- Financial counselors will also be provided by the City for a specified amount of time to assist employees contemplating retirement under this program.

City of Charlotte

RETIREE MEDICAL INSURANCE

MONTHLY PREMIUMS

Effective 7-1-92

TYPE OF COVERAGE	* DISABILITY OR 20 OR MORE YEARS OF SERVICE	15-19 YEARS OF SERVICE	10-14 YEARS OF SERVICE
1. Retiree Only	$ 0	$ 0	$134.64
2. Retiree/Dependent	$106.71	$213.42	$348.06
3. Medicare Retiree	$ 0	$ 0	$ 80.90
4. Medicare Retiree/Dependent	$106.71	$213.42	$294.32
5. Retiree/Medicare Dependent	$ 40.45	$ 80.90	$215.54
6. Medicare Retiree/ Medicare Dependent	$ 40.45	$ 80.90	$161.80

*This category also applies to employees who retired prior to 1-1-91 regardless of years of servi

CITY OF CHARLOTTE
INTER-OFFICE COMMUNICATION

DATE: 1/8/93

TO. Retiree
Treasurer's Office

FROM: Gene C. Ingram
Personnel Department
336-6506

SUBJECT: Group Medical and Life Insurance for Retirees

892-8140

Name: Ronnie E. Rash
Address: 12101 Bailey Rd.
Huntersville, N.C. 28078

Certificate No. 238-66-8295
Employment Date: 2/21/66
Retirement Date: 1/1/93

Block will indicate coverage or any change of coverage.

Medical Insurance

[✓] Add retiree for Group Medical Coverage.

Premium Payment	Effective Date
$106.71	1/1/93

Family
Nancy 7/26/46 S
Lea 2/8/71 - ch
Wendy 3/28/76 - ch

Life Insurance

$1,000 Policy 4/1/61

[ ] Add retiree for Group Life Insurance.

Initial payment of $ _____ will cover from _____ to _____.

* [✓] Delete name from records Conversion available only. Must convert within 31 days. $10,000 - Spouse
$5,000 - Children

[ ] Add retiree for Waiver of Premium at $ _____ volume of Life Insurance. This amount will reduce to $_____ at age _____.

[ ] YES [✓] NO Equitable/Option 65

I have received a copy of the insurance benefit information and it has been explained to me.

1/8/93
Date

Ronnie E Rash
Signature of Retiree

Proper address for payment of Insurance: City of Charlotte
City Treasurer's Office
600 East 4th Street
Charlotte, NC 28202

* Retirement incentive plan provides $100,00 OK FREE Basic life insurance until 12/31/9 [illegible] is available.

"LOVE CAN BUILD
A
BRIDGE.."

TASK FORCE FOR SPAY/NEUTER LEGISLATION
Mecklenburg County • Charlotte, N.C.

Speakers #17, #18
#19, + #20

Wanda Deese • 522-8621
Wanda Knox • 522-0332
Sherry Miller • 393-7546
Mary Narby •
Claire O'Neal • 549-5859

RESULTS, SURVEY OF VETERINARIANS, MECKLENBURG COUNTY, MARCH-MAY, 1993

Thirty-nine questionnaires were mailed, which included 5 questions and invited comment. Twenty-two were returned, a response of 56%.

- - - - - -

Question # 1: Would you offer discounted vaccinations required by spay/neuter clinic 1 day per month?

YES - 54½% NO - 36% Undecided - 9%

Question # 2 - Would you perform early spay/neuter as an alternative to euthanasia at our shlter?

YES - 82% NO - 4.5% Undecided - 13.6%

Question # 3 - Would you offer discounted spay/neuter 1 day per month?

YES - 59% NO - 32% Undecided 9%

Question # 4 - Would you endorse some form of spay/neuter legislation?

YES - 73% NO - 13.6% Undecided 13.6%

Question # 5 - Would you like more information?

YES - 91%

NUMBER OF RESPONDANTS OFFERING PERSONAL COMMENT: 77%

20A

CONSENT I AGENDA ITEM

Council Agenda: June 14, 1993

Project: General Construction - Contract B1 - Liquid Stream Improvements - McAlpine Creek Wastewater Management Facility Modifications And Expansions

User Dept: CMUD

Funding: Fund 2071, Ctr. 633 26 - Water/Sewer CIP - McAlpine Wastewater Treatment Plant Expansion to 48 MGD - $21,103,151 97.

Description: Work to be performed under this project will include improvements to the South Plant Raw Sewage Pumping Station, flow measurement improvements, trickling filter recirculation, aeration system improvements, effluent filter additions, sodium bisulfite facility, effluent filter pumping station, thickened primary sludge pumping station improvements, breakroom addition at the Administration Building, and miscellaneous yard piping and site structure additions/improvements

Justification: Award of this project will allow improvements and expansion at the McAlpine Creek WWMF which will increase the capacity of the treatment plant from 40 million gallons per day to 48 million gallons per day. Also, these improvements will comply with more stringent treatment requirements which become effective on May 1, 1994

Advertised: March 6, 1993 **Bids Rcvd:** April 27, 1993 **Bids Expire:** June 27, 1993

Summary of Bids:

State Utility Contractors, Inc	Monroe, NC	$5,159,160 00
Thamer Construction Co	Norcross GA	5,292,270 00
Lee Construction Company	Charlotte, NC	5,307,060 00
Crowder Construction Company	Charlotte, NC	5,506,675 00
Haren Construction Company	Etowah, TN	6,989,550.00

MWBE Status	Amount	% of Project	Proj Goals
MBE	$150,000 00	2 9%	2%
WBE	$109,000 00	2 1%	2%

Compliance: Yes - The Utility Department has reviewed the Contractor's good faith efforts to meet the project goals and determined that he has complied with the requirements of the M/WBE Program The Contractor has met and will exceed the

project goals.

Program Director Concur: Yes

Est. Cost: $5,987,800.00 **% Difference** 13.8% **$ Difference:** $828,640.00

Consequences If Item Deferred: Subject bids will be valid for sixty (60) days from April 27, 1993. Delay in approval of this contract could prevent CMUD from meeting new treatment requirements which become effective May 1, 1994

Recommend Award to Low Bidder: State Utility Contractors, Inc

Submitted By: _____ **Approved:**_____

Contact & Phone If Questions: Henry Forrest - 391-5060
Kathy Freeze - 391-5104

20B

CONSENT I AGENDA ITEM

Council Agenda: June 14, 1993

Project: HVAC - Contract B2 - Liquid Stream Improvements - McAlpine Creek Wastewater Management Facility Modifications & Expansions

User Dept: CMUD

Funding: Fund 2071, Ctr. 633.26 - Water/Sewer CIP - McAlpine Wastewater Treatment Plant Expansion to 48 MGD - $21,103,151 97.

Description: Work to be performed under this project will include all labor, work, and equipment necessary to perform and complete in a workmanlike manner all heating, ventilation, and air conditioning in connection with liquid stream improvements at the McAlpine Creek WWMF

Justification: Award of this project will allow construction of a heating, ventilation, and air conditioning system in the proposed breakroom of the Administration Building and an exhaust fan in the Sodium Bisulfite Facility at the McAlpine Creek WWMF.

Advertised: March 6, 1993 **Bids Rcvd:** April 27, 1993 **Bids Expire:** June 27, 1993

Summary of Bids:

Tompkins-Johnston Co., Inc.	Matthews, NC	$ 9,250.00
A Z. Price & Associates, Inc.	Charlotte, NC	14,780.00

MWBE Status	Amount	% of Project	Proj Goals
MBE	-0-	0%	1%
WBE	-0-	0%	1%

Compliance: Yes - The Contractor has complied with the M/WBE contract provisions which allow him to perform all the work with his own forces. The Contractor solicited quotes from two WBE electrical contractors (WKG and Driggers Electric) They were not interested in quoting this project since the dollar amount was so small CMUD staff did not contact any M/WBEs for participation in this project.

Program Director Concur: Yes

Est. Cost: $45,900.00 **% Difference** 79 8% **$ Difference** $36,650.00

Consequences If Item Deferred· Subject bids will be valid for sixty (60) days from April 27, 1993. Delay in approval of this contract could prevent CMUD from meeting

new treatment requirements which become effective on May 1, 1994.

Recommend Award to Low Bidder: Tompkins-Johnston Co., Inc.

Submitted By: _____ **Approved:**_____

Contact & Phone If Questions: Henry Forrest - 391-5060
Kathy Freeze - 391-5104

20C

CONSENT I AGENDA ITEM

Council Agenda: June 14, 1993

Project: Electrical - Contract B4 - Liquid Stream Improvements - McAlpine Creek Wastewater Management Facility Modifications And Expansions

User Dept: CMUD

Funding: Fund 2071, Ctr. 633.26 - Water/Sewer CIP - McAlpine Wastewater Treatment Plant Expansion to 48 MGD - $21,103,151.97.

Description: Work to be performed under this project will include all electrical and instrumentation work required during modifications and expansions at the McAlpine Creek Wastewater Management Facility.

Justification: Award of this project will allow construction of electrical and instrumentation work at the McAlpine Creek

work will increase the capacity of the treatment plant from 40 million gallons per day to 48 million gallons per day Also, these improvements will comply with more stringent treatment requirements which become effective May 1, 1994

Advertised: March 6, 1993 **Bids Rcvd:** April 27, 1993 **Bids Expire:** June 27, 1993

Summary of Bids:

Ind-Com Electrical Company	Charlotte, NC	$749,700 00
Via Electric Company	Madison, NC	754,800 00

MWBE Status:

	Amount	% of Project	Proj Goals
MBE	-0-	0%	1%
WBE	-0-	0%	1%

Compliance: Yes - The Contractor has complied with the M/WBE contract provisions which allow him to perform all the work with his own forces The Contractor did not solicit quotes from M/WBEs nor did CMUD staff contact any M/WBEs for participation in this project

Program Director Concur: Yes

Est. Cost: $837,300.00 **% Difference** 10.4% **$ Difference:** $87,600.00

Consequences If Item Deferred: Subject bids will be valid for sixty (60) days from April 27, 1993. Delay in approval of this contract could prevent CMUD from meeting new treatment requirements which become effective May 1, 1994.

Recommend Award to Low Bidder: Ind-Com Electrical Company

Submitted By: _____ **Approved:**_____

Contact & Phone If Questions: Henry Forrest - 391-5060
Kathy Freeze - 391-5104

CONSENT I AGENDA ITEM 20D

Council Agenda: June 14, 1993

Project: Sanitary Sewer And Water Main Construction - FY 93 Contract No 14 - Street Main Extensions **User Dept:** CMUD

FUNDING: Fund 2071, Ctr. 635 79 Water/Sewer CIP - Street Main Extension Program - Water - $2,917,524.21, and, Fund 2071, Ctr. 633.79 Water/Sewer CIP - Street Main Extension Program - Sewer - $9,481,622.91.

Description: This project consists of approximately 8,000+ linear feet of 8-inch sewer pipe, 1,150+ linear feet of 12-inch water pipe, 2,150+ linear feet of 8-inch water pipe, 3,150+ linear feet of 6-inch water pipe, 2,150+ linear feet of 2-inch water pipe, 30 four foot manholes, 6 fire hydrants and various other appurtenances to be performed within rights-of-way of the North Carolina Department of Transportation and/or Charlotte Department of Transportation and other public road rights-of-way or 15-foot sanitary sewer right-of-way acquired from individually owned properties with varying temporary construction easements throughout the City of Charlotte and Mecklenburg County

Justification: Construction of these projects will extend sewer and water service to residences which have been determined to be public health hazards, where private wells are faulty, and/or to residences/businesses which have requested connection to the City's water/sewer system

Advertised: May 1, 1993 **Bids Rcvd:** May 25, 1993 **Bids Expire:** July 25, 1993

Summary of Bids:

McDaniel Construction Company	Charlotte, NC	$943,284.75
BRS, Incorporated	Richfield, NC	974,581 50
R H. Price, Inc	Charlotte, NC	976,425 00
W. M. Paris & Associates	Charlotte, NC	998,469.88
Dellinger, Incorporated	Monroe, NC	1,081,712.25

MWBE Status: WBE PRIME CONTRACTOR

	Amount	% of Project	Proj Goals
MBE	$0	0%	6%
WBE	$32,200 00	3.4%	3%

TOTAL WBE - $943,284.75 - 100%

Compliance: Yes - The Utility Department has reviewed the Contractor's good faith efforts to meet the project goals and determined that she has complied with the requirements of the M/WBE Program. **The Contractor has met and will exceed the project goal for WBE participation.**

Program Director Concur: Yes

Est. Cost: $920,000.00 **% Difference** 2.53 **$ Difference:** $23,284.75

Consequences If Item Deferred: We would be unable to provide service within the six month period outlined in the extension policy.

Recommend Award to Low Bidder: McDaniel Construction Contractors

Submitted By: _____ **Approved:**_____

Contact & Phone If Questions: Kathy Freeze - 391-5104

20E

CONSENT I AGENDA ITEM

Council Agenda: June 14, 1993

Project: Water Main Construction - 12-Inch Water Main Along Shopton Road - From Beam Road To Dixie Road **User Dept:** CMUD

FUNDING: Water/Sewer CIP - Water Main Along Shopton from Beam to Dixie - $687,003.

Description: This project consists of approximately 11,831+ linear feet of 12-inch water pipe, 68+ linear feet of 8-inch Ductile Iron Pipe, 52+ linear feet of 6-inch Ductile Iron Pipe, 7 fire hydrants and various other appurtenances to be performed within rights-of-way of Shopton Road, Lebanon Drive, Pinecrest Drive, Sandy Porter Road, and Steele Creek Road

Justification: Construction of this project will reinforce the water system to meet projected demands as outlined in the Steele Creek Small Area Plan and in the 2005 Generalized Land Plan. This area is targeted for additional residential growth.

Advertised: April 24, 1993 **Bids Rcvd:** May 18, 1993 **Bids Expire:** July 18, 1993

Summary of Bids:

R. H. Price, Incorporated	Charlotte, NC	$328,194 62
Sanders Brothers, Inc.	Charlotte, NC	337,590.04
RDR, Incorporated	Stanfield, NC	343,404.86
State Utility Contractors, Inc	Monroe, NC	382,695.92
McDaniel Construction Contractors	Spindale, NC	386,489 37
W M. Paris & Associates	Charlotte, NC	392,918 61
B.R S., Inc.	Richfield, NC	400,636 85
Dellinger, Incorporated	Monroe, NC	430,433.64
Castor Plumbing Company	Davidson, NC	459,609.35
Dakota Contracting	Charlotte, NC	469,886 18
Trans-State Construction Co	Denver, NC	687,711.36

MWBE Status: WBE PRIME CONTRACTOR:

	Amount	% of Project	Proj Goals
MBE	$500.00	0.15%	4%
WBE	$12,100.00	3.69%	5%

TOTAL WBE - $327,694.62 - 99.85%

Compliance: Yes - The Utility Department has reviewed the Contractor's good faith efforts to meet the project goals and determined that she has complied with the requirements of the M/WBE Program.

Program Director Concur: Yes

Est. Cost: $340,045.00 **% Difference** 3 5% **$ Difference:** $11,850.38

Consequences If Item Deferred: Bids would be valid for sixty days beyond May 18, 1993.

Recommend Award to Low Bidder: R. H. Price, Incorporated

Submitted By: _____ **Approved:**_____

Contact & Phone If Questions: Kathy Freeze - 391-5104

20F

CONSENT I AGENDA ITEM

Council Agenda: June 14, 1993

Project: Water Main Construction - 12-Inch Water Main Along N.C. 73 To McGuire Nuclear Station **User Dept:** CMUD

FUNDING: Duke Power Company $145,531.89 - Under 15-year reimbursable contract. Repayment will come from 35% of the revenue the new line generates.

Description: This project consists of approximately 6,874+ linear feet of 12-inch water pipe, 64+ linear feet of 8-inch water pipe, 3 fire hydrants and various other appurtenances to be performed within rights-of-way of Beatties Ford Road, N C Highway 73, Brown Mill Road, and Hubbard Road.

Justification: Construction of this project provide water service to the McGuire Nuclear Station located on N C Highway 73

Advertised: May 1, 1993 **Bids Rcvd:** May 25, 1993 **Bids Expire:** July 25, 1993

Summary of Bids:

Trans-State Construction Co.	Denver, NC	$145,531.89
RDR, Incorporated	Stanfield, NC	155,633 00
Ronny Turner Construction	Conover, NC	163,828.19
McDaniel Construction Contractor	Spindale, NC	165,263.07
Brown Utility Company	Concord, NC	179,012.61
R. H. Price, Inc.	Spindale, NC	188,729 52
B.R.S , Inc.	Richfield, NC	192,823 05
Neill Grading & Construction	Hickory, NC	196,081 20
W.M. Paris & Associates	Charlotte, NC	197,266.23
Dellinger, Inc.	Monroe, NC	199,894.07
Propst Construction Company	Concord, NC	203,717.64
R. F Shinn Contractor	Concord, NC	242,059.57

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$0	0%	2%
WBE	$0	0%	2%

Compliance: Yes - The Contractor has complied with the M/WBE contract provisions which allow him to perform all the work with his own forces. Trans-State did not solicit quotes from M/WBEs nor did CMUD staff contact any M/WBEs for participation in this project.

Program Director Concur: Yes

Est. Cost: $182,912.52 **% Difference** 20.44% **$ Difference.** $37,380 63

Consequences If Item Deferred: Bids would be valid for sixty days beyond May 25, 1993. The Applicant, Duke Power Company, will be unable to meet their schedule for use of the proposed water main.

Recommend Award to Low Bidder: Trans-State Construction Company

Submitted By: _____ **Approved:** _____

Contact & Phone If Questions: Kathy Freeze - 391-5104

206

CONSENT I AGENDA ITEM

Council Agenda: 6/14/93

Project: Polymer **User Dept:** Utility

FUNDING: Water/Sewer Operating - McAlpine Creek Wastewater Treatment Plant - Chemicals for Water Treatment - $450,000

Description: Polymer, McAlpine Waste Treatment Plant

Justification: Polymer will be used with the sludge thickening & dewatering centrifuges at McAlpine Wastewater Treatment Plant. Polymer vastly improves the efficiency of the centrifuges.

Advertised: 1/23/92 **Bids Rcvd:** 5/18/92 **Bids Expire:** 6/30/94
Summary of Bids:
Stockhausen Greensboro, NC $311,000.00
Request permission to extend contract for an additional 12 months at the same price ($1.00 per pound) as provided in original contract (#82-154) approved by City Council. 6/8/92

MWBE Status	Amount	% of Project	Proj Goals
MBE			5%
WBE			3%

Compliance: No known MWBE provider available.
Program Director Concur: Yes

Est. Cost: $311,000.00 **% Difference** 0 **$ Difference** $0

Consequences If Item Deferred: Polymer must be used with the centrifuges in order for it to operate at maximum efficiency.

Recommend Award to Low Bidder: Yes

Other Information: The bid process for Polymer requires that vendors prequalify their product. This requires extensive time and testing (8 weeks) on City equipment Due to this requirement, the option to renew the current contract an additional year at the same unit price is requested, provided funds are made available by City Council

Submitted By: _____ **Approved:** _____
Gregory K. Spearman Asst. City Manager

Contact & Phone If Questions: Bill Mouchet 336-2932

CONSENT I AGENDA ITEM

20 I

Council Agenda: June 14, 1993

Project: Curb Replacement FY93 **User Dept:** ~~Street Maint~~ CDOT.

FUNDING: Ctr: 523.08 **Fund:** 0120 **Obj. Code:** 3518
Balance of Funds: $295,123

Description: Replacement of concrete curb and gutter along Cedar Street, Double Oaks Street, Bland Street, Tippah Avenue, Chambwood Drive, Allen Street, Baylor Drive, Holyday Court, Kentland Land, Wedgewood Drive, Providence Lane, Seacroft Road, J.A. Jones Drive, Fordwood Drive, Lancer Drive, Seneca Place, Fair Valley Drive Birchcrest Drive, and Nottingham Drive southwest of the central business district.

Justification: These locations are identified and prioritized by the Street Maintenance. This project is prepared annually by the Engineering Department.

Advertised: April 4, 1993 **Bids Rcvd:** May 6, 1993 at 2:00 p.m. **Bids Expire:** July 6, 1993

Summary of Bids:

United Construction	$257,539.80
Blythe Development	$280,519.13
Ferebee Corp.	$293,168.40
Showalter Construction	$334,998.60

MWBE Status:	**Amount**	**% of Project**	**Proj Goals**
MBE	$257,539.80	100%	6%
WBE	$0	0%	3%

Compliance: United Construction (certified MBE) has complied with the requirements and intent of the M/WBE program.

Program Director Concur: Yes

Est. Cost: $225,000 **% Difference** 14.4% (over) **$ Difference:** $$32,540
Consequences If Item Deferred: Delay in award

Recommend Award to Low Bidder: Award to United Construction

Submitted By: _____ **Approved:**_____

Contact & Phone If Questions: Dee Hoover at 336-3634

205

CONSENT I AGENDA ITEM

Council Agenda: June 14, 1993

Project: Thrift\Tuckaseegee Road Sidewalk **User Dept:** Engineering

FUNDING: General Capital Improvement Fund (Sidewalk Program - Street Bonds) - $1,436,449.

Description: Construction of new sidewalk through existing residential neighborhoods at Thrift and Tuckaseegee Road. The work locations are bordered by Berryhill Road, Ambassador Road and Freedom Drive, Southwest of the central business district

Justification: This program is a part of the ongoing sidewalk construction program FY-83. These locations are from the priority list maintained by CDOT

Advertised: April 15, 1993 **Bids Rcvd:** May 13, 1993 **Bids Expire:** July 11, 1993

Summary of Bids:

The Shaw Group	$ 108,384.15
Showalter Construction	$ 128,100.00
Ferebee Corporation	$ 133,485.98
Cardinal Construction	$ 147,650.48
United Construction	$ 149,184.00
Blythe Development	$ 151,518.94

MWBE Status	Amount	% of Project	Proj Goals
MBE	$0	0%	6%
WBE	$108,384 15	100%	5%

Compliance: The Shaw Group is in compliance with the M/WBE Program and is a certified WBE.

Program Director Concur: YES

Est. Cost: $ 120,000 **% Difference** 9 7% (Under) **$ Difference** $ 11,615 85

Consequences If Item Deferred: Delay in award

Recommend Award to Low Bidder: Award to The Shaw Group

Submitted By:_____
C D. Readling, City Engineer

Contact & Phone If Questions: Tariq F. Aziz, 336-7924

ENGBID3.614

CONSENT I AGENDA ITEM

20K

Council Agenda: June 14, 1993

Project: Wilkinson Boulevard Phase III Demonstration Area Side Strip Improvements

User Dept: ENG

FUNDING: General Capital Improvement Fund (Business Corridor Revitalization - Street Bonds) - $3,032,769.

Description: This project will construct two eight foot wide planting strips, separated by a four foot wide sidewalk, on either side of Wilkinson Boulevard between Westerly Hills Drive and Ashley Road.

Justification: This project is part of the Business Corridor Revitalization program This program provides public improvements for depressed business corridors to stimulate private investment The need is evident by the poor visual quality and declining economic vitality.

Advertised: March 24, 1993 **Bids Rcvd:** April 27, 1993 **Bids Expire:** June 26, 1993

Summary of Bids:		
	Ferebee Corporation	$293,604.28
	Blythe Development	$304,748.62
	Showalter Construction	$355,597.20
	United Construction	$391,349.53
	Crowder Construction	$427,647 86

MWBE Status:	**Amount**	**% of Project**	**Proj Goals**
MBE	$14,500	5%	9%
WBE	$27,000	9 2%	6%

Compliance: Ferebee Corporation has complied with the requirements and intent of the M/WBE Program

Program Director Concur: YES

Est. Cost: $325,000 **% Difference** 10.7% **$ Difference:** $31,395.72

Consequences If Item Deferred: Bids will expire before next Council Meeting.

Recommend Award to Low Bidder: Award to Ferebee Corporation

Submitted By: _____
C.D. Readling, City Engineer

Contact & Phone If Questions: Dee Hoover 336-3634

ENGBID4.614

CONSENT I AGENDA ITEM

20L

Council Agenda: JUNE 14, 1993

Project: GENESIS PARK NEIGHBORHOOD REINVESTMENT **User Dept:** ENG

FUNDING: General Capital Improvement Fund (Neighborhood Reinvestment - Pay-As-You-Go) - $4,340,808.

Description: This project will provide drainage, new concrete sidewalk, driveways, curb and gutter, curb ramps, and retaining walls on Bruns Avenue, State Street, Katonah Avenue and Sumter Avenue in the Seversville / Smallwood Neighborhood.

Justification: In FY90 City Council approved the Neighborhood Reinvestment Program which was merged with the Small Area Plan in FY92. This program provides for new or reconstructed infrastructure in areas where sub-standard or no infrastructure exists.

Advertised: APRIL 18, 1993 **Bids Rcvd:** MAY 6, 1993 **Bids Expire:** JULY 6, 1993

Summary of Bids:

Blythe Development	$ 305,933 19
Sherrill & Associates	$ 314,949 74
Ferebee Corp.	$ 332,685 50
Crowder Construction	$ 351,623 94
Showalter Construction	$ 361,972 50
Dakota Construction	$ 376,178.04
United Construction	$ 434,036 52

MWBE Status	Amount	% of Project	Proj Goals
MBE	$ 0	0 %	7%
WBE	$ 0	0 %	4%

Compliance: Blythe Development has complied with M/WBE contract provision which allows performance of all work with contractor's own forces

Program Director Concur: YES

Est. Cost: $335,000 **% Difference** 9.2 % (Under) **$ Difference:** $ 30,952 41

Consequences If Item Deferred: DELAY IN AWARD

Recommend Award to Low Bidder: Award to Blythe Development

Submitted By: _____
C.D. Readling, City Engineer

Contact & Phone If Questions: Dee Hoover @ 336-3634

ENGBID2.614

24A

CONSENT II AGENDA ITEM

Council Agenda: 6/14/93

Project: Pothole Patcher **User Dept:** Street Maintenance

FUNDING: Ctr: 52303 **Fund:** 0120 **Obj. Code:** 35410 **Balance of Funds:** $1,420,820

Description: Truck-mounted Pothole Patcher

Justification: Approved in FY93 budget. Equipment is needed to repair streets. It will be especially useful after hours, because it will keep asphalt warm for long periods.

Advertised: 3-15-93 **Bids Rcvd:** 4-14-93 **Bids Expire:** 6-15-93

Summary of Bids:

Public Works Equipment Co.	Monroe, NC	$51,074 00
Bruder-Sharpe, Inc.	Monroe, NC	$50,198 60

MWBE Status:	**Amount**	**% of Project**	**Proj Goals**
MBE			
WBE			

Compliance: No known MWBE's for this equipment.

Program Director Concur: Yes

Est. Cost: $95,000 Including chassis 5.26% **$ Difference:** ($5,000)

Recommend Award to Low Bidder: Lowest responsible bidder.

Consequences If Deferred: The current equipment has been discontinued by the manufacturer. The City has rebuilt old equipment for the last two years. Reliability will continue to deteriorate and downtime will increase

Submitted By:_____ **APPROVED:**_____
Gregory K Spearman

Contact & Phone If Questions: Fred Stallings, 336-5667

Factors Affecting MWBE: None

Explanation of Cost Difference:

1. Users stated that radiant heat method used by Bruder-Sharpe did not keep the asphalt warm overnight or weekends. One purpose of this unit is to eliminate using cold patches on "emergency" calls. The cold patches must be redone, thus doubling the costs.
2. Bruder-Sharpe did not comply with parts availability warranty. This warranty has been very effective in assuring vehicle uptime.
3. Bruder-Sharpe offered a one year parts and service warranty vs. the specified two year warranty.
4 Bruder-Sharpe did not comply with burner shut off during spraying - a safety hazard.
5 Bruder-Sharpe can not supply an anti-bridging device as required.

Consequences If Item Deferred:
Bids will expire Budget will have to transfer funds to next FY. Chassis has already been ordered.

Project History:

Other:

CONSENT II AGENDA ITEM

24B

Council Agenda: June 14, 1993

Project: Temporary Personnel Services **User Dept:** ~~City Departments~~ PURCHASING

FUNDING: **Ctr:** Various **Fund:** Various **Obj. Code** 179 **Balance of Funds:** All Funds - $432,225

Description: Temporary Personnel Services - Annual Contract.

Justification: This is the first time the City and County have jointly received bids for Temporary Personnel Services. The Temporary Personnel Services contract is designed to provide (on an as needed basis) temporary employees for City departments to ensure that services are delivered when salaried employees are out for various reasons. This contract will provide different skill levels of temporary employees at fixed hourly rates

Advertised: 2-10-93 **Bids Rcvd:** 3-9-93 **Bids Expire:** 7-9-93

Summary of Bids:

See attached Summary of Bids.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	0	0	10%
WBE	432,225	100%	5%

Compliance: Yes

Program Director Concur: Yes

Est. Cost: $700,000 **% Difference** 38% **$ Difference** $267,000

Consequences If Item Deferred: City departments will continue to make individual arrangements for selecting temporary personnel service needs at substantially higher costs The savings achieved by consolidating requirements through the competitive request for proposal process will not be realized The administrative cost of placing an order for a temporary employee as well as the payment process will also continue to be at higher cost for the City

Recommend Award to Low Bidder: Yes

Other Information: Over the previous fiscal year, the City spent approximately $700,000 for temporary personnel services. The use of temporary personnel service providers is required when an injured or ill employee is unable to come to work and

perform their daily job duties. The use of temporary employees involves laborers, clerical support and various skilled positions throughout the City. In other instances, temporary employees are used because the expense of full time employees is not feasible nor practical The anticipated useage under this contract will be equivalent to approximately ten (10) full time employee positions.

This bid was developed to provide a broad spectrum of temporary personnel services needs covering City job classifications The contract is available for meeting needs, which are based on short term requirements. The criteria for the bid included the ability to service the City's account, reference evaluation, commitment to subcontract with MWBE firms, price, method of placing temporary employees, and training temporaries to meet City expectations The evaluation criteria also included a site visit to the top ranked firms. The firm selected as most suited in providing the best combination of price and services was Corporate Personnel Services, Inc.

The use of Corporate will provide additional advantages for the City, which include:

- A single customized/itemized bill from one service provider vs. multiple individual separate billings from several different service providers,
- Tracking temporary personnel used by departments, and job skills;
- Monitoring trends for temporary personnel service use by department, skill, season, etc ,
- Requirement for Corporate to subcontract with other temporary firms in meeting City needs;
- Assessment of temporary assignment requests prior to job placement to maximize job and skill match for temporary position filled;
- The City's right to not make payment for unproductive temporary employees

This is the first contract of this nature for the City, which should lower overall internal and external costs, simplify the placement process, streamline billing and payment and provide a management tool for tracking and monitoring the use of temporary personnel service within the City.

Submitted By: _____ **Approved:**_____
Gregory K. Spearman

SUMMARY OF BIDS

VENDOR NAME	CITY/COUNTY	CITY
CORPORATE PERSONNEL SERVICES	**$864,445**	**$432,225**
Kelly Services	$ 742,905	$371,453
U.S. Personnel	811,935	405,968
Uniforce	837,594	418,797
Manpower	874,909	437,455
ADIA Personnel	886,227	443,113
TempWorld	886,589	443,295
AccuStaff	888,398	445,000
Staff Additions	891,366	445,683
Olsten Staffing	891,926	445,963
Creative Temporaries	891,926	445,963
First Choice	898,980	449,490
Quality Personnel	905,776	452,888
Resources Employment	910,943	455,472
Interim Personnel	913,734	456,867
Accurate Temporary	925,796	462,898
Ablest Temporary	925,932	462,966
Talent Tree	926,435	463,218
Advance Personnel	926,583	463,292
Norrell Services	938,400	469,200
Today's Temporary	974,385	487,193
Parrot-Withers	1,096,810	548,405

Kelly Services, U.S Personnel and Uniforce were not selected as the recommended bidder for contract award because they did not rank as high as Corporate Personnel in providing the best combination of price and services. Recommend annual contract award with option to renew for two additional periods for twelve months each.
Assistant City Manager

Contact & Phone If Questions: Gregory K Spearman, Purchasing Director, 336-2933

CONSENT II AGENDA ITEM

Council Agenda: June 14, 1993

Project: Convention Center Signage **User Dept:** Eng

Funding: Convention Center Fund (Convention Center Project - Certificates of Participation) - $33,508,761.

Balance of Funds: See Total Project Budget Update (Attachment)

Description: Contract scope consists of all interior and exterior signage and site directional signs

Justification: Contract is part of construction program for the New Convention Center

Advertised: 07MAR93 **Bids Rcvd:** 05MAY93 **Bids Expire:** 03AUG93

Summary of Bids:

VOMAR PRODUCTS	$328,721 00(*)
SIMS CORPORATION	$339,150 00
ANDCO INDUSTRIES	$344,072 00 (Corrected)
BELSINGER SIGN WORKS	$361,519 00
CORNELIUS ARCHITECTURAL PRODUCTS	$402,731.58
ARCHITECTURAL GRAPHICS	$443,249.00

* Low bid negotiated from $330,761.00 to $328,721 00 (see Bid Summary on Additional Information Sheet).

MWBE Status	Amount	% of Project	Proj Goals
MBE	0	0	6%
WBE	0	0	7%

Compliance: The Contractor has complied with the requirements of the MWBE Program by electing to self-perform 100% of the work.

Program Director Concur: Yes

Est. Cost: *$487,555 00 **%Under:** 32 6% **$ Difference:** $158,834.00 *

*See Explanation of Cost Difference on Additional Information Sheet.

Recommend Award to Low Bidder: Yes

Consequences If Deferred: The schedule will be impacted and the project may incur additional cost.

Submitted By:_____
C.D Readling, City Engineer

Contact & Phone If Questions: B E. Aldridge, Ext. 3633 FOR QUESTIONS

ADDITIONAL INFORMATION

Bid Summary: The original bid amount of $330,761.00 has been negotiated. Negotiation included providing on-site storage of materials for the Contractor, which resulted in a negotiated low bid of $328,721 00.

Factors Affecting MWBE: Originally, the Contractor submitted documentation to 100% self-perform. Presently the Contractor is negotiating with two (2) MBE electrical contractors to provide electrical services. (See MWBE Documentation)

Explanation of Cost Difference: The original bid of $330,761 00 is 32 2% under the Construction Manager's estimate of $487,555.00, representing a difference of $156,794.00. The Design Development estimate and current budget for the work is $510,000.00. Overruns against the budget in other packages necessitated negotiations of all bid amounts by incorporating cost reduction items The negotiated bid sum of $328,721.00 is $181,279 00 lower (35 5% less) than the original Design Development estimate.

Consequences If Item Deferred: The schedule will be impacted and the project may incur additional cost.

BFF/BEA/lac

CONSENT II AGENDA ITEM

Council Agenda: June 14, 1993

Project: Convention Center Millwork & Cabinets (Re-Bid) **User Dept:** Eng

Funding: Convention Center Fund (Convention Center Project - Certificates of Participation) - $33,508,761.

Balance of Funds: See Total Project Budget Update (Attachment)

Description: Contract scope consists of all wall and base cabinets, the cafe bar, information desks and wood paneling.

Justification: Contract is part of construction program for the New Convention Center.

Advertised: 07MAR93 **Bids Rcvd:** 10MAY93 **Bids Expire:** 08AUG93

Summary of Bids:

STULTZ MANUFACTURING CO.	$ 830,843 00*
SOUTHERN ARCHITECTURAL WOODWORK	$1,316,828.00 (Corrected)
NACOMA CONSOLIDATED LTD.	NO BID

* Low bid negotiated from $1,125,664.00 to $830,843.00 (see Bid Summary on Additional Information Sheet).

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$34,786.00	4.2%	11%
WBE	$ 5,000.00	0.6%	5%

Compliance: The Contractor has complied with the requirements and intent of the MWBE Program.

Program Director Concur: Yes

Est. Cost: *$1,249,024.00 **%Under:**33.5%* **$ Difference:** $418,181.00 *

*See Explanation of Cost Difference on Additional Information Sheet.

Recommend Award to Low Bidder: Yes

Consequences If Deferred: The schedule will be impacted and the project may incur additional cost.

Submitted By:_____
C.D. Readling, City Engineer

Contact & Phone If Questions: B.E. Aldridge, Ext. 3633 FOR QUESTIONS

*** SEE ATTACHED ADDITIONAL INFORMATION SHEET ***

ADDITIONAL INFORMATION

Bid Summary: The original bid amount of $1,125,664.00 has been negotiated. Negotiation included deleting millwork and wood paneling from the building and simplifying construction materials on cabinet tops and wood base which resulted in a negotiated low bid of $830,843.00.

Factors Affecting MWBE: The Contractor is presently pursuing additional MWBE subcontracting opportunities. (Back-up will follow)

Explanation of Cost Difference: The original bid of $1,125,664.00 is 9.9% under the Construction Manager's estimate of $1,249,024.00, representing a difference of $123,360.00. The Design Development estimate and current budget for the work is $713,523.00 and this overrun against the budget necessitated negotiation of the bid amount by incorporating cost reduction items. The negotiated bid sum of $830,843.00 is $117,320.00 higher (16.4% more) than the original Design Development estimate.

Consequences If Item Deferred: The schedule will be impacted and the project may incur additional cost.

BFF/BEA/lac

CONSENT II AGENDA ITEM

Council Agenda: June 14, 1993

Project: Convention Center Storefront & Curtainwall **User Dept:** Eng.

Funding: Convention Center Fund (Convention Center Project - Certificates of Participation) - $33,508,761.

Balance of Funds: See Total Project Budget Update (Attachment)

Description: Contract scope consists of the entire glass curtainwall system, interior and exterior storefront, stainless steel entrance doors, aluminum meeting room doors, custom metal framed skylight (oculus), special architectural louvers, and associated support steel

Justification: Contract is part of construction program for the New Convention Center.

Advertised: 11OCT93 **Bids Rcvd:** 25MAR93 **Bids Expire:** 23JUN93

Summary of Bids:

JOSEPH SHISKO, INC.	$2,787,290 00 (*)
WALTEK, INC.	$2,466,777 00 (Withdrawn)
PRITCHARD PAINT & GLASS	$3,309,017 00
FLOUR CITY ARCHITECTURAL	$3,572,040 00
NORMENT INDUSTRIES,/WSA, INC.	$4,019,820 00

* Low bid negotiated from $2,842,666.00 to $2,787,290 00 (see Bid Summary on Additional Information Sheet).

MWBE Status.	Amount	% of Project	Proj Goals
MBE	0	0%	9
WBE	0	0%	5

Compliance: The Contractor has complied with the requirements of the MWBE Program by electing to perform 100% of the Work

Program Director Concur: Yes

Est. Cost: *$3,242,800 00 **%Under:** 14 0%* **$ Difference·** $455,510 00 *

*See Explanation of Cost Difference on Additional Information Sheet

Recommend Award to Low Bidder: Yes

Consequences If Deferred: The schedule will be impacted and the project may incur additional cost.

Submitted By:_____
C.D. Readling, City Engineer

Contact & Phone If Questions: B E. Aldridge, X3633, FOR QUESTIONS

ADDITIONAL INFORMATION

Bid Summary: The original bid amount of $2,842,666.00 has been negotiated. Negotiation included providing fabrication areas inside the building for the Work and acceptance of alternates to change the finishes of public entrance doors and exterior louvers, which resulted in a negotiated low bid of $2,787,290.00.

Factors Affecting MWBE: The Contractor is continuing efforts to identify MWBE's for possible subcontracting opportunities. (See MWBE Documentation)

Explanation of Cost Difference: The original bid of $2,842,666 00 is 12.3% under the Construction Manager's estimate of $3,242,800 00, representing a difference of $400,134.00. The Design Development estimate and current budget for the work is $2,654,870.00 and this overrun against the budget necessitated negotiation of the bid amount by incorporating cost reduction items The negotiated bid sum of $2,787,290.00 is $132,420 00 higher (5 0% more) than the original Design Development estimate

Consequences If Item Deferred: The schedule will be impacted and the project may incur additional cost.

BFF/BEA/lac

CONSENT II AGENDA ITEM

Council Agenda: June 14, 1993

Project: Convention Center Audio/ Visual **User Dept:** Eng

Funding: Convention Center Fund (Convention Center Project - Certificates of Participation) - $33,508,761.

Balance of Funds: See Total Project Budget Update (Attachment)

Description: Contract scope consists of a complete Audio Visual system.

Justification: Contract is part of construction program for the New Convention Center.

Advertised: 07MAR93 **Bids Rcvd·** 19APR93 **Bids Expire:** 18JUL93

Summary of Bids:

LONG COMMUNICATIONS GROUP	$1,006,531 00(*)
AUDIO COMMUNICATIONS CONSULTANTS	$1,115,889.00
JWP ELECTRONIC SYSTEMS	$1,274,215 00

* Low bid negotiated from $1,049,531.04 to $1,006,531.00 (see Bid Summary on Additional Information Sheet).

MWBE Status.	Amount	% of Project	Proj Goals
MBE	0	0%	3%
WBE	$240,348.00	23 9%	2%

Compliance: The Contractor has complied with the requirements and intent of the MWBE Program.

Program Director Concur: Yes

Est. Cost: *$1,060,689.00 **%Under:** 5 1%* **$ Difference:** $54,158.00 *

* See Explanation of Cost Difference on Additional Information Sheet

Recommend Award to Low Bidder: Yes

Consequences If Deferred: The schedule will be impacted and the project may incur additional cost.

Submitted By:_____
C.D. Readling, City Engineer

Contact & Phone If Questions: B E. Aldridge, Ext 3633 FOR QUESTIONS

ADDITIONAL INFORMATION

Bid Summary: The original bid amount of $1,049,531.04 has been negotiated. Negotiation includes the acceptance of a bid alternate to delete a character-generator system and TV monitors, which resulted in a negotiated low bid of $1,006,531.00.

Explanation of Cost Difference: The original bid of $1,049,531.04 is 1.1% under the Construction Manager's estimate of $1,060,689.00, representing a difference of $11,157.96. The Design Development estimate and current budget for the Work is $817,392.00 and this overrun against the budget necessitated negotiation of the bid amount by incorporating the bid alternate item. The negotiated bid sum of $1,006,531.00 is $189,139 00 higher (23 1% more) than the original Design Development estimate.

Consequences If Item Deferred: The schedule will be impacted and the project may incur additional cost.

BFF/BEA/lac

CONSENT II AGENDA ITEM

Council Agenda: June 14, 1993

Project: Convention Center Site Demolition-2 **User Dept:** Eng

Funding: Convention Center Fund (Convention Center Project - Certificates of Participation) - $33,508,761.

Balance of Funds: See Total Project Budget Update (Attachment)

Description: Contract scope consists of the total removal of existing buildings, foundations, walls pavement and trees within the parking lot area

Justification: Contract is part of construction program for the New Convention Center

Advertised: 07MAR93 **Bids Rcvd:** 06MAY93 **Bids Expire:** 04AUG93

Summary of Bids:

JONES GRADING & FENCING, INC	$149,940 00
CROWDER CONSTRUCTION COMPANY	$176,970 00
L - J, INC.	$195,840 00

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$149,940.00	100%	12%
WBE	-0-	0%	6%

Compliance: The Contractor has complied with the requirements and intent of the MWBE Program

Program Director Concur: Yes

Est. Cost: $156,261 00% **%Under:** 4.0% **$ Difference:** $6,321.00

*See Explanation of Cost Difference on Additional Information Sheet.

Recommend Award to Low Bidder: Yes

Consequences If Deferred: The schedule will be impacted and the project may incur additional cost.

Submitted By:_____
C.D. Readling, City Engineer

Contact & Phone If Questions: B.E. Aldridge, Ext 3633 FOR QUESTIONS

ADDITIONAL INFORMATION

Bid Summary: The original bid amount of $149,940.00 is a corrected sum, due to miscalculation of the hazardous soil allowance against the base bid. This scope of Work includes removal of hazardous material not originally anticipated at Design Development.

Explanation of Cost Difference: The original bid of $149,940 00 is 4.0% under the Construction Manager's estimate of $156,261.00, representing a difference of $6,321.00. The Design Development estimate and current budget for the work is $138,834.00. The bid sum of $149,940.00 is $11,106.00 higher (8 0% more) than the Design Development estimate

Consequences If Item Deferred: The schedule will be impacted and the project may incur additional cost.

BFF/BEA/lac

CONSENT II AGENDA ITEM

Council Agenda: June 14, 1993

Project: Convention Center Roofing **User Dept:** Eng

Funding: Convention Center Fund (Convention Center Project - Certificates of Participation) - $33,508,761.

Balance of Funds: See Total Project Budget Update (Attachment)

Description: Contract scope consists of a complete and warranted single-ply membrane and standing seam roofing system, roof pavers, roof hatches, plastic unit skylights, manufactured roof specialties, and associated blocking and firestop.

Justification: Contract is part of construction program for the New Convention Center.

Advertised: 11OCT92 **Bids Rcvd:** 25MAR93 **Bids Expire:** 23JUN93

Summary of Bids:

DIXIE ROOFING, INC	$2,117,112 00 *
GUARANTEED SYSTEMS	$2,553,865 80
WELDON ROOFING	$3,585,300 00

* Low bid negotiated from $2,341,512.00 to $ 2,117,112.00 (see Bid Summary on Additional Information Sheet).

MWBE Status.	Amount	% of Project	Proj Goals
MBE	10,000	0.5	4
WBE	8,000	0.4	4

Compliance: The Contractor has complied with the requirements and intent of the MWBE Program.

Program Director Concur: Yes

Est. Cost:*$1,481,019.00 %Over: 36.7% * Difference·$860,493.00 *

* See Explanation of Cost Difference on Additional Information Sheet

Recommend Award to Low Bidder: Yes

Consequences If Deferred: The schedule will be impacted and the project may incur additional cost.

Submitted By _____
C.D. Readling, City Engineer

Contact & Phone If Questions: B. E. Aldridge, X3633 FOR QUESTIONS

SEE ATTACHED ADDITIONAL INFORMATION SHEET

ADDITIONAL INFORMATION

Bid Summary: The original bid amount of $2,341,512.00 has been negotiated. Negotiations included the use of an alternate standing-seam metal roof system, elimination of insulation fasteners, use of shop-fabricated coping and simplified roofing details, which resulted in a negotiated low bid of $2,117,112 00.

Factors Affecting MWBE: The Contractor is negotiating with two (2) MWBE contractors to provide additional subcontracting opportunities in the area of rough carpentry and is utilizing an MWBE material supplier for $43,900 00 (See MWBE Documentation).

Explanation of Cost Difference: The original bid amount of $2,341,512 00 is 36 7% over the Construction Manager's estimate of $1,481,019 00, representing a difference of $860,493.00. The Design Development estimate and current budget for the work is $1,558,246.00 and this overrun against the budget necessitated negotiation of the bid amount by incorporating cost reduction items. The negotiated bid sum of $2,117,112 00 is $636,093 00 more (30 0% over) than the original Construction Manager's estimate

Consequences If Item Deferred: The schedule will be impacted and the project may incur additional cost.

BFF/BEA/lac

REQUEST FOR COUNCIL ACTION

Action Requested: That City Council approve the following actions on Bid Package 090 - Finishes for the Charlotte Convention Center

1. Waive the low bidder's submittal of the wrong MWBE form as an informality.

2. Approve the low bid of $9,572,700 00 submitted by Cecil Malone Company for award .

Explanation of Request: The following bids were received for this package on April 26, 1993:

Cecil Malone Company	$ 9,572,700 00
Metric Constructors	$ 10,402,980 00
Bonitz Contracting	$ 10,470,000 00

The Architect, Contruction Manager and the Engineering Department recommend award of the contract to the low bidder, Cecil Malone Company

Source of Funding: Ctr. 37100 Fund: 22013 Obj Code: 30531

Clearances: The City Attorney's office has reviewed and approved these recommendations.

Background:

When the bids were received and opened on April 26, it was noted during the bid opening that the apparent low bidder, Cecil Malone had submitted the wrong MWBE form. The discrepancy was discussed with the low bidder immediately after the bid opening and he stated that he had been confused about which form to submit and that he did in fact have significant MWBE participation in his bid. He was requested to provide the information on MWBE participation in his bid as quickly as possible He returned to his office and had the appropriate MWBE form with a committment of 7% MBE and .5% WBE faxed to us approximately one hour after the bid opening.

CONSENT II AGENDA ITEM

Council Agenda: June 14, 1993

Project: Convention Center Overhead Doors **User Dept:** Eng

Funding: Convention Center Fund (Convention Center Project - Certificates of Participation) - $33,508,761.

Balance of Funds: See Total Project Budget Update (Attachment)

Description: Contract scope consists of all horizontal sliding doors, dock levelers, and rolling doors and grilles

Justification: Contract is part of construction program for the New Convention Center.

Advertised: 07MAR93 **Bids Rcvd:** 03MAY93 **Bids Expire:** 01AUG93

Summary of Bids:

AMERICAN OVERHEAD DOORS	$ 572,176 00*
OVERHEAD DOOR CO./PIEDMONT	$ 687,884 00
INDUSTRIAL DOOR SALES	$1,119,429.00
MAXSON & ASSOCIATES	$1,178,063.00

* Low bid negotiated from $672,792 00 to $572,176 00 (see Bid Summary on Additional Information Sheet).

MWBE Status	Amount	% of Project	Proj Goals
MBE	$ 32,184.00	5.6%	4%
WBE	0	0%	1%

Compliance: The Contractor has complied with the requirements of the MWBE Program by electing to perform 100% of the Work

Program Director Concur: Yes

Est. Cost: *$599,252.00 **%Under:** 4 5%* **$ Difference** $27,076 00 *

*See Explanation of Cost Difference on Additional Information Sheet.

Recommend Award to Low Bidder: Yes

Consequences If Deferred: The schedule will be impacted and the project may incur additional cost.

Submitted By:_____
C D. Readling, City Engineer

Contact & Phone If Questions: B E. Aldridge, Ext 3633 FOR QUESTIONS

*** SEE ATTACHED ADDITIONAL INFORMATION SHEET ***

ADDITIONAL INFORMATION

Bid Summary: The original bid amount of $672,792 00 has been negotiated Negotiation included deleting sliding doors and replacing with roll-up doors, deleting counter doors and dock levelers, and changing grille finishes, which resulted in a negotiated low bid of $572,176 00.

N/A **Factors Affecting MWBE:** The Contractor is continuing efforts to identify MWBE's for possible subcontracting opportunities.

Explanation of Cost Difference: The original bid of $672,792.00 is 12 3% over the Construction Manager's estimate of $599,252 00, representing a difference of $73,540.00. The Design Development estimate and current budget for the work is $378,460.00 and this overrun against the budget necessitated negotiation of the bid amount by incorporating cost reduction items. The negotiated bid sum of $572,176 00 is $193,716.00 higher (51.2% more) than the original Design Development estimate

Consequences If Item Deferred: The schedule will be impacted and the project may incur additional cost

BFF/BEA/lac

24K

CONSENT I AGENDA ITEM

Council Agenda: 6/14/93

PURCHASING

Project: AllSteel Workstations **User Dept:** Utility

FUNDING: Ctr: 602 **Fund:** 7101 **Obj. Code:** 544 **Balance of Funds:** 77,942 21

Description: AllSteel Workstations

Justification: During rightsizing implementation, CMUD went to the team concept in the Engineering Division. In order for team members to be inclose proximity to each other the utilization of modular work stations is necessary. The use of modular work stations will also enable the CMUD Engineering Division to best utilize the building space.

Advertised: 4/20/93 **Bids Rcvd:** 5/11/93 **Bids Expire:** 7/11/93

Summary of Bids:

Spillars Contract Interiors	Charlotte, NC	$70,830 00
MacThrift	Charlotte, NC	78,863 96
O G Penegar (Did not meet labor specifications)		69,737 90

MWBE Status:	**Amount**	**% of Project**	**Proj Goals**
MBE	70,830.00	100%	5%
WBE	0	0	3%

Compliance: Yes

Program Director Concur: Yes

Est. Cost: $73,000 **% Difference** 3 06 **$ Difference** $2,170.00 less

Consequences If Item Deferred: Delay in approval will delay full implementation and utilization of the team concept that was outlined in rightsizing.

Recommend Award to Low Bidder: (Lowest responsible bidder) Yes

Submitted By: _____ **Approved:** _____
Gregory K. Spearman **Assistant City Manager**

Contact & Phone If Questions: Ron Weathers 391-5095 or Cindy Conley 336-5668

The City Council of the City of Charlotte, North Carolina, convened for a briefing on Monday, June 14, 1993, at 5 25 p m in Room 267 of the Charlotte-Mecklenburg Government Center with Mayor Richard Vinroot presiding Councilmembers present were Stan Campbell, Dan Clodfelter, Ann Hammond, Pat McCrory, Nasif Majeed, Tom Mangum, Hoyle Martin, Cyndee Patterson, Don Reid, Ella Scarborough and Lynn Wheeler

ABSENT: None

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CENTRALINA COUNCIL OF GOVERNMENT (COG)

Mayor Vinroot stated a few weeks ago several Councilmembers asked questions about COG and why we are a member, should we be a member, and all of that We thought we should have folks here from COG to tell us what we do as a member of COG and to answer any questions you may have

David Ward, Chairman of COG stated he also a member of the Gaston County Board of Commissioners Being an elected official he knows the constraints you are going through and the problems He is in his ninth year in government and has a little experience under his belt and assures Council it does not get any easier as you go through this process Staff members with him tonight to answer any questions are Lee Armour, Executive Director of COG, and Charles Phillips, Centralina's Business Manager Thank you for giving him the opportunity to come before you and to explain the services which COG provides to the citizens of Charlotte COG was formed in 1968, and is a voluntary association of local governments owned and governed by our membership In 1970, the State delineated boundaries of multi-county planning and development regions In 1971, COG was designated as one of 17, now 18 lead regional organizations or LRO, as they are known in North Carolina Our purpose is to establish goals and objectives, serve as the regional agent in dealing with State and Federal agencies, and to promote intergovernmental cooperation, communication and planning COG provides services not only to member governments, but to other jurisdictions in both North and South Carolina Examples of work conducted in South Carolina include serving as staff to the Lake Wylie Marine Commission of which he is a member and has been a charter member of that Commission, and the Catawba River Corridor Study, both of which involve York County The annual contribution of each member government is based on the budget adopted for the year and is assessed on each member's population COG dues are 17 cents per capita, the lowest of any LRO in the State The next lowest is 21 cents per capita The State average is about twice the COG rate

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Mr Ward continued, furthermore it is a valuable tool to market the region as markets do not stop at political boundaries Assisting in this effort is Dr Al Stewart of UNCC The COG has a regional geographic information system which collects and displays data ranging from general population statistics to detailed development activity Data collected and displayed includes population and housing patterns, labor and employment information, and key socio-economic indicators Our GIS displays the data and assists in the analysis of patterns and trends occurring in the region Current applications include Catawba River Corridor Study, Regional Building Permit Tracking System, Regional Atlas and Regional Strategic Plan Future plans for system include a regional data base of infrastructure and land use information COG operates a large technical assistance program It increases the quality of planning and public administration within the region, and pays a large portion of our overhead to keep member dues low While Charlotte uses this service less than some members, it provides real benefits to Charlotte Technical assistance provided to Charlotte recently includes the following, COG has provided relocation services since 1989 to over 200 households affected by noise and runway expansion at Charlotte-Douglas International Airport These services include initial screening and

orientation, individual needs and analysis, advisory services in coordination with moving companies during the actual relocation and claims reimbursement administration The focus 2010 project uses COG employees to serve as meeting facilitator and reporters COG provided the greatest number of staff persons in this capacity COG staff has assisted the City in inputting data in their computer mapping system

Mr Ward said in conclusion, he feels the services COG provides are vital to the continued well being of Charlotte and this region We have all talked about regionalism in the last few years Mayor Vinroot has been very strong on regionalism and he believes in it also As Charlotte continues to grow, the need to reflect on issues of a regional nature will increase and our abilities to address local problems will increasingly require cooperation among local governments COG is the designed lead regional organization for the Charlotte area, and continued support of COG by Charlotte is essential Mr Hoyle Martin is your delegate and he really enjoys working with Mr Martin He has been an asset to the board since he has been with COG You have an excellent representative on the board We always look forward to seeing Mr Martin at our meetings If you have any questions, Mr Armour or Mr Phillips will be glad to answer them for you

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STORM WATER

Mr. Jim Schumacher, Engineering Department stated in the agenda packet there are two numbers that do not agree In the text of the description of the hearing tonight it notes the existing storm water rate for non single family properties is $32 84 In the table on the next page it shows the rate at $35 82, which is the correct number Briefly he will touch on the hearing on the agenda for tonight This hearing is to consider a change to the rate itself

Mayor Vinroot said he was going to interrupt the Citizens Hearing sharply at 7 00 p m when he presumes the County Commissioners will be there They are in the middle of their own meeting He will stop the Citizens Hearing because we have a long list of people and go ahead and have the public hearing on this item at 7 00 p m , which is ok in accordance with our public notice given of that When we finish with that, there is only one speaker signed up on that item He suspects we will be in a position to resolve that matter and go back to the Citizens Hearing and pick up where we left off

Mr Schumacher said that will work just fine He doesn't have anything to say except to briefly review how we got to this point The purpose of the hearing is to consider a change to the fee that would accommodate the activities by Mecklenburg County inside the City The City and the County do different things Inside the City, the County is responsible for the large streams, those with the water shed grade of one-eight of one square mile The City handles what you would call the urban drainage system The tributary systems, the storm drains, culverts, catch basins, and ditches that carry the water to those large streams The rate we begin charging in January inside the City was designed to fund those small streams, those drainage system activities The 32 cents purposed by the County to add to that charge would fund their large stream activities They currently pay for those activities out of their general fund and their intent as he understands it is to transfer those activities from the general fund to this fee revenue, thereby removing that charge from the general fund

Mayor Vinroot asked do we know at this point the County charge for the other county storm water services in the County? He assumes the same 32 cents

Mr Schumacher answered the 32 cents would be the same and the other charges are proposed to be the same When the County did their rates study, they went through the same rate study process we did, which is to calculate how much money they needed based on their needs, divide that by the impervious area they expected to find in order to calculate a rate They came up with a number that was within pennies of the rate we had already adopted We all sat around a table and said it makes sense, the tolerance in these numbers is at least that great, it makes sense to adjust their number a few pennies so it would be consistent throughout the County

Mayor Vinroot asked can you explain why they are that close? He would have thought there

are fewer tax payers there so the volume of the funds, the amount of money generated, would be considerable lower He had the impression these storm water problems were urban City problems and therefore almost non-existent in the County where the land had not been developed

Mr Schumacher stated remember the County includes the six towns Their numbers include providing those services in the six towns

Mayor Vinroot asked even so, that is a fairly small geographic area by comparison

Mr Schumacher stated he can't answer other than to say when they went through the process of calculating the revenue needs they would have, that was a lower number than ours The revenue they can generate is also a lower number It happened to come out very close

Councilmember Wheeler asked how are duplexes factored in? A lady called today and asked that question Are they commercial or residential about their rate?

Mr Schumacher answered remember there are not two different rates A single family home pays the same rate as other types of properties The difference is single family homes are put into two categories Below the 2,000 square feet and above 2,000 square feet Duplexes were considered non-single family for purposes of calculating rates, primarily because the Tax Office has them classified as non-single family Our data base was created from the information from the Tax Office They had duplexes and triplexes segregated from single family homes and that is the way it ended up in our data base What that means is a duplex that has the same impervious as the average single family home would pay the same fee

Ms Wheeler stated the lady in the duplex is paying $4 and something

Mr Schumacher stated that means she has more impervious area than the average single family home Her impervious area has been measured and multiplied out in the rate and that is why it is coming up a little higher

Ms Wheeler stated when the lady called the Storm Water Department she was told that was commercial property

Mr Schumacher said it is commercial in the sense the rate is applied to the actually square footage rather than falling into the two tier categories single family homes do A duplex that has 2,600 square feet of impervious area, and a single family home that has 2,600 square feet, would pay the same exact figure

Councilmember Patterson said the lady actually gets a better deal, perhaps

Mr Schumacher stated if we were charging based on residential units, she would be paying the $5 20 As it is, she is paying on the actual square footage she has which comes out to $4

Councilmember Martin said he has had a lot of people call and complain They feel like the 2,600 square feet above and the 2,600 square feet below is not fair Some of them throw out some wealthy person's name who lives in a big mansion and wonder why their rates are not higher Is it correct no one and no organization is exempt from this fee, hospitals, libraries, schools, and churches?

Mr Schumacher answered there are two exemptions in the ordinance One is railroad tracks, the actual track It does not make sense to try calculate the impervious area of a railroad track Other railroad facilities, their buildings and parking lots, if they are operated by the railroad then they are charged the rate, just the track itself is exempt The second exemption is the North Carolina DOT highways The judgement there was the maintenance of the drainage system, and remember, there are storm drains under the State maintained streets If we charge them a fee, then that means we end up maintaining their storm drainage Operationally, it did not make sense for us to be responsible for the pipes that are under their streets Then the State would be responsible for the streets themselves That is the same judgement we made in organizing

our own operation Our Street Maintenance Division maintains the street, when we came to the question should Streets Maintenance continue to be responsible for the storm drainage in the City streets or should Engineering begin to take that over because of storm water The answer was no Operationally, it makes sense for the Street Maintenance people to continue to do that in the street What we are doing with our contractors through Engineering is doing the work on private property in people's front yard, backyard and so forth That is why the ordinance included the State highways Other than those two, there are no other exemptions All public and private properties are levied the charge

Councilmember Majeed asked Mr Schumacher to share with him based on what he is hearing about the highways, if a private entrepreneur has a retention pond why don't they get a 100% credit against what they pay if they have provided the detention process for dealing with storm water?

Mr Schumacher answered if their detention pond reduces the impact of their development 100%, then they do get 100% credit The credit they get is proportional to how well their detention basin offsets the impact of their development If you take a piece of vacant property that has a small amount of water that runs off of it, then you develop it, there is a much higher amount of water The closer you get back to the amount of water running off that existed naturally, the more credit you get If you can get all the way back, then you would get a 100% credit It is based on the three criteria of the peak rate of run off, the volume of the run off, and the pollution content in that run off

Mr Majeed said this is a very definitive type of analysis you are stating He has heard some people say only 30% You are saying something quite different, you can get 100% In other words, he doesn't have to pay 100% of that fee Is that written off in that way?

Mr Schumacher answered that policy you adopted allows for up to 100% Any of the older detention basins don't accomplish what it takes to get 100% Somebody who is going to develop a piece of property today is likely to design their detention basin to meet the standards and get the maximum credit they can The older facilities that were built years ago are not going to accomplish that The standards we required in years past did not require them to meet that 100% offset If they did only what we required them to do in the past, then their facility does not warrant the full credit

Councilmember Mangum stated those people can bring those up to standards

Mr Schumacher stated they can go back and retrofit those basins in order to get a larger credit Of course, that is an economic thing It costs x dollars to go back and retrofit it in exchange for more credit The economics of what kind of return you get from doing that is independent to each site

Mr Majeed asked have you had quite a number of people who have requested upgrades, and for the Engineering Department to come out and evaluate a site for these specific types?

Mr Schumacher answered no, they apply for the credit Their engineer will apply for the credit to go through the calculations based on existing facilities and standards, and determine how much their credit amount should be, then they submit that It is very similar to the way new development occurs When a new development occurs and they have to install a basin the property owner uses an engineer to design that facility Then it is reviewed by the Engineering Department

Mr Schumacher continued, the one remaining thing to cover is the level of service we are experiencing in terms of request for service and how we expect to deal with those There is good news and bad news The good news is we were right, there is a large backlog of problems out there that need to be repaired The bad news is that means we have a backlog of projects that will take years to eliminate There are basically two kinds of projects A remedial repair is making a repair to the existing drainage system We have pipes, culverts, and ditches that have been out there since the land was originally developed They have fallen into disrepair over the years So a repair project simply goes and repairs that existing pipe, dredges that ditch

or whatever On the other hand, a Capital Improvement Project would be a major reconstruction of an existing facility or even the construction of a new facility You might equate it to roads and thoroughfares We maintain, we go patch five holes or perhaps do a little widening on existing thoroughfares, that is a maintenance, a repair When we go and construct a new project, that is a Capital Project We are trying to look at the storm water projects in the same way The projected backlog a year and a half ago when we were trying to decide what the level of demand would be for these services and everybody set the rate We projected there would be enough projects out there today that would take us ten years just to do them all One of the policy statements that came from your task force and ultimately was adopted was setting a goal of eliminating that backlog in ten years When the rubber meets the road it is what we are getting to today and that is actually telling a citizen, yes, you have a drainage problem, it qualifies for us to fix it, and we will be there as soon as we can, which is five, seven or ten years from now We have not yet started telling people that So far we have gotten away with saying it is a new program and we are still measuring how long it takes to make various repairs and as soon as we can calculate that, we will be back in touch with you It is time for us to get truthful with the citizens and start giving them a realistic expectation of when we can do that While we don't have a problem we didn't expect, we have just raised the caution flag and let you know that we are getting ready to do that That is no doubt going to start generating some comments and concerns from the general public

Mr Mangum asked is that based strictly on the rates for collection?

Mr Schumacher stated our original plan was to basically operate on a pay as you go strategy in the first four to five years while we assessed the overall needs, particularly for those large capital projects Then in year five or six, look at a bond referendum that would give us a large sum of money where we could go out and start addressing some of those large projects The rate we have right now was not intended to accommodate bonds Of course, some of those pay as you go dollars could be redesignated to cover bond debt which would allow a bond package during those first five years if that was your choice That is one option That is one way to try and shorten the waiting period for these people Take some of the pay as you go dollars, covert it to debt and have more dollars up front

Mr Mangum asked are you staffed in order to be able to handle that if that were tangible?

Mr Schumacher answered your first opportunity, and that opportunity is nearly gone, is this fall to have a bond referendum If we put bonds on this fall and they pass we would be in a situation where we could gear up and start that very quickly That decision would have to be made in the next two weeks to make this fall's bond

Councilmember McCrory asked is the County in some shape with major streams, will it take them that long, too?

Mr Schumacher answered the needs they have identified will take many years Yes, they have a several year backlog on the major streams They are going to be in the same situation on the minor streams outside the City with their backlog Let me go through very quickly some of the things we thought of to try and address, and do some of these things quicker One is new products such as plastic pipe The traditional way to install storm drainage and lake pipe is to use concrete pipe and occasionally we would use corrugated metal pipe Those require heavy equipment to install When you are working in someone's backyard or between two homes in the side yard where there may be on 20 - 25 feet between the homes, that can get very difficult We are really interested in plastic pipes It is a corrugated plastic pipe that has a smooth lining Two men could carry 20 feet of it and throw it in the hole We are real optimistic that will be a good solution for us and will let us do things quicker Another thing is the community service crew We have been talking with the County about providing us with people who have been sentenced to community service who we would put out doing hand work in the drainage system A problem somewhere that requires some cleaning of silt, debris, and vegetation at the end of a channel It is primarily hand work For us to pay a contractor would be relatively expensive If we can put a crew of three, four or five of these type folks out there, we are in essence getting free labor All it costs us is the foreman to oversee what they are doing That is something we have been looking at and probably can begin very quickly The reallocation of

dollars, our program has a balance between making the repair projects and making the County's projects One solution is to say let's do fewer capital projects which enables us to do more of the maintenance and repair projects That steps on that short term solution The capital projects are very important and there are a number of those capital projects that just have to be done and could not be deferred While that is an option, it is not one he would particularly recommend to Council You have already touched on the last one, which is additional dollars The one way to get additional dollars within the existing rate is sometime in the coming years, leverage some of the money through a bond referendum That would enable us to step up either the repairs, the capital, or both without affecting the rating

Mr Schumacher continued the other issue we are going to be looking at is how to prioritize these projects Right now we are working on high priority projects, those that involve structural damage If somebody's home is already experiencing or is about to experience some kind of structural damage because of a failing storm drain or erosion, if the flooding of the living space, flooding of the home or if there is some specific safety hazard, those types of things are being given priority Once we work through those, and there is somewhere in the neighborhood of 75 to 100 of those which is not occupying the rest of this year, what we are left with is the less severe problems We have to decide how are we going to do those Are we going to do them in the order they were requested? In the order the citizens called and asked for service? Or, are we going to pick a particular neighborhood and go and say do everything in that neighborhood that needs to be done Should we pick a stream and start at the bottom and work up There are some real technical reasons to start at the bottom of the stream and work up There are some efficiencies in going to a neighborhood and doing everything you find to do there instead of hopping around from site to site all over town Those are some of the issues we are trying to focus in on right now He believes the Manager is going to suggest we bring these issues to the Planning Committee for some further review and eventual recommendations

Mr Majeed said some of the older neighborhoods in his district such as Druid Hills have never had a drainage system put in We have gone back to days when there was no representation on this body that could address those issues We are not responsible for that but we inherit that condition In the cases of the older neighborhoods, where these amenities are absent as far as basic drainage, are they going to get priority? People for a long time have been waiting for some sort of basic services as far as drainage, simple things It's a tough situation but is there someway the old neighborhoods can get priority as far as hierarchy for getting things done

Mr Schumacher answered that certainly is a factor to include in the list we try to sort through

Mr White said it is also true that in many of the older neighborhoods is where the more serious problems are So there will be parallel areas we can work though some of those issues to tackle it The main concern we are expressing to you is the resources are not going to be there to do this work in a timely basis What he has suggested we do is to alert you to that which is being done Then we will develop a strategy and come back to you with a more quickly developed action plan to tackle some of those problems earlier than we first thought It could include borrowing money to accelerate getting into some of the major issues

Mr Majeed said he appreciates the Manager's focus on this, but somehow that means in between getting those types of jobs done, we could facilitate more communications because people are having expectations They are paying $2 30 or whatever the fee, and they are having expectations That means from the staffing viewpoint we are going to have to facilitate more touching bases with these communities There are going to have to be lines of communications

Councilmember Reid said when he read the prioritization, he noticed with interest we got a Thumbs Up letter recently from a Senior Vice President of Royal Insurance about solving his storm water over there off Colvard Road He thought he would ride over and take a look and see how we are prioritizing these things That street through there is relatively new and it does have some drainage problems, but it seems to him it could have been anticipated by the builder and we shouldn't be paying for that kind of thing He wondered how this person got elevated to the top of the list when we supposedly have a lot of life threatening water problems around the City

bbm

Mr Schumacher said he was not familiar with that project specifically

Mayor Vinroot said that is one where he basically paid it himself

Mr White said it could be where it was a 50-50 cost share If you would like a report on that we can get it

Mr Reid stated he would like a report

Mr Martin stated the 50-50 cost share is causing him some concern He hopes we don't get into a mode where those that can afford to pay 50% get on the top of the list and get service, and those that can't afford to pay it get on the long waiting list He understands also that with the 50-50 cost that is a way to cut down the list He hopes we eventually balance those two kind of situations

Mr Schumacher stated the policy Council adopted limited the amount of money each year that could go that way

Councilmember Clodfelter stated we need to pay attention to what Mr Schumacher and Mr White said to us This is going to be a long haul and we are going to get a lot of calls in the next five to seven years One of the things we are going to have to learn how to do is communicate what a long haul this is He wants to share one perspective he has used with some folks to help them understand what this is all about If you can imagine being in a City of 400,000 people, and every house in the city is on a well and septic tank, and all of a sudden we discover one day about 15-20% of your wells or septic tanks are going dry and you decided that day to put in a public water and sewer system How long do you think, how many years would it take to get all the lines laid and all the streets and people hooked up That is the magnitude of the task It calls on us to be real patient and explain to folks why, even though they have to start paying today, we are building the system from absolute scratch We didn't build a water and sewer system or a road system from scratch We need to listen to what Mr Schumacher says because we are going to start getting phone calls and they are going to call every month

ADJOURNMENT

The meeting was adjourned at 6 20 p m

Brenda R Freeze, City Clerk

Length of Meeting 1 Hour, 5 Minutes
Minutes Completed July 23, 1993

bbm

The City Council of the City of Charlotte, North Carolina, convened for a briefing on Monday, June 14, 1993, at 5 25 p m in Room 267 of the Charlotte-Mecklenburg Government Center with Mayor Richard Vinroot presiding Councilmembers present were Stan Campbell, Dan Clodfelter, Ann Hammond, Pat McCrory, Nasif Majeed, Tom Mangum, Hoyle Martin, Cyndee Patterson, Don Reid, Ella Scarborough and Lynn Wheeler

ABSENT: None

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CENTRALINA COUNCIL OF GOVERNMENT (COG)

Mayor Vinroot stated a few weeks ago several Councilmembers asked questions about COG and why we are a member, should we be a member, and all of that We thought we should have folks here from COG to tell us what we do as a member of COG and to answer any questions you may have

David Ward, Chairman of COG stated he also a member of the Gaston County Board of Commissioners Being an elected official he knows the constraints you are going through and the problems He is in his ninth year in government and has a little experience under his belt and assures Council it does not get any easier as you go through this process Staff members with him tonight to answer any questions are Lee Armour, Executive Director of COG, and Charles Phillips, Centralina's Business Manager Thank you for giving him the opportunity to come before you and to explain the services which COG provides to the citizens of Charlotte COG was formed in 1968, and is a voluntary association of local governments owned and governed by our membership In 1970, the State delineated boundaries of multi-county planning and development regions In 1971, COG was designated as one of 17, now 18 lead regional organizations or LRO, as they are known in North Carolina Our purpose is to establish goals and objectives, serve as the regional agent in dealing with State and Federal agencies, and to promote intergovernmental cooperation, communication and planning COG provides services not only to member governments, but to other jurisdictions in both North and South Carolina Examples of work conducted in South Carolina include serving as staff to the Lake Wylie Marine Commission of which he is a member and has been a charter member of that Commission, and the Catawba River Corridor Study, both of which involve York County The annual contribution of each member government is based on the budget adopted for the year and is assessed on each member's population COG dues are 17 cents per capita, the lowest of any LRO in the State The next lowest is 21 cents per capita The State average is about twice the COG rate

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Mr Ward continued, Centralina Development Corporation (CDC) helps provide financing to small business owners The CDC has helped finance 37 projects within Charlotte which have created 690 new jobs, increased the City's tax base by over $30 million, and generates over $228,000 annually in City property taxes alone Centralina Solid Waste Services was started two years ago Our staff serves as a liaison between Solid Waste agencies and the region, and provides education and training to solid waste and recycling officials COG administers the Marine Commission for Lake Norman and Lake Wylie The commission works with the County Police on the lake's water safety issues As police consolidation comes about, other activities which may involve the Charlotte-Mecklenburg Police are joint safety operations, and emergency services coordination COG regularly conducts forums with City and County Managers, planning officials, emergency services communications directors, emergency medical services directors, law enforcement executives, and solid waste and recycling personnel In these meetings, officials from around the region discuss their work and explore ways to coordinate services better

Mr Ward stated to meet the need of coordinating planning activities and communications on a regional level, COG is the lead agency in the following regional planning iniatives, the Bi-State Catawba River Task Force, The Catawba River Corridor Study, The "Our Region Tomorrow" Regional Strategic Plan which we announced recently, and The Regional Building Permit Tracking System The Bi-State Catawba River Task Force which includes representatives from North and South Carolina is staffed by COG In this group government agencies, utilities and private citizens discuss river related issues and problems, and then identify solutions The Catawba River Corridor Study is a strategic plan that will examine the status of a river and identify issues and strategies for the river from Lake Norman to Lake Wylie This study is important to Charlotte because growth is moving closer to the lake and Mountain Island Lake is a source of water to City residents COG is coordinating a regional strategic plan entitled "Our Region Tomorrow" to examine regional issues of concern Representatives appointed by Charlotte and other local governments will determine strategies local governments may take to maintain and improve the region's quality of life and economic vitality The study will identify achievable goals, objectives, and policies local governments may adopt and may examine topics such as recreation, environmental issues, public safety, needs of special population groups and government services COG is collecting building permit information on the census track level from the 13 county Charlotte region This data, which is available on a regional basis only from COG, is important to Charlotte as growth in the surrounding areas impacts local planning decisions

Mr Ward continued, furthermore it is a valuable tool to market the region as markets do not stop at political boundaries Assisting in this effort is Dr Al Stewart of UNCC The COG has a regional geographic information system which collects and displays data ranging from general population statistics to detailed development activity Data collected and displayed includes population and housing patterns, labor and employment information, and key socio-economic indicators Our GIS displays the data and assists in the analysis of patterns and trends occurring in the region Current applications include Catawba River Corridor Study, Regional Building Permit Tracking System, Regional Atlas and Regional Strategic Plan Future plans for system include a regional data base of infrastructure and land use information COG operates a large technical assistance program It increases the quality of planning and public administration within the region, and pays a large portion of our overhead to keep member dues low While Charlotte uses this service less than some members, it provides real benefits to Charlotte Technical assistance provided to Charlotte recently includes the following, COG has provided relocation services since 1989 to over 200 households affected by noise and runway expansion at Charlotte-Douglas International Airport These services include initial screening and

orientation, individual needs and analysis, advisory services in coordination with moving companies during the actual relocation and claims reimbursement administration The focus 2010 project uses COG employees to serve as meeting facilitator and reporters COG provided the greatest number of staff persons in this capacity COG staff has assisted the City in inputting data in their computer mapping system

Mr Ward said in conclusion, he feels the services COG provides are vital to the continued well being of Charlotte and this region We have all talked about regionalism in the last few years Mayor Vinroot has been very strong on regionalism and he believes in it also As Charlotte continues to grow, the need to reflect on issues of a regional nature will increase and our abilities to address local problems will increasingly require cooperation among local governments COG is the designed lead regional organization for the Charlotte area, and continued support of COG by Charlotte is essential Mr Hoyle Martin is your delegate and he really enjoys working with Mr Martin He has been an asset to the board since he has been with COG You have an excellent representative on the board We always look forward to seeing Mr Martin at our meetings If you have any questions, Mr Armour or Mr Phillips will be glad to answer them for you

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STORM WATER

Mr. Jim Schumacher, Engineering Department stated in the agenda packet there are two numbers that do not agree In the text of the description of the hearing tonight it notes the existing storm water rate for non single family properties is $32 84 In the table on the next page it shows the rate at $35 82, which is the correct number Briefly he will touch on the hearing on the agenda for tonight This hearing is to consider a change to the rate itself

Mayor Vinroot said he was going to interrupt the Citizens Hearing sharply at 7 00 p m when he presumes the County Commissioners will be there They are in the middle of their own meeting He will stop the Citizens Hearing because we have a long list of people and go ahead and have the public hearing on this item at 7 00 p m , which is ok in accordance with our public notice given of that When we finish with that, there is only one speaker signed up on that item He suspects we will be in a position to resolve that matter and go back to the Citizens Hearing and pick up where we left off

Mr Schumacher said that will work just fine He doesn't have anything to say except to briefly review how we got to this point The purpose of the hearing is to consider a change to the fee that would accommodate the activities by Mecklenburg County inside the City The City and the County do different things Inside the City, the County is responsible for the large streams, those with the water shed grade of one-eight of one square mile The City handles what you would call the urban drainage system The tributary systems, the storm drains, culverts, catch basins, and ditches that carry the water to those large streams The rate we begin charging in January inside the City was designed to fund those small streams, those drainage system activities The 32 cents purposed by the County to add to that charge would fund their large stream activities They currently pay for those activities out of their general fund and their intent as he understands it is to transfer those activities from the general fund to this fee revenue, thereby removing that charge from the general fund

Mayor Vinroot asked do we know at this point the County charge for the other county storm water services in the County? He assumes the same 32 cents

Mr Schumacher answered the 32 cents would be the same and the other charges are proposed to be the same When the County did their rates study, they went through the same rate study process we did, which is to calculate how much money they needed based on their needs, divide that by the impervious area they expected to find in order to calculate a rate They came up with a number that was within pennies of the rate we had already adopted We all sat around a table and said it makes sense, the tolerance in these numbers is at least that great, it makes sense to adjust their number a few pennies so it would be consistent throughout the County

Mayor Vinroot asked can you explain why they are that close? He would have thought there

are fewer tax payers there so the volume of the funds, the amount of money generated, would be considerable lower He had the impression these storm water problems were urban City problems and therefore almost non-existent in the County where the land had not been developed

Mr Schumacher stated remember the County includes the six towns Their numbers include providing those services in the six towns

Mayor Vinroot asked even so, that is a fairly small geographic area by comparison

Mr Schumacher stated he can't answer other than to say when they went through the process of calculating the revenue needs they would have, that was a lower number than ours The revenue they can generate is also a lower number It happened to come out very close

Councilmember Wheeler asked how are duplexes factored in? A lady called today and asked that question Are they commercial or residential about their rate?

Mr Schumacher answered remember there are not two different rates A single family home pays the same rate as other types of properties The difference is single family homes are put into two categories Below the 2,000 square feet and above 2,000 square feet Duplexes were considered non-single family for purposes of calculating rates, primarily because the Tax Office has them classified as non-single family Our data base was created from the information from the Tax Office They had duplexes and triplexes segregated from single family homes and that is the way it ended up in our data base What that means is a duplex that has the same impervious as the average single family home would pay the same fee

Ms Wheeler stated the lady in the duplex is paying $4 and something

Mr Schumacher stated that means she has more impervious area than the average single family home Her impervious area has been measured and multiplied out in the rate and that is why it is coming up a little higher

Ms Wheeler stated when the lady called the Storm Water Department she was told that was commercial property

Mr Schumacher said it is commercial in the sense the rate is applied to the actually square footage rather than falling into the two tier categories single family homes do A duplex that has 2,600 square feet of impervious area, and a single family home that has 2,600 square feet, would pay the same exact figure

Councilmember Patterson said the lady actually gets a better deal, perhaps

Mr Schumacher stated if we were charging based on residential units, she would be paying the $5 20 As it is, she is paying on the actual square footage she has which comes out to $4

Councilmember Martin said he has had a lot of people call and complain They feel like the 2,600 square feet above and the 2,600 square feet below is not fair Some of them throw out some wealthy person's name who lives in a big mansion and wonder why their rates are not higher Is it correct no one and no organization is exempt from this fee, hospitals, libraries, schools, and churches?

Mr Schumacher answered there are two exemptions in the ordinance One is railroad tracks, the actual track It does not make sense to try calculate the impervious area of a railroad track Other railroad facilities, their buildings and parking lots, if they are operated by the railroad then they are charged the rate, just the track itself is exempt The second exemption is the North Carolina DOT highways The judgement there was the maintenance of the drainage system, and remember, there are storm drains under the State maintained streets If we charge them a fee, then that means we end up maintaining their storm drainage Operationally, it did not make sense for us to be responsible for the pipes that are under their streets Then the State would be responsible for the streets themselves That is the same judgement we made in organizing

our own operation Our Street Maintenance Division maintains the street, when we came to the question should Streets Maintenance continue to be responsible for the storm drainage in the City streets or should Engineering begin to take that over because of storm water The answer was no Operationally, it makes sense for the Street Maintenance people to continue to do that in the street What we are doing with our contractors through Engineering is doing the work on private property in people's front yard, backyard and so forth That is why the ordinance included the State highways Other than those two, there are no other exemptions All public and private properties are levied the charge

Councilmember Majeed asked Mr Schumacher to share with him based on what he is hearing about the highways, if a private entrepreneur has a retention pond why don't they get a 100% credit against what they pay if they have provided the detention process for dealing with storm water?

Mr Schumacher answered if their detention pond reduces the impact of their development 100%, then they do get 100% credit The credit they get is proportional to how well their detention basin offsets the impact of their development If you take a piece of vacant property that has a small amount of water that runs off of it, then you develop it, there is a much higher amount of water The closer you get back to the amount of water running off that existed naturally, the more credit you get If you can get all the way back, then you would get a 100% credit It is based on the three criteria of the peak rate of run off, the volume of the run off, and the pollution content in that run off

Mr Majeed said this is a very definitive type of analysis you are stating He has heard some people say only 30% You are saying something quite different, you can get 100% In other words, he doesn't have to pay 100% of that fee Is that written off in that way?

Mr Schumacher answered that policy you adopted allows for up to 100% Any of the older detention basins don't accomplish what it takes to get 100% Somebody who is going to develop a piece of property today is likely to design their detention basin to meet the standards and get the maximum credit they can The older facilities that were built years ago are not going to accomplish that The standards we required in years past did not require them to meet that 100% offset If they did only what we required them to do in the past, then their facility does not warrant the full credit

Councilmember Mangum stated those people can bring those up to standards

Mr Schumacher stated they can go back and retrofit those basins in order to get a larger credit Of course, that is an economic thing It costs x dollars to go back and retrofit it in exchange for more credit The economics of what kind of return you get from doing that is independent to each site

Mr Majeed asked have you had quite a number of people who have requested upgrades, and for the Engineering Department to come out and evaluate a site for these specific types?

Mr Schumacher answered no, they apply for the credit Their engineer will apply for the credit to go through the calculations based on existing facilities and standards, and determine how much their credit amount should be, then they submit that It is very similar to the way new development occurs When a new development occurs and they have to install a basin the property owner uses an engineer to design that facility Then it is reviewed by the Engineering Department

Mr Schumacher continued, the one remaining thing to cover is the level of service we are experiencing in terms of request for service and how we expect to deal with those There is good news and bad news The good news is we were right, there is a large backlog of problems out there that need to be repaired The bad news is that means we have a backlog of projects that will take years to eliminate There are basically two kinds of projects A remedial repair is making a repair to the existing drainage system We have pipes, culverts, and ditches that have been out there since the land was originally developed They have fallen into disrepair over the years So a repair project simply goes and repairs that existing pipe, dredges that ditch

or whatever On the other hand, a Capital Improvement Project would be a major reconstruction of an existing facility or even the construction of a new facility You might equate it to roads and thoroughfares We maintain, we go patch five holes or perhaps do a little widening on existing thoroughfares, that is a maintenance, a repair When we go and construct a new project, that is a Capital Project We are trying to look at the storm water projects in the same way The projected backlog a year and a half ago when we were trying to decide what the level of demand would be for these services and everybody set the rate We projected there would be enough projects out there today that would take us ten years just to do them all One of the policy statements that came from your task force and ultimately was adopted was setting a goal of eliminating that backlog in ten years When the rubber meets the road it is what we are getting to today and that is actually telling a citizen, yes, you have a drainage problem, it qualifies for us to fix it, and we will be there as soon as we can, which is five, seven or ten years from now We have not yet started telling people that So far we have gotten away with saying it is a new program and we are still measuring how long it takes to make various repairs and as soon as we can calculate that, we will be back in touch with you It is time for us to get truthful with the citizens and start giving them a realistic expectation of when we can do that While we don't have a problem we didn't expect, we have just raised the caution flag and let you know that we are getting ready to do that That is no doubt going to start generating some comments and concerns from the general public

Mr Mangum asked is that based strictly on the rates for collection?

Mr Schumacher stated our original plan was to basically operate on a pay as you go strategy in the first four to five years while we assessed the overall needs, particularly for those large capital projects Then in year five or six, look at a bond referendum that would give us a large sum of money where we could go out and start addressing some of those large projects The rate we have right now was not intended to accommodate bonds Of course, some of those pay as you go dollars could be redesignated to cover bond debt which would allow a bond package during those first five years if that was your choice That is one option That is one way to try and shorten the waiting period for these people Take some of the pay as you go dollars, covert it to debt and have more dollars up front

Mr Mangum asked are you staffed in order to be able to handle that if that were tangible?

Mr Schumacher answered your first opportunity, and that opportunity is nearly gone, is this fall to have a bond referendum If we put bonds on this fall and they pass we would be in a situation where we could gear up and start that very quickly That decision would have to be made in the next two weeks to make this fall's bond

Councilmember McCrory asked is the County in some shape with major streams, will it take them that long, too?

Mr Schumacher answered the needs they have identified will take many years Yes, they have a several year backlog on the major streams They are going to be in the same situation on the minor streams outside the City with their backlog Let me go through very quickly some of the things we thought of to try and address, and do some of these things quicker One is new products such as plastic pipe The traditional way to install storm drainage and lake pipe is to use concrete pipe and occasionally we would use corrugated metal pipe Those require heavy equipment to install When you are working in someone's backyard or between two homes in the side yard where there may be on 20 - 25 feet between the homes, that can get very difficult We are really interested in plastic pipes It is a corrugated plastic pipe that has a smooth lining Two men could carry 20 feet of it and throw it in the hole We are real optimistic that will be a good solution for us and will let us do things quicker Another thing is the community service crew We have been talking with the County about providing us with people who have been sentenced to community service who we would put out doing hand work in the drainage system A problem somewhere that requires some cleaning of silt, debris, and vegetation at the end of a channel It is primarily hand work For us to pay a contractor would be relatively expensive If we can put a crew of three, four or five of these type folks out there, we are in essence getting free labor All it costs us is the foreman to oversee what they are doing That is something we have been looking at and probably can begin very quickly The reallocation of

dollars, our program has a balance between making the repair projects and making the County's projects One solution is to say let's do fewer capital projects which enables us to do more of the maintenance and repair projects That steps on that short term solution The capital projects are very important and there are a number of those capital projects that just have to be done and could not be deferred While that is an option, it is not one he would particularly recommend to Council You have already touched on the last one, which is additional dollars The one way to get additional dollars within the existing rate is sometime in the coming years, leverage some of the money through a bond referendum That would enable us to step up either the repairs, the capital, or both without affecting the rating

Mr Schumacher continued the other issue we are going to be looking at is how to prioritize these projects Right now we are working on high priority projects, those that involve structural damage If somebody's home is already experiencing or is about to experience some kind of structural damage because of a failing storm drain or erosion, if the flooding of the living space, flooding of the home or if there is some specific safety hazard, those types of things are being given priority Once we work through those, and there is somewhere in the neighborhood of 75 to 100 of those which is not occupying the rest of this year, what we are left with is the less severe problems We have to decide how are we going to do those Are we going to do them in the order they were requested? In the order the citizens called and asked for service? Or, are we going to pick a particular neighborhood and go and say do everything in that neighborhood that needs to be done Should we pick a stream and start at the bottom and work up There are some real technical reasons to start at the bottom of the stream and work up There are some efficiencies in going to a neighborhood and doing everything you find to do there instead of hopping around from site to site all over town Those are some of the issues we are trying to focus in on right now He believes the Manager is going to suggest we bring these issues to the Planning Committee for some further review and eventual recommendations

Mr Majeed said some of the older neighborhoods in his district such as Druid Hills have never had a drainage system put in We have gone back to days when there was no representation on this body that could address those issues We are not responsible for that but we inherit that condition In the cases of the older neighborhoods, where these amenities are absent as far as basic drainage, are they going to get priority? People for a long time have been waiting for some sort of basic services as far as drainage, simple things It's a tough situation but is there someway the old neighborhoods can get priority as far as hierarchy for getting things done

Mr Schumacher answered that certainly is a factor to include in the list we try to sort through

Mr White said it is also true that in many of the older neighborhoods is where the more serious problems are So there will be parallel areas we can work though some of those issues to tackle it The main concern we are expressing to you is the resources are not going to be there to do this work in a timely basis What he has suggested we do is to alert you to that which is being done Then we will develop a strategy and come back to you with a more quickly developed action plan to tackle some of those problems earlier than we first thought It could include borrowing money to accelerate getting into some of the major issues

Mr Majeed said he appreciates the Manager's focus on this, but somehow that means in between getting those types of jobs done, we could facilitate more communications because people are having expectations They are paying $2 30 or whatever the fee, and they are having expectations That means from the staffing viewpoint we are going to have to facilitate more touching bases with these communities There are going to have to be lines of communications

Councilmember Reid said when he read the prioritization, he noticed with interest we got a Thumbs Up letter recently from a Senior Vice President of Royal Insurance about solving his storm water over there off Colvard Road He thought he would ride over and take a look and see how we are prioritizing these things That street through there is relatively new and it does have some drainage problems, but it seems to him it could have been anticipated by the builder and we shouldn't be paying for that kind of thing He wondered how this person got elevated to the top of the list when we supposedly have a lot of life threatening water problems around the City

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Mr Schumacher said he was not familiar with that project specifically

Mayor Vinroot said that is one where he basically paid it himself

Mr White said it could be where it was a 50-50 cost share If you would like a report on that we can get it

Mr Reid stated he would like a report

Mr Martin stated the 50-50 cost share is causing him some concern He hopes we don't get into a mode where those that can afford to pay 50% get on the top of the list and get service, and those that can't afford to pay it get on the long waiting list He understands also that with the 50-50 cost that is a way to cut down the list He hopes we eventually balance those two kind of situations

Mr Schumacher stated the policy Council adopted limited the amount of money each year that could go that way

Councilmember Clodfelter stated we need to pay attention to what Mr Schumacher and Mr White said to us This is going to be a long haul and we are going to get a lot of calls in the next five to seven years One of the things we are going to have to learn how to do is communicate what a long haul this is He wants to share one perspective he has used with some folks to help them understand what this is all about If you can imagine being in a City of 400,000 people, and every house in the city is on a well and septic tank, and all of a sudden we discover one day about 15-20% of your wells or septic tanks are going dry and you decided that day to put in a public water and sewer system How long do you think, how many years would it take to get all the lines laid and all the streets and people hooked up That is the magnitude of the task It calls on us to be real patient and explain to folks why, even though they have to start paying today, we are building the system from absolute scratch We didn't build a water and sewer system or a road system from scratch We need to listen to what Mr Schumacher says because we are going to start getting phone calls and they are going to call every month

ADJOURNMENT

The meeting was adjourned at 6 20 p m

Brenda R Freeze, City Clerk

Length of Meeting 1 Hour, 5 Minutes
Minutes Completed July 23, 1993

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