

AGENDA

Meeting Type:	BUSINESS
Date:	11/25/1996

City of Charlotte, City Clerk's Office



Mayor Patrick McCrory Mayor Pro Tem Al Rousso

<i>Charles Baker</i>	<i>Don Reid</i>
<i>Patrick Cannon</i>	<i>Ella Butler Scarborough</i>
<i>Malachi Greene</i>	<i>Tim Sellers</i>
<i>Mike Jackson</i>	<i>Sara Spencer</i>
<i>Nasif Rashad Majeed</i>	<i>Lynn Wheeler</i>

Council Agenda

CITY COUNCIL MEETING **Monday, November 25, 1996**

5:00 p.m.

Conference Center

**Dinner Briefing
(See Table of Contents)**

6:30 p.m.

Meeting Chamber

- **Invocation**
- **Pledge of Allegiance**
- **Citizens Hearing**

7:00 p.m.

Formal Business Meeting

CITY COUNCIL AGENDA

Monday, November 25, 1996

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**5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER**

- 1. Housing Authority Contracts**
- 2. Rail Corridors - Contract with Barton-Aschman**
- 3. Restructuring Government Committee Recommendation on Privatization/Competition Advisory Committee Workplan**
- 4. Proposed Police Memorial**

**6:30 P.M. CITIZENS HEARING
MEETING CHAMBER**

CONSENT

- 5. Consent agenda items 21 through 37 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

PUBLIC HEARING

- 6. Public Hearing and Resolution to Close a Portion of West Summit Avenue**

Action:

- A. Conduct a public hearing to abandon a portion of West Summit Avenue; and**
- B. Adopt the Resolution to Close.**

Staff Resource:

Scott Putnam

Policy:

To abandon right-of-way that is no longer needed for public use.

Explanation of Request:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon this public right-of-way. There is no known opposition to the closing.

Petitioner:

William R. Hutch, III, Charlotte Pipe and Foundry Company, Inc.

Right-of-Way to be abandoned:

A portion of West Summit Avenue

Location:

From South Clarkson Street northwardly approximately 300 feet to the end

Reason:

To incorporate the right-of-way into adjacent property for expansion of Charlotte Pipe and Foundry facilities

Notification:

In accordance with City Policy, the Charlotte Department of Transportation (CDOT) has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies, and City Departments for review.

Adjoining property owners - No objection

Neighborhood association(s) - No objection
Third Ward Community to Preserve

Private Utility Companies - Petitioner has agreed to pay costs of meter service removals and water main modifications as required by the Charlotte-Mecklenburg Utility Department.

Notification:

In accordance with City Policy, the Charlotte Department of Transportation (CDOT) has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies, and City Departments for review.

Adjoining property owners - Foundation of Shalom Park, Inc./Alan Feldman opposes the abandonment of this right-of-way because it limits potential access to their undeveloped property. (The undeveloped portion of their property has potential access to Jefferson Drive or to Providence Road through the existing developed portion. See attached map.)

Neighborhood association(s) - No objection
Lansdowne Civic League

Private Utility Companies - No objection

City Departments' review has not identified a reason this closing would:

1. Be contrary to the public interest; or
2. Deprive any individuals(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in the statutes.

Attachment 2
Vicinity Map

POLICY

8. City Manager's Report

9. Privatization/Competition Advisory Committee Work Plan

Action: Approve recommendations of the Restructuring Government Committee concerning the Privatization/Competition Advisory Committee (PCAC):

- A. Accept the PCAC's work plans for services contracting and asset management; and
- B. Add two additional members to the PCAC.

Committee Chair: Charlie Baker

Staff Resources: Doug Bean and Clark Readling

Focus Area: Restructuring Government

- Explanation of Request:**
- On November 4, 1996, the Restructuring Government Committee met with the Privatization/Competition Advisory Committee to review their accomplishments and discuss the Committee's work plans for services contracting and asset management. The work plans were approved unanimously by the Restructuring Government Committee.
 - Copies of the accomplishments and work plans are attached.

Services Contracting Work Plan

The services contracting work plan includes:

- Moving forward on completing the next quadrant of residential solid waste collection, the entire special transportation service and fleet maintenance.

- Monitoring additional competition and outsourcing activities.
- Working with each Key Business to ensure that competition and outsourcing remain high organizational priorities.

Asset Management Work Plan

The Asset Management work plan includes:

- Reviewing remaining properties with value over \$5 million dollars.
- Continued evaluation of assets of Key Business Units.
- Continued evaluation of valuable vacant properties.

Add two additional members to the PCAC

- At the November 4, 1996 meeting, the Restructuring Government Committee considered the Privatization/Competition Advisory Committee's request to expand the Committee by two members. A motion to expand the Committee by two members passed unanimously. The Committee did not address the selection process (i.e. appointment by Mayor or Council).
- The PCAC cited as justification their past successes, expanded work plans and time constraints.
- A copy of the Committee charge and current composition is attached.
- On November 22, 1993, City Council approved a Citizen's Privatization/Competition Advisory Committee consisting of nine members. Their charge is to:
 - Monitor the progress of the City in implementing services contracting and asset management;

Background:

- Assist and advise the City in implementing Council's goals for services contracting and asset management;
- Advise City Council and the City Manager on matters relating to privatization in general;
- Serve as a resource regarding concerns about fairness of any bidding processes; and
- Recommend services and assets to be considered for competition and privatization, and ways to improve current contracted services.
- On May 13, 1996, City Council was asked to approve the recommendations of the Restructuring Government Committee concerning the PCAC. City Council referred the PCAC's work plans and request for two additional members back to the Restructuring Government Committee for further study.

Attachment 3

Copies of Accomplishments and Work Plans

Committee Charge

Committee Composition

BUSINESS

10. Bond Referendum Results

- Action:**
- A. Recognize City Clerk for the purpose of reading the results of the November 5 Bond Referendum; and**
 - B. Adoption of a resolution declaring the results of the Special Bond Referendum held on November 5, 1996 on the questions of approving \$66,375,000 Street Bonds and \$32,000,000 Neighborhood Improvement Bonds and to authorize the publication of the results.**

Staff Resource: Mac McCarley

- Explanation of Request:**
- Once the City receives a certified copy of the results of a Bond Referendum from the County Board of Elections, state law requires that the City Council adopt a resolution declaring the results of that referendum. The adoption of the recommended resolution will satisfy this legal requirement.

**Attachment 4
Resolution**

11. Resolution of Support for Southern Engineering

Action: Approve a resolution supporting Southern Engineering's request to NCDOT for funds for a rail spur renovation.

Staff Resource: Tom Flynn

Policy: Economic Development

Explanation of Request:

- Southern Engineering is requesting a grant from NCDOT to repair a rail spur into their property on Wilkinson Boulevard. The rail spur is necessary for Southern Engineering to expand their business, add 20 employees and invest \$1 million in a new building.
- The NCDOT grant would pay 50% of the repair costs and Southern Engineering and Norfolk Southern would pay the remainder. Total cost of the renovation is estimated to be \$102,000. NCDOT administers the State's Rail Industrial Access Fund that would pay for these repair costs. NCDOT requires a City Council resolution supporting Southern Engineering's request.
- Council deferred action on this on November 11, 1996 at the request of Steel Fab. Attached is a question and answer sheet about Steel Fab's concerns.

Funding:

No City funds are required.

Background:

- Southern Engineering is a steel fabricator founded in Charlotte in 1911. The company currently employs 110 people, has sales of over \$14 million a year and pays \$40,000 in property tax annually. Southern Engineering is located on Wilkinson Boulevard at Remount Road. (See attached map)
- The rail spur would connect Southern Engineering to Norfolk Southern's tracks and is necessary for Southern Engineering to remain competitive long term.
- Southern Engineering has been actively involved in the Wilkinson Boulevard revitalization efforts. The corridor plan calls for this industrial use to remain. The Charlotte Chamber's Airport Area Council Executive Board supports this request.

Attachment 5

Questions/Answers on Steel Fab's Concerns
Resolution
Map

12. South Boulevard/Uptown Rail Corridor Study

This item will be sent out with the Council-Manager Memo on Friday, November 22.

13. Housing Authority Contract Amendment

- Action:** Authorize the City Manager to amend the contract dated March 29, 1994 between the City of Charlotte and the Charlotte Housing Authority to allow the expenditure of \$909,310 for modernization and structural repairs to Grove Place.
- Staff Resources:** Willie Ratchford and J. W. Walton
- Focus Area:** City Within a City
- Policy:** The City's Consolidated Plan identifies a need for affordable, safe and decent housing for low-income families and preserving existing housing.
- Explanation of Request:**
- The City entered into a \$1,074,387 contract with the Charlotte Housing Authority on March 29, 1994, to rehabilitate 130 units of the 309 units which it retained as part of a transitional housing plan. The 130 units are located at Claremont, Victoria Square, Wallace Woods and Grove Place.
 - The amendment to the contract will approve spending \$909,310 of the \$1,074,387 to rehabilitate the 36 units at Grove Place to a higher standard than originally approved in 1993 and to make structural repairs to one of the buildings at Grove Place, which was not part of the contract. The other 94 units are being used for replacement housing as part of the First Ward/Earl Village Redevelopment Plan. These 94 units are being rehabilitated using federal funds received for the First Ward/Earle Village project and are being rehabilitated to a higher standard than originally approved in 1993.

- On October 11, 1993 City Council approved a transitional housing plan for the original 309 City-financed units that were built, owned and operated by the Charlotte Housing Authority. Transitional housing is a concept where families agree to graduate from assisted public housing to home ownership or private market rental within five years.
- Of the 309 units, 179 were conveyed to the Charlotte-Mecklenburg Housing Partnership to be used as transitional housing for persons earning 40 - 60% of median income (\$18,160 - \$27,240 for a family of four). The remaining 130 units were retained by the Charlotte Housing Authority to serve persons earning 30 - 40% of median income (\$13,620 - \$18,160 for a family of four).
- Of the 130 units retained by the Charlotte Housing Authority, 94 were used as replacement units as part of the First Ward/Earle Village Redevelopment Plan. The 94 units are located at Wallace Woods, Claremont and Victoria Square and are being renovated with First Ward/Earle Village Redevelopment funds. Only the 36 units remaining at Grove Place will be used for transitional housing. (An overview of the original 309 units distribution is provided in the Attachment.)
- At the request of the Neighborhood Development Department, the Charlotte Housing Authority solicited competitive bids to perform the Grove Place modernization. The lowest responsive bidder was H & N Constructors in the amount of \$909,310.
- Since the original appropriation of \$1,074,387 to the Charlotte Housing Authority is still available, the Charlotte Housing Authority is requesting to spend \$909,310 to make structural repairs and renovations on the 36 units at Grove Place.
- If the contract amendment is approved, a balance of \$165,077 will be left in the account. These funds will be unencumbered and made available for other eligible HOME activities.

- If Council does not approve the contract amendment, the Charlotte Housing Authority could spend \$309,487 (of the original \$1,047,387) as shown on Exhibit 2. The City can use the remaining funds for other eligible HOME activities such as acquisition, new construction and housing subsidies.
- Neighborhood Development staff has been meeting with the Charlotte Housing Authority over the last year. The Charlotte Housing Authority and the Neighborhood Development Department agreed on the process to complete this transaction. The Charlotte Housing Authority has received a bid for the work to be performed; therefore, the cost of repairs have been substantiated. The Charlotte Housing Authority's Board of Commissioners approved this bid, contingent upon City Council's approval.

Funding: Current contract commits HOME funds for this project.

Attachment 6
 Overview
 Background
 Exhibits 1-3

14. Housing Authority Reimbursement

Action: Approve a \$181,786 reimbursement to the Charlotte Housing Authority for operating costs incurred during the management of the 309 City-financed units to a transitional housing plan.

Staff Resources: Willie Ratchford and J. W. Walton

Focus Area: City Within a City

Policy: On October 11, 1993 City Council approved a transitional housing plan for the 309 City-financed public housing units.

Explanation of Request:

- On October 11, 1993 City Council approved \$1,893,387 for the rehabilitation and reuse of 309 units of City-financed public housing to be used as transitional housing and authorized the City Manager to enter into contracts with Charlotte-Mecklenburg Housing Partnership and Charlotte Housing Authority for the rehabilitation, relocation and operation of the 309 units. Transitional housing is a concept where families agree to graduate from assisted public housing to home ownership or private market rental within five years.
- Of the 309 units, 179 were conveyed to the Charlotte-Mecklenburg Housing Partnership and 130 remained with the Charlotte Housing Authority.
- The Charlotte Housing Authority continued to own, manage and operate the 309 units as the relocation of families and the disposition of the units to the Charlotte-Mecklenburg Housing Partnership took place.
- Consistent with the transitional housing plan approved by City Council, the Charlotte Housing Authority is now requesting reimbursement for operating costs (subsidy for the tenants) incurred during the transitional period (October 1993 - January 1995). The subsidy is the difference between the tenants' ability to pay rents and the cost of operating and maintaining the units. The operating costs are shown below (see Exhibit 1 for details).

Rent Incomes Received	\$ 338,939
Expenses Incurred	<u>- 520,725</u>
	(\$181,786)

- The City's Internal Audit Division has substantiated and verified the \$181,786 operating subsidies to be correct. This is a reduction of \$24,228 from the Charlotte Housing Authority's original request. A summary of Internal Audit's report is provided in the attachment with further explanation (see Exhibit 1).

- By federal regulation, the Charlotte Housing Authority cannot spend its federal contribution on operating costs incurred with the City-financed units.

Funding: Community Development Block Grant Funds

Attachment 7
 Background
 Summary of Internal Audit Report
 Exhibit 1

15. Housing Authority's Payment in Lieu of Taxes (PILOT)

Action: Approve an amendment to a Supplemental Cooperation Agreement with the Charlotte Housing Authority to refund the City's portion of Charlotte Housing Authority's payment in lieu of taxes for another ten years.

Staff Resources: Willie Ratchford and J. W. Walton

Focus Area: City Within a City

Policy: Payment in lieu of taxes is a revenue that housing authorities are to pay each year in lieu of property taxes to the City and County. On September 8, 1986, City Council approved a contract with the Charlotte Housing Authority for the implementation of the Stepping Stone Housing Program (transitional housing) which included refunding the City's portion of the payment in lieu of taxes to Charlotte Housing Authority for a ten year period.

Explanation of Request:

- The Charlotte Housing Authority has requested the continuation of the refund of the City's portion of their payment in lieu of taxes for another ten year period.
- The City refund for the ten-year period of 1997-2007 is estimated by the Charlotte Housing Authority to be \$25,000 a year or approximately \$250,000.

- Charlotte Housing Authority has used the payment in lieu of taxes over the past ten years to develop and subsidize the operations of its Stepping Stones communities at Oak Valley and Valley View apartments. Both of these developments consist of 50 units each (*see Note A*).
- This subsidy has allowed the Charlotte Housing Authority to maintain the rents at these two complexes at a level which is affordable to the residents while allowing them to save escrow funds to transition into home ownership (*see Note B*).
- Over the next ten years, this subsidy will be used to retain these units as transitional family housing. Proforma operating projections indicate that this subsidy will still be necessary over the next ten years (Proforma operating projections are provided on *Exhibit B*).
- The two complexes have operated at a cash flow deficit over the past few years even with the current subsidy (*Exhibit A*). This has been due to high debt service and declining payment in lieu of taxes revenues. The amount of payment in lieu of taxes is calculated as 10% of shelter rent (shelter rent is defined as rental income minus utility expense). Shelter rent has decreased as a result of rising utility costs accompanied by very little change in rental income. The Charlotte Housing Authority has refinanced the mortgage for these complexes, which has provided some relief. However, larger operating deficits will occur without the subsidy.
- The Mecklenburg County Board of Commissioners approved the refund payment in lieu of taxes on November 19.

Funding:

Payment in lieu of taxes received from Charlotte Housing Authority will be refunded.

Background:

- The City of Charlotte and the Charlotte Housing Authority entered into a Cooperation Agreement dated June 17, 1968 (amended May 14, 1969). The Charlotte Housing Authority agreed to make annual payments in lieu of taxes equal to 10% of shelter rent (as defined in the Agreement) instead of property taxes to the City and County tax authority.
- On September 23, 1986, the City of Charlotte, Mecklenburg County and the Charlotte Housing Authority entered into a Supplemental Cooperation Agreement. Under this agreement, the City and County agreed to refund payment in lieu of taxes to the Charlotte Housing Authority for ten fiscal years in order to assist Charlotte Housing Authority in the development and operation of the Stepping Stone transitional program exclusively for persons of low-income. The ten year period ended June 30, 1996.
- The Stepping Stone transitional program has been successful; 114 families have transitioned out of the program into private sector housing. Of the 114, 73 went into home ownership and 41 into rental units. (Breakdown by year provided in the Attachment.) In order to maintain the success of the program and prevent displacement, the payment in lieu of taxes money is needed to continue to provide the subsidy mechanism to keep the units affordable to the targeted population.

Attachment 8

Supporting Notes and Exhibits

16. Acquisition and Exchange of Land in Grier Heights Neighborhood

- Action:**
- A. Authorize acquisition of a parcel of land on Leroy Street for \$170,000 to subsequently exchange with Mecklenburg County for Thomas "Bus" Reid Park.**
 - B. Authorize the City Manager to enter into an Agreement between the City of Charlotte and Mecklenburg County which will transfer the parcel of land on Leroy Street to Mecklenburg County in exchange for Thomas "Bus" Reid Park.**

Staff Resources: Willie Ratchford and J. W. Walton

Focus Area: City Within a City and Community Safety Plan

Policy: The City's Consolidated Plan for expending Federal housing funds identifies a need for affordable, safe and decent housing for low-income families as well as a priority to promote activities that stabilize the Grier Heights community and strengthen the neighborhood and community-based organizations.

- Explanation of Request:**
- The Grier Heights Neighborhood Action Plan is one of nine action plans completed for targeted neighborhoods in the City Within a City area. Neighborhood Action Plans are intended to identify and address priority service delivery needs in neighborhoods. To develop the Grier Heights plan, Planning staff worked closely with a focus group consisting of neighborhood representatives, property owners, service providers and City and County staff.
 - A recommendation in the Grier Heights Neighborhood Action Plan is to redevelop the current Thomas "Bus" Reid Park for new single-family housing. Residents of Grier Heights rarely use the park because of drug trafficking and other illegal activity that has taken place in the park. Because of this history, the Charlotte-Mecklenburg Police Department requested use of the park for an extended period of time as a command post.

Consequently, the plan recommends the park site be redeveloped with new single-family housing. The Neighborhood Action Plan further recommends that a plan be developed to improve Grier Heights/Randolph Road Park. This would help accommodate the loss of open space/park land if Thomas "Bus" Reid Park is reused. New housing would help create additional home ownership opportunities and eliminate a current nuisance.

- To implement the Grier Heights Neighborhood Action Plan recommendations, City staff has negotiated to acquire a parcel of land on Leroy Street with five houses located on it for \$170,000. (This parcel is located adjacent to Grier Heights/Randolph Road Park.) City staff will relocate the families living in the houses and then convey the land to the County for the exchange of land known as Thomas "Bus" Reid Park. (Map provided in the Attachment identifies the parcel on Leroy Street and Thomas "Bus" Reid Park.)
- After the land on Leroy Street is conveyed to the County, the County will demolish the five houses and expand the existing Grier Heights/Randolph Road Park. The funds to expand the park will come from \$200,000 that was approved as part of the 1995 Park Bonds.
- In exchange, the City will receive the Thomas "Bus" Reid Park land that will be reused for future housing development by the Grier Heights Economic Foundation and/or a private developer. The land may also be used to expand the adjacent Arnold Palmer Business Park. (The Thomas "Bus" Reid Park became County land as part of the consolidation of the City and County Park and Recreation Departments.)
- The cost to each government entity is:

City Cost

\$170,000	Acquisition of Land on Leroy Street (Appraised Value)
<u>55,000</u>	Maximum Relocation Assistance
\$225,000	Sub-Total

-70,000	Future Sale of Thomas "Bus" Reid Park (Appraised Value)
<u> </u>	
\$155,000	Total

<u>County Cost</u>	
\$188,200	Expansion of Grier Heights/ Randolph Road Park
<u> 11,800</u>	Demolition of 5 Houses
\$200,000	Total

- This transaction has been approved conceptually by the Parks and Recreation Commission contingent upon City Council approval. The land exchange request will go before the County Commission in December if City Council approves.
- Planning Committee's Mandatory Referral Report is provided in the Attachment.

Funding:

Federal Community Development Block Grant Funds

Background:

Additional background information provided in the attachment. Included in the background are:

- a fact sheet on the Leroy Street parcel;
- response to the question "Why are we tearing down houses that meet Code?"; and
- options for City Council and consequences.

Attachment 9

Mandatory Referral Report

Background

Letter of Support from Grier Heights Economic

Foundation and Billingsville Elementary School

Fact Sheet

17. Transit Grant Application, Resolution and Budget Ordinance

- Action:**
- **Adopt a resolution amending the FY97-2001 Capital Investment Plan (CIP).**
 - **Adopt a resolution authorizing grant applications to the Federal Transit Administration (FTA) and to the North Carolina Department of Transportation (NCDOT) for FY97 transit assistance.**
 - **Adopt a budget ordinance appropriating \$8,000,000.**

Staff Resource: Lynn Purnell

- Explanation of Request:**
- This action initiates the City's annual grant application process for transit capital equipment and operating assistance.
 - The major emphasis of the capital grant is the replacement of 14 Charlotte Transit buses which are 15 years old. The new buses will be accessible to the disabled, moving the City closer to compliance with the Americans with Disabilities Act. The 1982 buses to be replaced have traveled an average of 425,000 miles. Maintenance costs for these vehicles are 33 percent higher than the rest of the fleet.
 - In 1995, the City applied for Federal discretionary funds to purchase 31 accessible replacement buses. We have received enough Federal discretionary funds to purchase ten of the needed buses with the possibility of receiving funding this spring for five more. We now plan to use our annual entitlement funds to purchase the remainder of the needed buses, which will likely not be delivered until 1999.
 - Two other major purchases include the replacement of Charlotte Transit's fare collection and communications systems. Both systems are over 10 years old and are becoming difficult to maintain. The new fare collection system will

permit expanded payment options for passengers, such as debit cards, and make it easier for drivers to ensure proper fare payment by automating transfer issuance and acceptance.

- This year's grant application also requests Federal and State funds to perform a Major Investment Study of high capacity transit (busways, light rail transit, high occupancy vehicle lanes, etc.) in Charlotte-Mecklenburg. The FY97-01 Capital Investment Plan programmed this planning effort which also includes completion of the Federally-mandated Environmental Impact Statement.
- The grant requests approximately \$600,000 in Federal transit operating assistance, the maximum amount which the City can receive. These funds were appropriated in the annual budget ordinance.

A financial summary of the grant application is shown below:

Capital Funds

FTA	(80%)	\$6,400,000
NCDOT	(10%)	800,000
CITY	(10%)	800,000
TOTAL		\$ 8,000,000

Operating Funds

FTA	\$ 600,000
TOTAL	\$ 600,000

Background:

Annually, the City applies for grants from the FTA and the NCDOT to assist in the funding of the transit program. FTA's formula grant program allocates funds for both capital and operating assistance. At one time, operating assistance covered 50 percent of the City's operating deficit. In 1987, the FTA capped its participation in operating assistance. The cap is now estimated to be \$600,000.

Attachment 10

List of equipment to be purchased under the capital grant

18. Nominations for Boards and Commissions

Action: Housing Authority
Council deferred action on this appointment at the October 28 and November 11 meetings in order to receive information from the Housing Authority.

One three year appointment beginning December 18, 1996 to replace Rickey Hall, who has served two full terms.

Attachment 11

19. December 2 Workshop Agenda

Action: Approve the topics for the December 2 Workshop Agenda.

- Transportation Committee of 10 Report
- Public Funding of the Arts Task Force Report
- Balanced Scorecard
- Legislative Program
- Annual Financial Report
- Council Budget Committee Recommendation: FY97 Budget Calendar

20. Motion for Closed Session

Action: Adopt a motion to hold a closed session pursuant to G.S. § 143-318.11(A) (3) to consult with an attorney and give instructions concerning the handling or settlement of a claim.

Introduction to CONSENT I and II

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 low bid, and have met MWBD criteria.

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

Minority and Women Business Development Program (MWBD) Abbreviations:

BBE - African American
ABE - Asian American
NBE - Native American
HBE - Hispanic
WBE - Non-Minority Women

CONSENT I

21. Various Bids

A. Replacement Driver Seats for Buses DOT - Transit

Recommendation: The Department of Transportation Director recommends the low responsive bid of \$165,000 by Gillig, Inc., Hendersonville, TN.

MWBD Compliance: Yes; there are no known MWBD vendors.

B. Electric Motor Control Center CMUD Procurement - Mallard Creek Wastewater Treatment Plant Reuse Pump Station and Pipeline

Recommendation: Charlotte-Mecklenburg Utility Director recommends the low bid of \$109,692 by Square D Company of Monroe, NC.

MWBD Compliance: Yes; there are no known MWBD vendors.

**C. Water and Sewer Main Construction CMUD
- FY97 Contract H - Street Main Extensions**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of \$796,533.95 by Rea Brothers, Incorporated of Pineville, NC.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$5,000	0.6%	2%
WBE	\$23,900	3%	3%

Compliance: Yes; the Utility Department has reviewed the Contractor's MWBD documentation and determined that the contractor has exceeded the established goal for WBE participation and has made a good faith effort to meet the MBE goal for this project.

**D. Purchase of Polymer - McAlpine Creek CMUD
Wastewater Management Facility**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of \$314,364 by Cytec Industries of West Patterson, New Jersey.

MWBD Compliance: Yes; there are no known MWBD vendors.

**E. Beatties Ford Road Engineering and
Left Turn Lane Property Management**

Recommendation: The City Engineer recommends the low bid of \$1,491,822.93 by Sealand Contractors Corporation of Charlotte, NC.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$ 58,500	4%	6%
WBE	\$127,140	9%	3%

Compliance: Yes.

**F. FY96 Sidewalk Improvements Engineering and
Package No. 4 Property Management**

Recommendation: The City Engineer recommends the low bid of \$1,135,043.76 by United Construction of Charlotte, NC.

MWBD Status:	Amount	% of Project	Project Goals
ABE	\$1,135,043.76	100%	N/A

Compliance: Yes.

G. Mobile Data Terminals

**CDOT - Special
Transportation Services**

Recommendation: The Department of Transportation Director recommends the low responsive bid of \$127,768 by Mentor Engineering, Inc. Calgary, Alberta, Canada.

MWBD Compliance: Yes; there are no known MWBD vendors.

**H. Trucks and Truck Bodies for Solid
Waste Services (Bulky Trash, Recycle,
Automated Refuse and Rear Loader Packer)**

Solid Waste Services

Recommendation: The Solid Waste Services Director recommends a unit price contract be accepted for award from the following companies. Purchases are anticipated subject to appropriations by City Council and actual identified needs. The total estimated expenditure for Sanitation trucks is \$893,277.

<u>Truck Type/Company</u>	<u>Unit Price</u>
• Bulky Trash Body	
- Worth Keeter, Charlotte, NC	\$ 9,656
• Bulky Trash Truck Cab and Chassis	
- Adams International, Charlotte, NC	\$ 36,177
• Recycle Truck Bodies	
- Lodal South, Rockingham, NC	\$ 36,723
• Recycle Truck Cab and Chassis	
- Adams International, Charlotte, NC	\$ 58,929
• Automated Refuse Truck Bodies	
- Amick Equipment, Lexington, SC	\$ 56,465
• Automated Refuse Truck, Cab and Chassis	
- Adams International, Charlotte, NC	\$ 64,715
• Rear Loading Refuse Trucks	
- Southern Truck, Charlotte, NC	\$103,445

MWBD Compliance: Yes; there were no known MWBD vendors.

**I. Purchase of Marked Police
and Fire Vehicles**

**Business Support
Services**

Recommendation: The Acting Key Business Executive for Business Support Services recommends a unit price contract be accepted for award to Earl Tindol Ford, Gastonia, NC. The unit price is \$20,677. Purchases are anticipated subject to appropriations by City Council and actual identified needs.

Compliance: Yes; there were no known MWBD vendors.

22. In Rem Remedy

For In Rem Remedy #A - #M, the public purpose and policy is outlined here.

- Public Purpose:**
- Eliminate a blighting influence in a City Within a City neighborhood.
 - Reduce the proportion of substandard housing from 2.3% to 1% by 1997. (One of the goals of City Within a City is to continue housing preservation efforts.)
 - Increase tax value of property by making land available for potential infill housing development.

- Policy:**
- City Within a City
 - Community Safety Plan

The In Rem Remedy items were initiated from 3 categories:

1. Public Safety - from Police and/or Fire Dept.
2. Complaint - from petition by citizens or from tenant
3. Field Observation - from concentrated code enforcement program

The In Rem Remedy items are listed below by category identifying the street address and neighborhood.

Public Safety

- A. 709 E. 18th Street - Belmont
- B. 1205 Harrill Street, #1-#4 - Belmont
- C. 1113-15 Campus Street - Washington Heights

Complaint

- D. 1702 Pegram Street - Belmont
- E. 713-15 West Boulevard - Wilmore
- F. 2213 Toomey Drive - Wilmore (Commercial)
- G. 2801 Gibbon Road - Derita

Field Observation

- H. 913 Van Every Street - Belmont
- I. 1408 N. Alexander Street - Belmont
- J. 1433 The Plaza #4 - Plaza-Midwood
- K. 309 Nelson Avenue - Oakview Terrace
- L. 2303-03 ½ Tate Street - Washington Heights
- M. 2305 Tate Street - Washington Heights

Public Safety

A. 709 E. 18th Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 709 E. 18th Street (Belmont Neighborhood) which is located in the City Within a City boundaries.

Attachment 12

B. 1205 Harrill Street, #1-#4

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1205 Harrill Street, #1-#4 (Belmont Neighborhood) which is located in the City Within a City boundaries.

Attachment 13

C. 1113-15 Campus Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1113-15 Campus Street (Washington Heights Neighborhood) which is located in the City Within a City boundaries.

Attachment 14

Complaint

D. 1702 Pegram Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1702 Pegram Street (Belmont Neighborhood) which is located in the City Within a City boundaries.

Attachment 15

E. 713-15 West Boulevard

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 713-15 West Boulevard (Wilmore Neighborhood) which is located in the City Within a City boundaries.

Attachment 16

F. 2213 Toomey Drive

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the commercial structure at 2213 Toomey Drive (Wilmore Neighborhood) which is located in the City Within a City boundaries.

Attachment 17

G. 2801 Gibbon Road

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2801 Gibbon Road (Derita Neighborhood) which is located outside the City Within a City boundaries.

Attachment 18

Field Observation

H. 913 Van Every Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 913 Van Every Street (Belmont Neighborhood) which is located in the City Within a City boundaries.

Attachment 19

I. 1408 N. Alexander Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1408 N. Alexander Street (Belmont Neighborhood) which is located in the City Within a City boundaries.

Attachment 20

J. 1433 The Plaza #4

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the rear structure at 1433 The Plaza #4 (Plaza-Midwood Neighborhood) which is located in the City Within a City boundaries.

Attachment 21

K. 309 Nelson Avenue

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 309 Nelson Avenue (Oakview Terrace Neighborhood) which is located in the City Within a City boundaries.

Attachment 22

L. 2303-03 ½ Tate Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2303-03 ½ Tate Street (Washington Heights Neighborhood) which is located in the City Within a City boundaries.

Attachment 23

M. 2305 Tate Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2305 Tate Street (Washington Heights Neighborhood) which is located in the City Within a City boundaries.

Attachment 24

23. Speed Limit Change

Action: Adopt ordinances to lower the speed limit on three Charlotte streets to 25 mph.

Neighborhood 25 MPH Program:
Broken Saddle Lane (Old Salem)
Morning Dale Road (Sardis Forest)
Providence Forest Lane (Providence Forest)

24. Refund of Certain Taxes

Action: Adopt a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of \$9,820.74.

Attachment 25

25. Set Public Hearing Date for a Police Monument on Public Property

Action: Set a public hearing on Monday, January 13, 1997 at 7:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center on an application for installation of a monument for Police Officers across the street from the new Police Department on the lawn of old City Hall.

CONSENT II

26. Replacement Fire Pumper Trucks

Action: Purchase three new Fire pumper trucks from the existing contract with Quality Equipment Co., Talledega, AL. The contract price is \$243,685 each for a total of \$731,055.

Explanation of Request: Purchasing from existing contracts saves time and money. It does not require rebidding and allows the City to purchase the items at a guaranteed unit cost at the previous year's pricing level. Purchasing from the existing contract avoids having to pay an estimated 5% increase over the previous contract pricing. The original request for quotation was sent to 15 companies, 8 submitted bids, the low bid was Quality Equipment Co.

MWBD Compliance: Yes; there are no known MWBD vendors.

27. Temporary Personnel Services

Action: Award contracts to MSI (now owned by Staff Additions) and Kelly Services to provide temporary personnel services. The contract awards are on a unit price basis with the total estimated annual expenditure not to exceed \$333,120 and \$345,128 respectively.

Explanation of Request:

- The Temporary Personnel Services contract provides temporary employees for departments when additional staff is needed to ensure continued service delivery. The most frequently used skill levels are laborers, office assistants, meter readers, and kennel attendants.
- The current provider, Corporate Temporary Personnel Services, has a contract with the City for one year with two, one year extensions. Both extensions have now been executed with the last extension to expire the end of November 1996. Because so many companies can provide this service, the bid process was used to get the most competitive price.

- To rate the various bids received from the 24 companies, the review committee used the following factors: price, reference checks, recruitment and training of temporary employees; and site visits at the firms' local office. The two bidders receiving the highest points are the recommended service providers.

MWBD Status:	Amount	% of Project	Project Goals
MBE			
MSI	\$33,312	10%	10%
Kelly Services	\$34,513	10%	10%
WBE			
MSI	\$16,656	5%	5%
Kelly Services	\$17,257	5%	5%

Compliance: Yes.

28. Sale of City Property - 2514 Danforth Lane

Action: Approve the sale of City owned property located at 2514 Danforth Lane.

Explanation of Request:

- Council is requested to approve the sale of City owned property subject to compliance with the provisions of the North Carolina Statutes and pursuant to the terms of the following offer:

Property Address: 2514 Danforth Lane
 Tax Code: 061-121-03
 Buyer's Name: Patsey D. Gordon
 Offer: \$53,000

Background:

- In accordance with the Part 150 Plan, the airport acquired 23 homes in the Wandawood community, near Harding University High School, because they were located in the highest noise zone. Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 Plan.

- The airport provided noise insulation to 2514 Danforth Lane and listed the property in Multiple Listing Service for sale to the public on October 30, 1996. The sale price was determined by an appraisal.
- An offer to purchase was extended through an independent realtor. The offer is 100% of the asking price and contingent on buyer obtaining a loan on property.
- The offer was advertised for 10 days in accordance with North Carolina General Statute 160A-269 for upset bid. No offers were received.
- The buyer will pay \$53,000. The Airport will pay the realtor fee of \$1,590.

29. Sale of City Property - 2426 Danforth Lane

Action: Approve the sale of City owned property located at 2426 Danforth Lane.

Explanation of Request:

- Council is requested to approve the sale of City owned property subject to compliance with the provisions of the North Carolina Statutes and pursuant to the terms of the following offer:

Property Address: 2426 Danforth Lane
 Tax Code: 061-121-06
 Buyer's Name: Kimly S. James
 Offer: \$53,000

Background:

- In accordance with the Part 150 Plan, the airport acquired 23 homes in the Wandawood community, near Harding University High School, because they were located in the highest noise zone. Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 Plan.

- The airport provided noise insulation to 2426 Danforth Lane and listed the property in Multiple Listing Service for sale to the public on October 30, 1996. The sale price was determined by an appraisal.
- An offer to purchase was extended through an independent realtor. The offer is 100% of the asking price.
- The offer was advertised for 10 days in accordance with North Carolina General Statute 160A-269 for upset bid. No offers were received.
- The buyer will pay \$53,000. The Airport will pay the realtor fee of \$1,590.

30. Sale of City Property - 2526 Danforth Lane

Action: Approve the sale of City owned property located at 2526 Danforth Lane.

Explanation of Request:

- Council is requested to approve the sale of City owned property subject to compliance with the provisions of the North Carolina Statutes and pursuant to the terms of the following offer:

Property Address: 2526 Danforth Lane
 Tax Code: 061-121-01
 Buyer's Names: Mr. & Mrs. James Smith
 Offer: \$66,000

Background:

- In accordance with the Part 150 Plan, the airport acquired 23 homes in the Wandawood community, near Harding University High School, because they were located in the highest noise zone. Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 Plan.

- The airport provided noise insulation to 2526 Danforth Lane and listed the property in Multiple Listing Service for sale to the public on November 12, 1996. The sale price was determined by an appraisal.
- An offer to purchase was extended through an independent realtor. The offer is 100% of the asking price. The owner will receive an allowance of \$1,000 for appliances.
- The offer was advertised for 10 days in accordance with North Carolina General Statute 160A-269 for upset bid. No offers were received.
- The buyer will pay \$66,000. The Airport will pay the realtor fee of \$1,980.

31. Extension of Easement Agreements at One Independence Center

Action: Approve the extension of two easement agreements with W. F. Associates that affect One Independence Center located at the corner of N. Tryon and W. Trade Street.

Explanation of Request:

- In 1981 the City granted two easements to W. F. Associates during the construction of One Independence Center. The first easement allowed for the underground parking deck to be built beyond the property lines of the hotel/office tower. The second easement was for retail window displays along N. Tryon Street.
- Cousins, Inc., is in the process of acquiring One Independence Center from W. F. Associates and has requested that the two easements with the City be extended from December 13, 2045, to December 31, 2095. This will enable Cousins, Inc., to sell the property in the future without concern that the easements will expire during the term of a new buyer.

- An independent appraiser reviewed the easements and determined the market value of the easements, if extended, would be \$5,200 for the retail window displays and \$14,600 for the underground parking deck. Both staff and W. F. Associates agree to the appraiser's report and \$19,800 will be paid to the City at time of closing of the property.

Background:

- In 1981, the City executed two easements with W.F. Associates. The easements are described as follows:

Underground Parking Easement: The easement area in the parking facility contains 70 spaces and is below the sidewalks on W. Trade and N. Tryon Streets. The easements are approximately 10 feet wide on Trade Street and 14 feet wide on N. Tryon Street. This easement allowed for the underground parking deck to be built beyond the property lines of the hotel/office tower.

Sidewalk Encroachment Easement for Retail Window Displays: The easement allows for retail display windows on the N. Tryon Street side of One Independence Center. If the easement was terminated prior to expiration of the agreement, W. F. Associates would have the option of purchasing the easement area. The new agreement will extend the term of the lease for 50 more years and cancels their option to purchase the easement area, should the easement be terminated.

32. AT&T Wireless PCS, Inc. Lease Agreement

Action: Approve a lease agreement between the City of Charlotte and AT&T Wireless PCS, Inc., for placement of a communications tower at 8700 South Boulevard.

Explanation of Request:

- As part of the City's asset management strategy, staff and private brokers market City properties for sale and lease. AT&T Wireless needs an antenna site in the immediate vicinity of South Boulevard and Sharon Road West to construct a PCS (personal communication system) tower.

- A lease agreement has been negotiated as follows:
 - Five-year term with three options to renew for five years each.
 - A lease rate of \$800 per month, increasing 5% each year. These rates are comparable to current marketplace rates for private operators in the area. Revenue for the City will be \$53,046 in the first five years.
 - The leased area will be a 35' x 50' monopole antenna tower with a 12' x 18' equipment shelter. The facility will be surrounded by a fence and shrubbery.

Background:

- The subject property is surplus land resulting from the widening of South Boulevard.
- The property lies between a railroad track and South Boulevard and has limited use due to the narrowness of the property.
- All property along this portion of South Boulevard is commercial or industrial.
- The tower is consistent with criteria currently being developed by the Planning Department intended to minimize the impact of communication towers throughout the City. It will be a monopole structure with capability for use by additional communication companies.
- The mandatory referral process has not identified any public purpose for the property.
- AT&T has looked for other towers in the area to locate their equipment. Other towers in this vicinity are already at capacity or cannot provide adequate reception.

Attachment 26
 Map of Location
 Photographs of Site

33. Police Local Area Network - Cabletron Systems Contract Amendment

Action: Approve an amendment to the City's contract with Cabletron Systems in the amount of \$567,810.64 to purchase the data communications equipment for the Police Department's internal local area network

Explanation of Request:

- In the FY97 budget, \$3 million was appropriated for the improvement of the Police Department's information systems. These improvements will provide police personnel easier access to information, in more meaningful formats, and in a more timely manner. The improved access and dissemination of information will increase officers' efficiency and their ability to assist citizens with timely problem solving activities.
- The Police Department's information systems staff has worked with information systems consultants, information technology vendors, Police Department managers and the City's Information Technology Department to define these system improvements.
- The first phase of developing the information system is the purchase and implementation of an internal local area network that links all Charlotte-Mecklenburg Police Department facilities throughout the city. The amendment to the City's existing contract with Cabletron Systems will allow for the purchase of the data communications equipment, including operating software, to begin construction of the LAN. Purchase of the other components of the system will occur early in 1997.
- The contract amendment with Cabletron Systems is in the amount of \$567,810.64 which includes the installation and purchase of the data communications equipment, the first year of the equipment maintenance, and training for two members of the Police Department's information system's staff in the operation and care of the equipment. The original contract of \$282,589.81 was for the City wide local area network.

Funding: Police Department operating budget.

34. Charlotte Mecklenburg Police Department Adam Service Area Center Furniture Change Order #5

Action: Approve a \$196,813 change order (CO#5) to the contract with Office Interiors for freestanding office furnishings for the Adam Service Area Center.

Explanation of Request:

- City Council awarded a competitively bid unit-price contract for \$860,932 to Office Interiors, Inc., on December 11, 1995. This contract provided for the purchase of desks, chairs, tables, and other freestanding furniture for the new Police headquarters facility on East Trade Street. The contract included a two-year purchase agreement that allows the City to take advantage of the volume discount received on the headquarters bid. This change order is for freestanding furniture for the Adam Service Area Center in the amount of \$196,813 based on the contract unit prices. This change order will increase Office Interiors' contract amount from \$1,002,819 to \$1,199,632.
- City Council approved the purchase of open office workstations for the Adam Service Area Center under similar circumstances on November 11, 1996.
- The City Purchasing Department and the Adam Service Area Center architect agree that these furniture prices are competitive and that the City should purchase this furniture out of the existing contract.

Funding: This is a funded item within the project budget.

Background: The following is a history of change order activity on the contract with Office Interiors:

1. Change Order #1 in the amount of \$15,210 was for changes to some desks at the Police Department's request.
2. Change Order #2 in the amount of \$7,413 was for purchase of a payment and performance bond which was not included in the bid and contract. This change order was issued at the recommendation of the Purchasing Director.

3. Change Order #3 was for \$119,264 in freestanding office furnishings for the expansion areas in the CMPD headquarters. It was approved by City Council on July 22, 1996.
4. Change order #4 was for additional furniture requested by the Police Department for the headquarters facility. It was funded from the contract contingency and did not increase the contract amount.

35. NCDOT Grant Acceptance and Budget Ordinance

- | | |
|--------------------------------|---|
| Action: | <ol style="list-style-type: none"> A. Adopt a resolution accepting a North Carolina Department of Transportation (NCDOT) Grant in the amount of \$400,000; and B. Adopt a Budget Ordinance to appropriate the grant funds to the Ramp B Expansion project. |
| Explanation of Request: | <ul style="list-style-type: none"> ● The NCDOT has offered a grant in the amount of \$400,000 for the Ramp B Expansion project, which represents the airport's maximum allocation under the state's FY97 Transportation Improvement Program. ● The City has previously advanced airport funds to provide the funding for the City's share of the project. |
| Background: | <ul style="list-style-type: none"> ● In 1994, the FAA Aviation System Capacity Office conducted a series of computer simulation studies to determine the priorities for future airfield expansion at Charlotte. These simulations determined an annual delay cost avoidance of \$4.6 million (to the airlines) if the Taxiway F and Ramp B Expansion projects were constructed. ● In June 1995, City Council awarded a design contract for Taxiway F and Ramp B Expansion . ● In October 1995, City Council awarded a construction contract for the construction of Taxiway F. |

- On June 24, 1996, City Council awarded a construction contract to W. C. English for Ramp B Expansion. The total cost of the Ramp B Expansion project is \$8,550,647.

36. Property Transactions

Action:

Approve the following property acquisitions (A-B) and adopt the condemnation resolutions (C-D).

Acquisitions:

- A. Project: Airport Master Plan Acquisition
Owner(s): Durane Gas Co.
Property Address: 3925 Harlee Ave
Property to be acquired: 2.7 acres
Improvements: House(used as an office)
Tax Value: \$206,370
Purchase Price: \$197,500
Remarks: The purchase was determined by two independent appraisers and was reviewed by a third appraiser. Each appraisal takes into consideration the specific condition and size of the house. The tax value is determined on a more generic basis and will be higher or lower for houses with certain attributes. Property is acquired per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition and relocation costs are eligible for Federal Aviation Administration reimbursement.**
- B. Project: Wendover Road & Beal Street Intersection Improvement Project, Parcel #1,
Owner(s): Associated Apartment Investors/Wendover, c/o Synco, Inc.
Property Address: 920 North Wendover Road.
Property to be acquired: 4,951 sq.ft. (.0136 ac.) plus 3,324 sq.ft. (.0076 ac.) of temporary construction easement.
Improvements: Fencing, trees
Purchase Price: \$12,400**

Remarks: Areas are being acquired for an intersection improvement project at Wendover Road and Beal Street. Acquisition price is based on current land values in the neighborhood and cost for replacement of fencing and loss of trees.

Zoned: R-22 MF **Use:** Apartments
1991 Tax Value: \$5,321,490
Tax Code: 157-061-12 **Agent:** CNC

Condemnation:

- C. **Project:** Duke Power McGuire Sanitary Sewer Line, Parcel #17
Owner(s): Ernest Thompson & any other parties of interest.
Property Address: 13714 NC 73 Highway.
Property to be acquired: 3,676.40 sq. ft. (.09 ac.)
Improvements: Trees
Purchase Price: \$500
Remarks: Permanent and temporary easement are needed across the rear corner of this property. After numerous contacts by City staff, a spokesman for the out of state property owner indicated he sees no benefit from the proposed sewer line on his property. City's compensation amount is based upon an independent appraisal.
- Zoned:** R-3 **Use:** Single Family
1991 Tax Value: \$16,000
Tax Code: 013-141-08
Agent: WRAY

- D. **Project:** Colony Road Extension - Phase II, Parcel # 1
Owner(s): LandCraft Properties, Inc. & any other parties of interest.
Property Address: 23.30 acres at the proposed Colony Road and McAlpine Creek.
Property to be acquired: 177,096 sq. ft. (4.065 ac.).
Improvements: N/A
Purchase Price: \$103,000

Remarks: Construction of the planned Colony Road Phase II crosses through the middle of this proposed subdivision. The owners have been aware of the planned roadway corridor improvements. City staff has been working with these owners over a year to minimize property impacts, but has been unable to negotiate an agreement. Condemnation is recommended before the property is sold to multiple individual property owners.

Zoned: R-3 **Use:** Family/Vacant
1991 Tax Value: \$508,200
Tax Code: 211-494-99

37. Meeting Minutes

Action:

Approve minutes as follows:

- **October 7, 1996 Council Workshop**
- **October 21, 1996 Zoning Meeting**