AGENDA

Meeting Type:	BUSINESS
Date:	02/23/1998

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Patrick McCrory *Mayor Pro Tem Lynn Wheeler*

Rod Autrey
Charles Baker
Patrick Cannon
Malachi Greene
Mike Jackson
Nasif Rashad Majeed
Don Reid
Al Rousso
Tim Sellers
Sara Spencer

Council Agenda

CITY COUNCIL MEETING

Monday, February 23, 1998

5:00 p.m.	**Conference Center**
	Dinner Briefing **(See Table of Contents)**
6:30 p.m.	**Meeting Chamber**
	• **Invocation** • **Pledge of Allegiance** • **Citizens Forum**
7:00 p.m.	• **Awards and Recognitions** • **Formal Business Meeting**

CITY COUNCIL AGENDA

Monday, February 23, 1998

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5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

1. Solid Waste Optimization Plan

Staff Resource: Wayman Pearson

Time: 20 minutes

Attachment 1

2. Proposed Liddell Street Railroad Crossing Closing

Staff Resource: Bill Finger

Time: 20 minutes

Attachment 2

3. Role of Zoning Board Adjustment

ZBA Chair: Debbie Currier

County Staff: Peter Tatge and Robert Brandon

Time: 20 minutes

Attachment 3

6:30 P.M. CITIZENS HEARING
MEETING CHAMBER

7:00 P.M. AWARDS AND RECOGNITION

CONSENT

4. **Consent agenda items 17 through 36 may be considered in one motion except those items removed by a Council Member. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

POLICY

5. City Manager's Report

6. Convention Center Hotel

Action: **Approve the Economic Development and Planning Committee's recommendation to authorize the release of a Request for Qualifications for the development of a Convention Center Hotel and Parking Deck.**

Committee Chair: Lynn Wheeler

Staff Resource: Tom Flynn

Focus Area: Economic Development

Policy: Develop strategies to support Convention Center parking, hotel development and facility expansion plans

Explanation of Request:

- City Council is requested to authorize the release of a Request for Qualifications (RFQ) for a Convention Center Hotel and Parking deck, as recommended by the Convention Center Maximization Committee The Committee's Report was presented to Council at the February 9, 1998 Council Meeting

- This RFQ process would have the following goals

  - Determine the qualifications of developers interested in developing a Convention Center Hotel and Parking Deck, and verify the most qualified development team(s) for Council's consideration,

  - Receive input from the private sector on the number of rooms that should be in the hotel (The Maximization Committee recommends 800 rooms), and

- Receive input from the private sector on the extent and possible structure of any public involvement in the project (The Maximization Committee recommends the City participate by constructing a parking deck to serve the hotel and Convention Center and leasing the air rights above the deck for the hotel)

- If City Council authorizes the RFQ, the responses back are due by mid-April The City Manager would appoint an RFQ review team, composed of Maximization Committee members and staff, to review the responses and make a recommendation The Manager would bring that recommendation back to City Council, through the Economic Development and Planning Committee, in June 1998

- The criteria for evaluating the response to the RFQ are attached City Council received a copy of the draft RFQ on January 16, 1998

Committee Discussion:

- The Economic Development and Planning Committee unanimously (5-0) voted to recommend authorization of the RFQ In general, the Economic Development and Planning Committee supported the RFQ process as a way to find out more information without committing the City to the project The Committee was concerned about the impact on existing hotels and City assistance for one hotel without assisting other hotels The Committee also commended the inclusive process and suggested that the process continue to be inclusive

- Summary of Committee discussion and questions and answers from the Council Retreat are attached

Community Input:

- City Council formed the Maximization Committee in June 1997 to include representatives of the stakeholders in the Convention Center and the hospitality and tourism business Committee members or staff have presented the Maximization Committee's recommendations to the following groups Hospitality and Tourism Alliance, Uptown Restaurant Association, Uptown Hotel General Managers' Round table, Chamber Forum on Uptown Issues, and the Privatization and Competition Committee Copies of the Maximization Committee's Report were also sent to several public interest organizations and an offer was made to speak at their meetings These organizations included League of Woman Voters, CFEG, Chamber of Citizens, NAACP, Black Political Caucus, Westside PAC, and Alliance for a Better Charlotte

- While generally supportive of issuing the RFQ, the group raised issues concerning parking, the number of rooms in the proposed hotel, and the need for more marketing resources for Charlotte

Attachment 4

- Executive Summary of the Convention Center Maximization Committee Report
- Summary of Economic Development and Planning Committee Discussion
- Questions/Answers from City Council Retreat and Economic Development Committee meetings
- Criteria for Evaluating the Responses to the RFQ

7. Westside Strategic Plan Implementation

Action: **Approve the Economic Development and Planning Committee's recommendation to support existing initiatives on the Westside and increase involvement of the Assistant to the City Manager for Neighborhoods in those activities.**

Committee Chair: Lynn Wheeler

Staff Resources: Debra Campbell and Guerdon Stuckey

Explanation of Request:

- During the adoption process for the Airport Master Plan, the need for a spokesperson/liaison to represent the interests of Westside residents was identified by Council and referred to Council's Economic Development Committee and Planning for discussion After discussing several alternative scenarios, the Council's Economic Development and Planning Committee decided to support the alternative that continues initiatives currently underway on the Westside and increases the involvement of the Assistant to the City Manager in those activities

Committee Discussion:

- At the beginning of the Committee's deliberations, the discussion focused principally on establishing an ombudsman After discussing this issue at several meetings and reviewing other possible scenarios, the committee felt the best way to address Westside issues at this time would be to support the various initiatives currently underway The Committee's discussion focused on the following Westside and/or customer service initiatives

  - Issues on the Westside are a Council priority This was formally established at the recent Council retreat where the Westside Strategy Plan was identified as one of Council's top priorities

  - Staff is currently working with residents and business groups to develop a Westside Strategy Plan This plan will recommend strategies to address land use, economic development, transportation and other quality of life issues and concerns on the Westside

- The City is implementing and/or involved in a number of other projects on the Westside CWAC Business Park, Neighborhood Action Plan development and implementation, Business Corridor Revitalization Plan development and implementation, Southwest District Plan Amendment and the Airport Noise Overlay District

- The position of Assistant to the City Manager for Neighborhoods was established to assist residents and neighborhood organizations in accessing City services and to help problem solve

- Council has approved funding to support the development of an electronic information system to support a new customer service initiative called *Neighborhood Based Problem Solving* The information system will track service requests and help staff coordinate and deliver City services more efficiently to neighborhoods

Community Input:

- At the January 28 meeting, citizens were asked to comment on the various alternatives being discussed Most of the comments supported the idea of continuing the current Westside initiatives Comments also expressed the need to address issues being identified in the Westside Strategy Plan

- A description of additional citizen input and involvement is described in attachment

Attachment 5
- The Proposed Westside Ombudsman
- Draft of Citizens' Committee Recommendations
- Westside Ombudsman Proposed Selection Process

8. Sale of the Old Convention Center

This item will be included in the Council-Manager Memo on Friday, February 20

BUSINESS

9. Polk Park Clock

Action:

A. **Approve the concept of having a permanent clock in Thomas K. Polk Park at the Square; and**

B. **Authorize staff to work with Council Member Rousso and other parties to further develop the design, location, and infrastructure needs for the clock and bring this back to Council for final approval.**

Staff Resource: Tom Flynn

Explanation of Request

- In May of 1990, Council approved the concept of a temporary clock at the current location of Thomas K Polk Park

- A clock stood at the site from June 1990 to August 1991 but was removed before the construction of the Park

- Council member Al Rousso and other contributors have raised money to purchase a clock for Center City Charlotte It is their desire to have Council accept the clock as a gift and authorize it to be installed in Thomas K Polk Park

- Private contributors will contract directly with the clock manufacturer and will fund all costs associated with the design, installation, and maintenance of the clock

- With Council's approval, Engineering and Property Management and Planning staff will assist Mr Rousso and the other contributors by identifying issues to be addressed in the design and installation processes Staff will provide the designer with any documents and information in the City's possession that will assist in addressing these issues and estimating the total cost

10. Transit Corridor Plans

This item will be included in the Council-Manager Memo on Friday, February 20

11. Charlotte-Mecklenburg Development Corporation

Action: **Approve a contract with the Charlotte Mecklenburg Development Corporation (CMDC) specifying the use of City funds for the City-Within-A-City (CWAC) Business Park.**

Staff Resource: Doug Bean

Focus Area: City-Within-A-City

Explanation of Request:

- As part of the FY98 budget adoption, City Council approved a $200,000 contribution to the CWAC Business Park The Charlotte Mecklenburg Development Corporation will account for the use of funds administered on this project A year-end audit will be performed to ensure proper accountability

- The CWAC Business Park has a budget of $575,000 Sources of funding are as follows

  - Private sector - $275,000

  - City of Charlotte - $200,000

  - Mecklenburg County - $100,000

- Proposed expenditures of City funds for the predevelopment phase are shown in the following chart

Use	Dollars
Land Options	$120,000
Legal Costs	12,000
Soil/Environmental	10,000
Survey/Topography	15,000
Permits	8,000
Appraisal	10,000
Consulting Fee	10,000
Contingency	15,000
Total	$200,000

- The final budget for the use of all funds will be approved by the CWAC Development Corporation Board of Directors City representatives are Lynn Wheeler (Vice Chair), Rod Autrey, and Doug Bean

- The CWAC Development Corporation is a nonprofit organization whose purpose is to develop and implement economic initiatives throughout CWAC, particularly, the CWAC Business Park The organization's policy will be developed and approved by an independent board of directors and the day-to-day operation will be handled by a staff consisting of an executive director, a real estate professional, and an administrative assistant

- The CWAC Development Corporation will develop the Park in partnership with other experienced industrial/business park developers The Corporation will also manage the Park with existing staff and will contract out services as needed

Attachment 6

12. Mid-Year Ordinance for FY98 Budget

Action: **Adopt the fiscal mid-year ordinance reflecting changes to the annual ordinance adopted in June 1997 and reflecting accounting changes necessary to comply with generally accepted accounting principles.**

Staff Resource: Curt Walton

Policy: Staff holds non-emergency budget changes until the mid-year ordinance to reduce the number of ordinances throughout the fiscal year

Explanation of Request:

- This ordinance adjusts for changes which have occurred since adoption of the annual ordinance last June Most of these corrections are technical accounting changes Others distribute grants and interest earnings to the appropriate accounts

- Debt Service
  Section 1 appropriates the first of two annual $1 1 million payments from the Coliseum Authority's net proceeds to the Municipal Debt Service Fund The City Manager made the request as part of the FY98 Budget recommendation

- Grants
  Sections 2 through 11 appropriate grants which have been received during the fiscal year and need to be appropriated Included are

  - Two Police grants for the Department's Highway and Interdiction Traffic Safety (HITS) Unit from the Governor's Highway Safety Program The grants total $8,495 and will be used for training and supplies

  - Three Emergency Management Division grants totaling $31,828 63 for emergency preparedness and response from the State of North Carolina

- Two Neighborhood Development grants totaling $37,429 Of this amount, $35,429 was awarded as an incentive grant for the job training program performance achievements Another $2,000 is additional funds for the annual HOME grant

- The annual Fair Housing grant for the Community Relations Committee was amended and increased by $15,000

- Three Transit-related grants include an increase of $14,490 in this year's Section 8 planning funds, an award of $28,000 in State (90%) and local matching (10%) funds for replacing computers, and Federal (80%), State (10%), and local matching (10%) funds totaling $425,000 for replacing the Davidson Street Transit Center's roof

- General Fund
  - On November 10, 1997 City Council approved adding $160,000 to the Charlotte-Mecklenburg Planning Commission's budget for the School Facilities Master Plan project Section 12 of this ordinance corrects the November 10 ordinance by adding $80,000 to be provided by Mecklenburg County for its 50% share

  - Section 13 appropriates $180,000 from the Pay As You Go Fund for transfer to the General Fund for HVAC system upgrades to the Charlotte Mecklenburg Government Center (CMGC)

- Municipal Service Districts
  Section 14 appropriates $175,000 from the Municipal Service Districts' fund balances to be used for Uptown projects such as Trolley Corridor economic analysis, Center City Information Guide, market research, and office space expansion

- Aviation Operating Fund
  Section 15 revises the amount of excess Airport revenues from Fiscal Year 96-97 transferred to the Aviation Discretionary Fund for future distribution in accordance with airline contractual and bond agreement stipulations The actual amount to be transferred totaled $16,026,000, or $3,026,000 more than the original estimate of $13,000,000 This amount was determined by the annual audit completed in September 1997

- Utilities Operating Fund
  Section 16 appropriates $1,210,000 from additional Utilities Operating Fund Connection Fees revenue for the following purposes

  - $850,000 will fund contractual services for constructing water tap connections

  - $200,000 will fund overtime temporarily needed until labor-saving equipment on order is delivered Spring 1998 This sewer cleaning equipment will enable crew size reduction The delay in its delivery requires additional resources to be provided

  - $100,000 will be used for contractual services to repair an increased number of driveways, curbs, and sidewalks damaged during construction projects

  - $60,000 will fund overtime and temporary personnel to assist implementation of the Utility Billing System in the Finance Department's Revenue Division

- Neighborhood Development
  Section 17 appropriates interest earnings and other program income earned to the HOME and CDBG funds totaling $498,073 25 and $459,410 03, respectively

- Storm Water Operating Fund
  Section 18 provides $225,000 from the Storm Water Operating Fund's fund balance for additional payments to Mecklenburg County's Department of Environmental Protection

- General Capital Projects
  - Section 19 provides $300,000 for Innovative Housing Fund projects (Unit Based Subsidy - $100,000 and Lead Based Paint Removal - $200,000) from the City Housing Fund ($79,984 82) and from program income within the Innovative Housing Fund ($220,015 18)

  - Section 20 appropriates $400,000 from the Development and Revitalization Fund (DARF) to be used for Disaster Relief

  - Section 21 appropriates savings totaling $1,137,000 from three-road widening projects (Milton, Sardis, and Carmel) to the Major Intersections Program

  - Section 22 appropriates $3 2 million from 1996 Street Bonds to the Minor Intersections Program

- Storm Water Capital Projects
  Sections 23 and 24 appropriate $3 3 million from 1994 Storm Water Bonds ($1 0 million) and a transfer from the Storm Water Operating Fund ($2 3 million) to the Storm Water Flood Control projects These funds will provide large scale neighborhood infrastructure upgrades and replacements

- Utilities Capital Projects
  Section 25 authorizes the transfer of $5,429,000 from project savings to accelerate implementation of neighborhood infrastructure replacement (water - $2,000,000 and sewer - $1,600,000) and eleven other projects totaling $2,829,000

- Other
  Sections 26 through 30 make technical accounting changes in various funds No changes in any key business's bottom line appropriations are made

Attachment 7

13. Public Art Commission Nomination

Action: **Approve City Council appointee to the Public Art Commission.**

Staff Resource: Curt Walton

Explanation of Request:

- The 1993 Public Art Resolution specifies the composition of Public Art Commission to be as follows
  - The Public Art Commission will have 12 members appointed for three-year terms six appointed by the City Council and six appointed by the County Commission
  - The 12 members are to be appointed from persons nominated by either the Public Art Commission or the Arts and Science Council
  - Members shall be appointed from the categories indicated below

Category	County	City
3 from field of Education	2	1
3 from Artistry/Architecture	1	2
3 from Business	1	2
3 at-large (no restriction)	2	1
Total=12	6	6

- One City Council appointment is now vacant The Arts and Science Council nominates Harvey Gantt for appointment

- Mr Gantt represents the Artistry/Architecture category

14. Appointment to Charlotte Center City Partners Board of Directors

Action: **Appoint Peter B. Ridder to the Charlotte Center City Board of Directors.**

Staff Resource: Curt Walton

Explanation of Request:

- On January 21, 1998, the Executive Committee of the Board of Directors of the Charlotte Center City Partners unanimously recommended Peter B Ridder to fill the vacancy created by Rolfe Neill's resignation

- Article II, Section 5 of the CCCP bylaws provides that any vacancy occurring in the Board of Directors shall be filled by City Council with a person nominated by the Board of Directors

- The Board position being vacated by Mr Neill represents a major uptown employer

Attachment 8
List of Directors

15. Amendment to Council's Board; Committee; and Commission Attendance Policy to Exempt Elected Officials

Action: **Adopt a resolution exempting elected officials who serve on a board, committee, and commission from the Council's attendance policy.**

Staff Resource: Vi Alexander Lyles

Explanation of Request:

- At the February 2 Workshop, Council discussed whether the attendance policy should apply to elected officials The matter was referred to the City Manager for recommendation The Manager recommends that Council exempt elected officials from the attendance policy

- In light of the increasing importance of regionalism and given the opportunities to forge strategic partnerships with the state and federal governments, elected public officials are often among the most valuable members of appointed boards, committees, and commissions However, the duties of an elected public official often prevent such individuals from attending certain meetings of an appointed board The value that such individuals bring to a committee's work outweighs the need to insist on compliance with the Council's attendance policy

16. Appointments to Boards and Commissions

Action: **Appoint four citizens to serve. Vote on blue paper ballots and give to City Clerk at dinner.**

A. TRANSIT PLANNING ADVISORY COMMITTEE

Four positions are needed for a 21 member committee to advise elected officials on the thoroughness of the technical and public involvement issues relative to transit land use planning

1. Nelson Benzing by Council Member Wheeler
2. Jerry Blackmon by Council Member Wheeler
3. John Chapman by Council Member Autrey
4. Mary Clayton by Council Member Spencer
5. Babak Emadi by Council Member Spencer
6. Frank Emory by Council Member Wheeler
7. David Erdman by Council Member Cannon
8. Robert Ett by Council Member Rousso
9. Malcolm Graham by Council Member Majeed

10 Rickey V Hall, Sr by Council Member Cannon
11 Jerry Hancock by Council Member Baker
12 David Hartgen by Council Member Reid
13 Rick Hood by Council Member Autrey
14 Kirk Howard by Council Member Reid
15 Barney Lawson by Council Member Jackson
16 Mark C Loflin by Counci Member Baker
17 Fred Macholtz by Council Member Reid
18 Thomas Mussoni by Council Members Jackson and Rousso
19 Ed Nowakunski by Council Member Jackson
20 Jim Palermo by Council Member Wheeler
21 William E Pugh by Council Member Autrey
22 Richard Shulby by Council Member Autrey
23 Jack Sommer by Council Member Jackson
24 Dick Stoever by Council Member Rousso
25 Ken Szymanski by Council Member Spencer
26 James H Werntz by Council Member Spencer
27 Martin Wheeler by Council Member Rousso
28 Joe White, Jr by Council Member Sellers
29 Kevin Winn by Council Member Majeed
30 Landon Wyatt by Council Member Reid

Attachment 9

Introduction to 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 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

17. Various Bids

A. Airport Shuttle Buses — Aviation

Recommendation: The Aviation Director recommends the lowest responsive bid of $278,805 by National Bus Sales of Smyrna, Georgia

MWBD Compliance: Yes There were no MWBD vendors

B. Residential Sound Insulation Construction Contract 98-1B — Aviation

Recommendation: The Aviation Director recommends the lowest responsive bid of $111,833 by Bass and Jones Construction of Winston-Salem, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$111,833	100%	10%

MWBD Compliance: Yes

C. Resurfacing 1998

Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $5,008,986 85 by Rea Construction Company, Inc of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$151,000 00	3%	3%
WBE	$395,020 00	8%	2%

MWBD Compliance: Yes

D. Transit Maintenance Facility Roof Replacement

Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $356,700, including Alternate #2, by Radco Construction Services of Charlotte, North Carolina

MWBD Compliance: Yes The low bidder will self-perform all work

E. Southeast Transmitter Tower Site Grading

Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $141,592 50 by United Construction Company of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	1%
WBE	$0	0%	1%
ABE	$141,592 50	100%	0%

MWBD Compliance: Yes

F. Aerial Insecticide Spraying of Trees - FY98

Engineering and Property Management

Recommendation: The City Engineer recommends the lowest responsive bid of $231,449 40 by Al's Aerial Spraying of Ovid, Missouri

MWBD Compliance: Yes There are no known MWBD providers for this service

G. Charlotte-Mecklenburg Police Department Adam Service Center and Police & Fire Training Academy Janitorial Services - FY98 — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $178,576 65 by H&M Cleaning and Maintenance of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$178,576 65	100%	10%
WBE	$0	0%	5%

MWBD Compliance: Yes H & M Cleaning and Maintenance will self-perform all work

H. Charlotte-Mecklenburg Police Department Headquarters Janitorial Services - FY98 — **Engineering and Property Management**

Recommendation: The City Engineer recommends the lowest responsible bid of $428,371 90 by ISS International Service Systems of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	10%
WBE	$0	0%	5%

MWBD Compliance: Yes ISS International Service Systems will self-perform all work

I. Charlotte-Mecklenburg Government Center and City Hall Janitorial Services - FY98 — **Engineering and Property Management**

Recommendation: The City Engineer recommends the lowest responsible bid of $783,194 08 by Preferred Building Maintenance of Greensboro, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$783,194 08	100%	10%
WBE	$0	0%	5%

MWBD Compliance: Yes

J. Storm Water Maintenance, FY98C

Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $518,400 by United Construction Company of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	6%
WBE	$0	0%	6%
ABE	$518,400	100%	0%

MWBD Compliance: Yes

K. Storm Water Maintenance, FY98D

Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $506,800 by United Construction Company of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	6%
WBE	$0	0%	6%
ABE	$506,800	100%	0%

MWBD Compliance: Yes

L. Storm Water Maintenance, FY98E

Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $492,900 by United Construction Company of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	6%
WBE	$0	0%	6%
ABE	$492,900	100%	0%

MWBD Compliance: Yes

M. Irwin Creek Wastewater Treatment Plant - Accelerated Biosolids Improvements - Installation Contract **CMUD**

Recommendation: A Accept the withdrawal of the bid submitted by Pizzagalli Construction Company due to a mathematical error, and

B Approve the low, responsive bid of $2,832,639 by Crowder Construction Company of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
MBE	$0	0%	3%
WBE	$94,000	3 3%	3%

MWBD Compliance: Yes

N. Water Main Along Nantz Road **CMUD**

Recommendation: Charlotte-Mecklenburg Utilities Director recommends the low bid of $172,267 20 by R H Price, Inc of Charlotte, North Carolina

MWBD Status:	Amount	% of Project	Project Goals
MBE	$0	0%	2%
WBE	$172,267 20	100%	2%

MWBD Compliance: Yes

18. Resolution of Intent to Abandon Street and Set Public Hearing - Portion of Carmel Road

Action:

A. Adopt the Resolution Of Intent to abandon a portion of Carmel Road; and

B. Set a Public Hearing for March 23, 1998.

Attachment 10
Map

CONSENT II

19. Acceptance of Local Law Enforcement Block Grant

Action:

A. Acceptance of a local law enforcement block grant in the amount of $2,258,802;

B. Adopt a budget ordinance appropriating $2,258,802 in grant funds; and

C. Approve an interlocal agreement with Mecklenburg County for $400,000 in block grant funds.

Explanation of Request:

- The City of Charlotte has received a 1997 Local Law Enforcement Block Grant in the amount of $2,258,802 Block grant funds are entitlements based upon the jurisdiction's crime rate

- The enabling legislation for the block grants includes a provision that allows other law enforcement agencies with jurisdiction within a municipality to file an appeal requesting that they receive a share of the funds The Sheriff's Department filed a successful appeal during last year's grant process and the City agreed to give the County $315,000 of last year's grant Knowing that a similar appeal would be successful this year, the City has agreed to give the County $400,000 in grant funds to be used for an indoor firing range The interlocal agreement establishes the procedures to administer the funds

- The City will use these grant funds for a variety of initiatives

  - Overtime funds for police problem solving initiatives and recruitment efforts

  - Four Assistant District Attorneys who will prosecute a variety of cases and help to strengthen the link between the District Attorney's Office and the Police Department's community problem oriented policing initiatives The positions will be funded for a period of two years

- Completion of the department's transition to DNA processing of serology evidence, including equipment and the addition of a Criminalist I and Criminalist II to perform DNA analysis

- A variety of prevention initiatives including an expansion of the Family Preservation Project and a Neighborhood Nuisance Abatement Program

- Technology and equipment purchases that are consistent with the Police Department's plan for its information system

- A detailed plan for use of these funds is attached

- Grant funds are in place until September 30, 1999 and the grant can be adjusted should needs change during the grant period

Community Input: A public hearing was held on July 28, 1997 to discuss the use of these grant funds There were no public comments

Funding: The match for this grant ($250,978), was appropriated from police assets forfeiture funds on October 27, 1997 in anticipation of this grant

Attachment 11

20. Contract for Police Computer Software

Action:

Approve a contract with Oracle Corporation, not to exceed $2,089,000 for the development of computer software for the Police Department's information system.

Explanation of Request:

- The Police Department will contract with Oracle Corporation for the development of the department's Knowledge Based Community Oriented Policing System (KB Cops) The scope of the contract will include project management, design, and development of the offense report system and databases for arrests, vice and narcotics, and case management The system will be deployed to officers in the field via laptop computers that will be installed in police vehicles and to investigators via the Local Area Network (LAN)

- The Police Department sent a request for qualifications to nineteen prospective vendors and received responses from three firms An extensive evaluation using ten criteria indicated that Oracle was the only one of the three respondents that was qualified to successfully complete a project of this magnitude and complexity The qualifications process was discussed with Council at the December 8 dinner meeting

Funding:

Funding is available through a grant from the Department of Justice

21. Microsoft Technical Support Contract

Action:

A. Approve a proposal from Microsoft Consulting Services (MCS) for a dedicated Microsoft Enterprise Program Manager; and

B. Authorize the City Manager to sign a contract with MCS in the amount of $255,000.

Explanation of Request:

- The Information Technology Division is in the middle of rebuilding the City's computer infrastructure In conjunction with this rebuilding, the contract with Microsoft facilitates implementation by
  - providing high level strategic planning services for both present and future Microsoft products and technologies
  - establishing a technical partnership and a guaranteed level of support to critical high level technical skills Access to this skill level is currently in a severe shortage nationwide
  - providing two months of additional technical consulting funded by Microsoft as their partnership contribution
- The City's computer infrastructure upgrade is based upon Microsoft products As the developer, Microsoft uniquely has the most expertise in guiding the City in the use of their products as we develop our corporate-wide computer infrastructure This consulting service is critical to the success of the upgrade The City also obtains access to future product information and strategies that have a significant positive financial impact on the long term cost of the City's computer infrastructure

Funding: Information and Technology Operating Budget

22. AS400 Systems Maintenance Contract

Action: **Approve a contract with Cook Consulting, Inc. in the amount of $114,500 to provide system maintenance and consulting services for the City's AS400 Systems.**

Explanation of Request:

- The City's Finance and Police departments both have AS400 systems - one to produce the Storm Water bills and one to operate the City's Drug Intelligence System Both systems require 24 hour per day/7 day a week support to ensure on-going access to information for the businesses daily operations

- Since there are continuing requests for additional services to be provided for these systems, the Information Technology Division began looking into various cost effective alternatives to meet those growing needs It is more economical to contract with a vendor who is already offering the same services to other businesses in the community than to add staff

- After an informal competitive process, Cook Consulting was selected based upon the highest level service for the best price

Funding: Information and Technology Operating Budget

23. Monroe Road & Sharon Amity Major Intersection Improvement Project - Amendment #1

Action: **Approve Amendment #1 to the Agreement with Presnell Associates, Inc. for $101,321 for additional engineering services on the Monroe Road & Sharon Amity Major Intersection Improvement Project. This amendment will bring the total contract amount to $332,933.**

Explanation of Request:

- On June 23, 1997, Council awarded the original $231,612 agreement for planning and design services

- Additional engineering services are required due to an increase in the scope of the work which include realigning the intersection to complete the sidewalk system along Monroe Road adjacent to Sharon Memorial Cemetery, providing increased left turn storage along Monroe Road, and coordinating services for existing environmental issues This contract may be amended again in the future for construction administration services

- Funding for this intersection improvement was included in the November 5, 1996, voter-approved $66 4 million Transportation Bond Referendum

- This project will allow for the continued implementation of major intersection improvements as prioritized in the City's Traffic Operations Plan

- Presnell was selected using the Council-approved process

- The cost of these services is comparable to the cost of similar work for other transportation projects.

Funding: Capital Investment Plan

24. Stadium Parking Facility Management Agreement - Renewal

Action: **Approve the renewal of the NFL Stadium Parking Facility Management Agreement with Duke Energy Corporation for a term of 24 months.**

Explanation of Request:

- Duke Energy Corporation operates and manages the facility adjacent to Ericsson Stadium under the Parking Facility Management Agreement Duke Energy collects all revenue derived from the rental of parking spaces and pays all expenses including all debt service

- Duke Energy Corporation indemnifies and holds the City harmless of any and all claims

- The City and Duke Energy Corporation would like to continue this arrangement and renew the agreement for a term of two years (March 1, 1998 through March 1, 2000) The agreement may be renewed for periods of not more than two years per IRS guidelines

Background:

- On August 1, 1994 the City entered into a two-year parking facility management agreement with Duke Energy Corporation for the operation and management of the deck The agreement expired on August 11, 1996

- On August 26, 1996 Council approved a renewal of the agreement for a term of 18 months (September 1, 1996 through March 1, 1998)

25. Inspection and Repair Services for City Bridges

Action: **Approve an agreement with DSAtlantic, Inc. for Engineering Services for $432,247.81.**

Explanation of Request:

- The Federal Highway Administration mandates that bridges/culverts greater than 20 feet in span be inspected every two years

- Council approved a Municipal Agreement on November 24, 1997, with the North Carolina Department of Transportation (NCDOT) to share the cost of the mandated inspections for bridges which qualify for matching funds Under the Municipal Agreement, the City will be reimbursed $194,724 26 for the cost of these inspections

- The agreement provides for inspection services, report preparation, identification of repair needs, and construction oversight for 154 bridges, culverts, and pedestrian walkways maintained by the City

- DSAtlantic, Inc was selected using the Council-approved selection process

- The cost of these services is comparable to the cost of similar work for bridge inspections and repair services

Funding: Capital Investment Plan

26. FY97 & FY98 Storm Water Maintenance Packages - Renewals

Action:

A. **Approve Renewal #3 for $365,400 to the contract with Showalter Construction Company for continued construction of FY97 Storm Water Maintenance Package A. The renewal will increase the contract amount from $1,096,200 to $1,461,600; and**

B. **Approve Renewal #1 for $436,675 to the contract with Kip Corporation for continued construction of FY98 Storm Water Maintenance Package A. The renewal will increase the contract amount from $436,675 to $873,350.**

Explanation of Request:

- These renewals will enable Storm Water Services to continue regular maintenance activities under these contracts, recognizing good contractor performance and competitive prices Storm water maintenance contracts are originally bid in a range that provides bidding opportunities to all licensed contractors Where the contractor's work has been of good quality, a renewal is recommended to extend the contract

- Renewals for these contracts typically equal the original contract amount The contract documents provide for renewal of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and quality work

Funding: Storm Water Services

27. Land Application of Residuals - Budget Ordinance And Amendment #3

Action:

A. **Approve a Budget Ordinance to transfer $1,400,000 from CMUD's Operating Fund Balance to the Operating Budget; and**

B. **Approve Amendment #3 totaling $2,800,000 for land application of residuals from CMUD water and wastewater treatment facilities. With this amendment, the AMSCO contract will increase from $2,450,670 to $5,250,670 for the three year contract period.**

Explanation of Request:

- The budget ordinance is needed to pay AMSCO for hauling and land applying sludge generated at CMUD's water and wastewater plants The amount of sludge generated at the wastewater plants has increased

- Amendment #3 will pay AMSCO for the hauling and land application of the increased sludge quantity through June 1999

Funding: Water and Sewer Operating Funds

Background:

- The Utility Department's Competition Plan includes land application of residuals from CMUD water and wastewater treatment plants

- On January 29, 1996, City Council awarded a contract to AMSCO, Incorporated to conduct land application of residuals from CMUD water and wastewater treatment facilities for $2,031,540 This contract was for a three year period with two, optional one year extensions

- On October 28, 1996, City Council approved Amendment #1 to the contract with AMSCO Amendment #1 for $419,130 allowed payment to AMSCO for cleaning of the polishing pond at the Sugar Creek WWTP and removal of one digester cover at the McAlpine, Sugar, and Irwin Waste Treatment Plants

- On June 23, 1997, City Council approved Amendment #2 to the contract with AMSCO Amendment #2 removed the first year cap on sludge quantities specified in the contract The first year sludge quantities were exceeded due to one-time projects such as removing stockpiled sludge and cleaning digesters at several of the wastewater plants

28. McDowell Wastewater Treatment Plant Phase II Expansion - Amendment #1

Action: **Approve Amendment #1 totaling $172,246 for start-up assistance, operational training, and operation and maintenance manuals of the McDowell Creek Wastewater Treatment Plant Phase II Expansion. With this amendment, the Black & Veatch contract will increase from $2,048,153 to $2,220,399.**

Explanation of Request:

- The Phase II expansion of the McDowell Creek plant includes installation of Biological Nutrient Removal (BNR) Processes that are necessary to meet stringent permit limits for nitrogen and phosphorus removal Plant personnel are not familiar with these processes since they are not used elsewhere in CMUD treatment plants

- Amendment #1 will provide engineering services necessary to start up the BNR processes, approximately three weeks of classroom training for operators and operations and maintenance manuals specific to the McDowell Plant These services were not included in the original engineering services contract for this project

Funding: Water and Sewer Capital Accounts

Background:

- On April 10, 1995, Council approved the engineering services contract with Black & Veatch for the Phase II expansion of the McDowell Plant for $2,048,153

29. McAlpine Creek Wastewater Management Residuals Facility - Start-Up And Operation Contract

Action:

Approve contract with Operations Management International, Incorporated (OMI) for the start-up and operation of the McAlpine Creek Wastewater Management Residuals Facility on a negotiated unit price basis. OMI will be paid $185 per dry ton of solids for an estimated 5200 dry tons per year. This contract will extend for 16 months with an estimated expenditure of $1,279,460.

Explanation of Request:

- Approve a contract with OMI for the start-up and operation of the McAlpine Creek Residuals Facility The unit price contract will extend for a 16 month period beginning March 2, 1998 The quantities for production of solids are estimated OMI will be paid $185 per dry ton for solids handled during the contract period

- Request for Proposals were received from five companies experienced in solids handling Two of the five firms were interviewed OMI was selected

- The Residuals Management Facility is a new facility which was scheduled to be completed in Spring 1996 On October 23, 1996, proposals were received for the operation and maintenance of the new solids handling facility Due to the newness of the facility and the resulting lack of operating history and performance records, only one proposal was received, a joint proposal between Utilities and Bio-Gro, a private firm specializing in solids processing This contract was to become effective January 1, 1997 However, during a portion of last year, the facility was inoperable due to numerous problems with equipment failures, manufacturer warranty issues, and operational procedures

- The result of the last year has shown that the residuals facility should be operated by a firm experienced and capable in solids handling A process is currently being developed by Utility staff and the Privatization Committee to develop criteria for outsourcing the residuals management facility, hauling, dewatering, and land application of all water and wastewater solids

- In the interim, approval of this contract is necessary to operate and maintain the residuals facility

Funding: Water and Sewer Operating Budget

30. Water and Sewer Authority of Cabarrus County Sewer Agreement - Amendment #2

Action: **Approve Amendment #2 to the Cabarrus County Regional Wastewater Agreement to provide for construction of Phase II and Phase III of the Clarke Creek Outfall.**

Explanation of Request:

- Amendment #2 provides for additional extension of Clarke Creek Outfall, a tributary of Rocky River

- Clarke Creek Outfall Phase II will begin at the end of Phase I and extend approximately 9,000 feet to the Cabarrus/Mecklenburg County Line

- This amendment provides for CMUD to reimburse the Water and Sewer Authority of Cabarrus County (WSACC) 90% of the cost of extending Phase II The drainage basin that this line will serve is 90% in Mecklenburg County and 10% in Cabarrus County The reimbursement will be 20% of the total, actual project cost each year for five years

- Clarke Creek Phase III will begin at the end of Phase II and extend approximately 3,500 feet into Mecklenburg County

- Funding for Clarke Creek Phase III will be provided by a developer under the Utility Department's reimbursable contract Council will have award authority of the reimbursable contract

- Separate contracts will be executed with WSACC and the City of Charlotte for the portions of the project within Cabarrus and Mecklenburg Counties respectively

- Future extension of this outfall, through projects in our approved Capital Investment Program, will provide gravity sewer service to the entire Clarke's Creek basin, east of Huntersville in northeastern Mecklenburg County

- WSACC will manage construction of the project using a public bidding process

Funding: No funding is required for approval of this amendment

Background:

- On December 11, 1995, Council approved a regional water and sewer agreement with the WSACC The agreement became effective June 13, 1996

- This agreement provided for construction of the Rocky River Outfall in Cabarrus County to the Mecklenburg County line and for the City to obtain treatment capacity in the existing WSACC treatment plant

- The agreement also provided for amendments to address additional sewer lines that may be required along tributaries of Rocky River to extend into Mecklenburg County

- WSACC will own and maintain Clarke Creek Phase I and Phase II outfall lines

- The Charlotte-Mecklenburg Utility Department will own and maintain Clarke Creek Phase III outfall lines

- Amendment #1, approved by Council on February 10, 1997, provided for construction of an outfall along Clarke Creek and a tributary to Clarke Creek to the Highland Creek Development (Phase I) That project is complete

31. Franklin Water Treatment Plant 36 MGD Expansion - Amendment #2

Action:

Approve Amendment #2 totaling $232,375 to the Camp Dresser and McKee (CDM) Franklin Water Treatment Plant Expansion contract for additional construction management and safety engineering services. With this amendment, the CDM contract will increase from $2,713,997 to $2,946,372.

Explanation of Request:

- This amendment will provide
  - extended construction administration services,
  - operation and maintenance manuals, and
  - preparation of a safety management plan required by federal law This amendment also provides for safety management plan development at the North Mecklenburg and Vest Water Treatment Plants
- The original contract with Camp, Dresser and McKee for $2,110,697 was approved on December 13, 1993 for design of the Franklin Treatment Plant Expansion
- Amendment #1 to the agreement was ($603,300) approved on November 29, 1994 for construction administration and inspection services

Funding:

Water and Sewer Capital Accounts

32. US Airways Maintenance Facility and Budget Ordinance Contracts

Action:

A. Adopt a budget ordinance appropriating $9,764,000 to provide interim and permanent financing associated with the construction of additional US Airways maintenance facilities;

B. Approve a $745,694 contract with Burns & McDonnell to provide architectural and engineering services for these facilities; and

C. Approve a $1,253,235 Single Prime Construction contract with Edison Foard, Inc. of Charlotte for construction work.

Explanation of Request:

- On November 24, 1997 Council approved refinancing $86 7 million in Special Facility Revenue Bonds that were issued to construct US Airways aircraft maintenance facilities at the airport The refinancing included $19 million in additional new bonds to fund additional facilities and to remodel existing facilities This budget ordinance enables the project to move forward by appropriating airport fund balance until the new bond monies are available

- The Burns and McDonnell contract is the first of six contracts necessary to accomplish this work Burns and McDonnell is a full service architectural and engineering firm headquartered in Kansas City They have previously worked for US Airways in defining the scope of the project They were selected by US Airways and the airport to provide expedited plans and specifications to bid this work

- The recommended construction contract is for the general, mechanical, electrical and plumbing upfit for the shell building and is the first of six construction packages

33. Aviation Lawsuit Settlement

Action:

Approve payment of additional $150,000 in settlement of direct condemnation suit regarding damages to remainder of Airport Industrial Park arising from extension of Runway 18L/36R in 1992 and resulting from relocation of West Boulevard and Yorkmont Road.

Explanation of Request:

- In 1992 the city condemned six buildings and 4 455 acres of land in Airport Industrial Park on Yorkmont Road to extend Runway 18L/36R and relocate West Boulevard The City deposited $1 6 million as just compensation

- Airport Center Limited Partnership, the property owner, also owned another 25 acres and 16 buildings in the Park and obtained an MAI appraisal supporting its position that just compensation should have been in excess of $2 6 million because of damage that the road relocations caused to the remaining property

- The City contested the property owner's legal position and the matter was resolved in favor of the City The effect of this was to reduce the property owner's claim to only $150,000 more than the $1 6 million that the City paid in 1992

- Because the 1995 Master Plan Update contemplates a further extension of the other North/South runway, 18R/36L and considering where NCDOT has located the intersection of West Boulevard and I-485, current plans call for another relocation of West Boulevard further south Also, part of the remaining Park is in the clear zone of Runway 18L/36R Therefore, as current plans are implemented, the City would acquire at least part of the remaining Park

- The settlement allows the City to receive a credit toward the acquisition price when additional property is acquired during the next 20 years If the City acquires all of the property, which may be desirable in realigning road patterns to coordinate with the relocation of West Boulevard, the credit would be 100% of this settlement If the minimum is acquired, the credit would be approximately 25%

- Given the risk of an unfavorable jury verdict along with the fact that over 40% would be added to any recovery as interest and the potential credit, the Aviation Director recommends that the settlement be approved

Funding: Master Plan Land Acquisition Fund

34. Sale of City Property - 4409 McKinley Drive

Action: **Approve the sale of City owned property located at 4409 McKinley Drive**

Explanation of Request:

- The City has received an offer of $58,000 from Gwendolyn McCelland to purchase a house at 4409 McKinley Drive in the Wandawood Neighborhood

- The offer is $58,000 with the airport paying for a realty fee of 3% and closing costs of $4,000 This offer is contingent upon buyer obtaining financing The binder will be returned if the buyer is unable to obtain a loan

- In accordance with the Part 150 Plan, the airport acquired 30 homes in the Wandawood community, near Harding High School, because they were located in the highest noise zones Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 Plan (less than 75DNL)

- The airport provided noise insulation to 4409 McKinley Drive and listed the property in the Multiple Listing Service for sale to the public January 1998 for $54,000

- The offer was advertised for ten days in accordance with North Carolina General Statute 160A-269 for upset bid No other offers were received This is the 19th house sold in Wandawood

Community Input: The Airport Advisory Committee recommends this action

35. Property Transactions

Action: **Approve the following property acquisitions (A-D) and adopt the condemnation resolutions (E-G).**

Acquisitions:

A. **Project** Beatties Ford Road/Sunset Road Intersection Improvements, Parcel #27
Owner(s) J G Cooke & Evelyn G Cooke
Property Address 4333 Sunset Road
Property to be Acquired 9,273 93 sq ft (0 212 ac) of right-of-way and permanent easement plus temporary construction easement
Improvements Trees, shrubs, & electrical lighting pre-wiring installation
Purchase Price $14,095
Remarks Required right-of-way and easements for the intersection improvement project Compensation based on an independent appraisal
Zoned B-2 **Use** Single Family Residential
Tax Value $96,020

B. **Project** 1997 Annexation-Six Mile Creek East, Parcel #4
Owner(s) Howard J Pollino & Cynthia G Pollino
Property Address 11128 Chestnut Hill Drive
Property to be Acquired 4,114 65 sq ft (0 0945 ac) of permanent easement plus temporary construction easement of 3,141 7 sq ft (0 0721 ac)
Improvements Trees and shrubs
Purchase Price $13,031
Remarks Required easements needed for construction and maintenance of a sanitary sewer line Compensation is based on an independent appraisal

Zoned R-3 **Use** Single Family Residential
Tax Value $196,990

C. **Project** Ronda Avenue Culverts, Parcel #45
Owner(s) Willie J Ard
Property Address 6837 Ronda Ave
Property to be Acquired. 12,201 41 sq ft (0 28 ac)
Improvements Trees & Landscaping
Purchase Price $18,000
Remarks Permanent and temporary easements are needed for culvert replacement and sanitary sewer relocation on this property Compensation amount is based upon two independent, certified appraisals
Zoned R-3 **Use** Residential
Tax Value $118,410

D. **Project** Water Main Mallard Creek Church Road, Parcel #1 & 20
Owner(s) Mallard Creek Presbyterian Church, Inc
Property Address 1501 & 1600 W Mallard Creek Church Road
Property to be Acquired 24,900 ± sq ft (572 ac) permanent easement plus temporary construction easement
Improvements None
Purchase Price $48,150
Remarks The easements are required for the installation and maintenance of a 36-inch water main Construction of the water main results in the loss of the existing septic system The compensation amount includes the cost of providing public sewer service to the church
Zoned R-3 **Use** Church Buildings
Tax Value $2,271,620

Condemnations:

E. **Project** Six Mile Creek Outfall, Parcel #1
Owner(s) Cy N Bahakel & any other parties of interest
Property Address 208 acres on Providence Road
Property to be Acquired 185,396 95 sq ft (4 26 ac)
Improvements Trees
Purchase Price $28,200
Remarks Permanent and temporary easements are required for construction of a sanitary sewer line Condemnation price was based on an independent appraisal Property owner was not in agreement with the alignment of line Staff reviewed and determined line could not be realigned outside of natural drainage path
Zoned R-3 **Use** Single Family Residential/Vacant
Tax Value $3,751,410

F. **Project** Six Mile Creek Outfall, Parcel #2,3,4,5 and 6
Owner(s) Star City Development Company, Inc & any other parties of interest
Property Address Acreage along Six Mile Creek
Property to be Acquired 77,018 65 sq ft. (1 77 ac)
Improvements Trees
Purchase Price $46,700
Remarks Permanent and temporary easements are required for construction of a sanitary sewer line Condemnation price was based on an independent appraisal Property owner was not in agreement with the alignment of line Staff reviewed and determined line could not be realigned outside of natural drainage path
Zoned R-3 **Use** Single Family Residential/Vacant
Tax Value $1,244,960

G. **Project** 1997 Annexation Highland Creek, Parcel #10
Owner(s) Highland Creek Golf Club & any other parties of interest
Property Address 29 35 ac on Highland Creek Parkway
Property to be Acquired 20,083 03 sq ft (0 461 ac)
Improvements Trees
Purchase Price $9,400

Remarks Permanent and temporary easements are required for construction of the sanitary sewer line Condemnation price was based on an independent appraisal Owner's counter-offer was over two times our appraised amount without justification
Zoned R-9 PUD **Use** Single Family Residential
Tax Value $146,750

36. Minutes

Action:

Approve minutes as follows:

- **January 22-24, Council Retreat**
- **January 26, Business Meeting**