

AGENDA

Meeting Type:	BUSINESS
Date:	06/10/1996

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, June 10, 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

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CONSENT I

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

- 1. Employment Profile for City Manager**
- 2. Land Development Permitting Functions**
- 3. Providence Road Widening**
- 4. Solid Waste Transfer Station**

6:30 P.M. CITIZENS HEARING MEETING CHAMBER

ZONING DECISION

5. Zoning Petition #96-33

Decision on Petition No. 96-33 by Lang Priester for a change in zoning for approximately 1.46 acres on the east side of Newland Road between Gilbert Street and Holly Street from R-5 to O-1(CD).

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved with the following modification:

- The requested district be modified to R-8MF(CD).

This decision was deferred for one week at the May 20 meeting, and to June 10 at the May 28 Council Meeting .

Attachment 1

CONSENT

- 6. Consent agenda items 18 through 27 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

POLICY

- 7. City Manager's Report**

- 8. Budget Adoption**

Action: Approve 1996-1997 Appropriations and Tax Levy Ordinance, the Capital Investment Plan Resolution for Fiscal Years 1997-01, the FY97 Pay and Benefits Resolution and other items related to annual budget adoption.

Staff Resource: Listed under each section

Policy: As required by state law, the City of Charlotte adopts an annual appropriations and tax levy ordinance and considers related actions prior to June 30 of each fiscal year.

Explanation of Request: Council is requested to adopt the following actions:

- A. The 1996-1997 Appropriations and Tax Levy Ordinance (Vi Alexander)
- B. A Resolution approving the Capital Investment Plan for Fiscal Years 1997-2001 (Vi Alexander)
- C. A Resolution authorizing staff to proceed with the bond referendum (Vi Alexander)

- D. The FY97 Pay and Benefits Resolution (Bill Wilder)
- E. Storm Water Fee Resolution and Ordinance (Vi Alexander)
- F. Solid Waste Fee Ordinance (Vi Alexander)
- G. A Resolution authorizing staff to proceed with the FY97 Lease Purchase Agreement (Richard Martin)
- H. Arts and Outside Agency Contracts (Vi Alexander)
- I. Municipal Service Districts Contracts (Vi Alexander)
- J. Innovative Housing Contracts (Willie Ratchford)
- K. Job Training Contracts (Willie Ratchford)
- L. Human Services Contracts (Willie Ratchford)
- M. A Resolution amending the City/County Interlocal Agreement - False Alarm Ordinance (Bob Hagemann)

Budget Overview

A. The 1996-1997 Appropriations and Tax Levy Ordinance

- On May 2, 1996, the Acting City Manager presented the recommended FY97 Operating Budget and the FY97-01 Capital Investment Plan to the Mayor and City Council. The Mayor and City Council held 6 work sessions and the required public hearing.
- As tentatively approved on June 3, 1996 by straw vote, the Council endorsed the following budget scenario:
 - A 9.7¢ tax increase to offset the loss of Police Tax Equity revenue from Mecklenburg County.

- An annual, residential City solid waste fee of \$38 for single family homes and \$23 for multi-family homes.
- A 1½¢ transfer from the Pay-As-You-Go property tax rate: 1¢ to Debt Service for roads and neighborhood improvements and ½¢ to the General Fund for operating support of capital facilities.
- A \$98.4 million bond program for roads and neighborhood improvements.
- An increase in Storm Water fees that calculates to 7.2% for single family customers, 8.6% for commercial customers and 10% for City facilities. Also included is the phasing out of the 1¢ property tax dedicated to Storm Water over four years beginning in FY98 and making Storm Water an enterprise fund.
- A Water and Sewer rate increase of 3.32% for all customers.
- Transit fares are held at current level, which is 80¢ for local service and \$1.15 for express service.

Property Tax Rate

- The Property Tax Levy for FY97 is a total of 52½¢ per \$100 of assessed valuation, a 9.7¢ increase from FY96. The increase is due to the end of the Police Tax Equity Agreement with Mecklenburg County. The FY97 assessed value is an estimated \$29.9 billion, with an estimated collection rate of 98%. The distribution of the tax rate is as follows:

General Operations	43.25¢
Debt Payments	6.75¢
Pay-As-You-Go Capital	1.50¢
Storm Water	1.00¢
Total	52.50¢

**Changes to the
Operating Budget:**

Council made the following changes to the Manager's recommended budget on June 3:

- Provided \$115,000 for traffic control during the Billy Graham Crusade.
- Provided \$25,000 for security at the national NAACP convention.
- These additions totaling \$140,000 are funded through savings of \$409,500 to be realized from the modified multi-family bin and recycling contract approved May 13, 1996. The difference between these additions and the funding available, \$269,500, will be added to Council Contingency, making Contingency \$419,500.
- Consideration of a Council salary increase for FY98 was referred to the Council Relations Committee for further discussion.
- Transfer of Coliseum Authority Fund Balance to the City was referred to the Economic Development Committee for further discussion.

Staff included the following changes since preliminary budget presentation.

- The recommended budget is amended to include \$150,000 in contributions for the Uptown Guide/Police Cadet program. \$50,000 is estimated to be received from CUDC and \$100,000 from private businesses. The \$150,000 expense is budgeted in the Police Department but will not be spent prior to Council receiving more information about the program and prior to receipt of the outside contributions.

Staff also will present additional analysis for Council review on transit fares, bus advertising and the effectiveness of the EZ rider program during the new fiscal year.

Attachment 2

Issues Left Outstanding:

Charlotte Trolley

Council received a request for funding of a demonstration project of the Charlotte Trolley. This demonstration project would be a six-month project operating a trolley car on the Norfolk Southern Railroad tracks running parallel to South Boulevard.

- Cost of the demonstration project is \$95,000.
- If Council approves this request, it is recommended to be funded from the Council Contingency referenced above, which is now at \$419,500. The ordinance as presented would not change, but would transfer funds between Council Contingency and a new Trolley contribution account (both are non-departmental accounts).
- If this request is approved, Council Contingency would total \$324,500 for the 1997 fiscal year.

Attachment 3

B. Resolution authorizing the FY97-01 Capital Investment Plan

- The resolution approves the five year capital investment expenditure and financing plan, which totals \$904,979,602.
- The property tax rate dedicated to the Municipal Debt Service Fund is increased by 1¢ for a total of 6.75¢ to support a \$98.4 million general obligation bond referendum this November.

- The proposed bond referendum includes \$66.4 million for roads and \$32 million for neighborhoods.
- The property tax rate dedicated to the Pay-As-You-Go Fund (dedicated to capital projects) is decreased from 3¢ to 1.5¢, which is offset by revenues from asset management and General Fund capital reserve.
- The Storm Water Capital Project Fund expands to \$109.9 million over the next five years, supported by fee increases averaging 7.8% for residential, 9% for commercial and 10% for City facilities.
- The Water and Sewer Capital Program totals \$717.6 million over the next five years, requiring an FY97 rate increase of 3.32%.

Attachment 4

C. Resolution authorizing staff to proceed with bond referendum

- The resolution authorizes staff to proceed with the necessary actions to conduct a general obligation bond referendum on November 5, 1996.
- The referendum will request voter authorization for a total of \$98,375,000, consisting of the following:
 - \$32,000,000 for Neighborhood Reinvestment Bonds
 - \$66,375,000 for Street Improvement Bonds

- The resolution specifically authorizes application to the Local Government Commission (LGC); authorizes "Application for Approval" with the LGC; and, approval of the projects for bond financing.

Attachment 5

D. Employee Pay and Benefits Resolution

The FY97 Pay Recommendations Report includes the following:

- In the Broadbanding Pay Plan, a 4% total increase budget is recommended for each Key Business Unit. This includes 3.7% for merit increases and 0.3% for career development increases. Merit increases will range from 0% to 8% based on market position and performance level, but total increases in each Business Unit will not exceed 4%. No increase is recommended to minimum and maximum rates in the Broadbanding Pay Plan.
- In the Public Safety Pay Plan, full funding is recommended for a 5% step increase for employees not at maximum pay. No increase is recommended for step rates in the Public Safety Pay Plan. This is consistent with the original design of this plan in which adjustments to steps will generally be made only in the first year of the two-year budget cycle.
- There are no recommended changes to medical, dental or life insurance premiums for employees and retirees pending completion of the insurance rebidding processes currently being conducted. Recommendations concerning the insurance rebidding are expected to be presented to

City Council in July 1996 with an implementation date of November 1, 1996. The rebidding is not expected to impact the FY97 budget.

Attachment 6

E. Storm Water Fee Resolution and Ordinance

- The resolution and ordinance establish storm water as a self-funded enterprise operation with an annual rate study to support the capital program and operating costs.
- The FY97 budget includes a fee increase of 21¢ per equivalent residential unit (ERU). This will increase residential rates from \$2.92 per month to \$3.13 per month.
- The City storm water fees will be as follows:
 - detached dwelling units with less than 2,000 square feet of impervious surfaces: \$1.56 per month;
 - detached dwelling units with 2,000 or more square feet of impervious surfaces: \$2.33 per month; and
 - other residential or non-residential land: \$38.85 per month for each acre of impervious surface.

Attachment 7

F. Solid Waste Fee Ordinance

- An annual Solid Waste Fee is included in the amount of \$38 for single-family homes and \$23 for multi-family units. This generates \$6.2 million to pay the cost of County landfill changes. The fee does not apply to properties other than residential.
- Adoption of a fee ordinance is required to enable the City to assess the fee.
- The fee will appear on the tax bill as the "Solid Waste Fee", which combines the respective City and County fees into a combined annual fee of \$48 for single-family homes and \$33 for multi-family units.
- Individuals seeking exemption from the fee may request an exception from the Tax Administrator. If agreement is not reached, the individual may appeal to the Mecklenburg County Waste Management Advisory Board.

Attachment 8

G. Resolution authorizing staff to proceed with the FY97 Lease Purchase Agreement

- The FY97 budget includes the purchase of equipment through lease purchase. The City has used this type of financing since 1982 with favorable results. The FY97 contract is recommended up to \$6 million to include the following:

-	Police vehicles	\$1.8 million
-	Fire Apparatus	\$1.3 million
-	CMUD vehicles	\$1.0 million
-	Solid Waste Vehicles	\$0.6 million
-	Other vehicles	\$0.2 million

- The lease purchase agreement will give the financial capability to purchase solid waste equipment if the need is determined after the privatization and competition of the next quadrant of the City. No trucks will be ordered until after this assessment.
- This action authorizes staff to proceed with the necessary actions to secure the Lease/Purchase Agreement (Installment Purchase Contract).
- Council will be requested to approve actual financing documents at a later meeting.
- Individual bids for this equipment come to Council for approval prior to being spent.

Attachment 9

H. Arts and Outside Agency Contracts: The following contracts are included in the FY97 budget ordinance and require Council's approval.

- | | | |
|----|-----------------------|-----------|
| 1. | Carolinas Partnership | \$125,000 |
|----|-----------------------|-----------|

Carolinas Partnership requested \$25,000 less for FY97 than in FY96.

FY97 Goals:

- a. Develop and enhance a productive working relationship among the region's partners.
- b. Develop and build internal readiness for economic development of the region's partners.
- c. Attract, expand and retain national and international business investments in the region producing new jobs and increasing the economic base.

Attachment 10

2. Charlotte Convention & Visitors
Bureau (CCVB) \$1,910,000

Funding for CCVB is derived from the proceeds of a county-wide occupancy tax, and the increase of \$231,065 over FY96 funding is due to increases in the net proceeds of the tax.

FY97 Goals:

- a. Continue New Charlotte Convention Center sales, conference sales and tourism sales.
- b. Continue New Charlotte Convention Center marketing, conference marketing and tourism marketing.
- c. Continue to blend public relations efforts throughout all direct sales, marketing support and CCVB organizational efforts.

Attachment 11

3. United Family Services
(Victim's Assistance) \$227,171

Funding for United Family Services was held flat from FY96 to FY97 in keeping with the Financial Partners agreement reached last year.

FY97 Goals:

- a. Continue to provide crisis intervention and counseling to 2,500 victims of sexual assault, child sexual abuse, armed robbery, domestic violence and families of homicide victims.

- b. Provide a weekly support group for teens who are victims of sexual assault.
- c. Continue to assist 800 victims of domestic violence with obtaining protective orders, accompaniment to court and advocacy.
- d. Assist victims of domestic violence by taking pictures of injuries, organizing medical records and other evidence and preparing clients for court.
- e. Assist district attorneys and judges by explaining court procedures to clients, assuring forms are properly filled out, facilitating courtroom follow-up with clients, and providing training on victim issues to criminal justice personnel.

Attachment 12

- 4. Arts and Science Council \$2,174,580

Funding for the Arts and Science Council was held flat from FY96 to FY97.

FY97 Goals:

- a. Establish the Charlotte/Mecklenburg Cultural Education Collaborative (CEC) to be housed at Spirit Square and to be responsible for the implementation of a cohesive program of in-school and community-based arts education programming.
- b. Continue to look for financial and programmatic efficiencies in the cultural sector through the ASC's grants review process, technical assistance programs and independent task forces.

- c. Continue to administer the Public Art Program and enhance community awareness of this program.

Attachment 13

I. Municipal Service District Contracts

The Municipal Service Districts were created to promote investment in the central business area. The two contracts covering the three districts have been funded since 1978 and 1984, respectively. There is no change in the tax rates of any of the districts.

- 1. Charlotte Uptown Development Corporation (CUDC)
Municipal Service District (MSD) #1
FY97 Contract Amount . \$481,900

The FY97 contract amount for CUDC represents a 6% increase over the FY96 contract amount due to an increase in the net proceeds of the district tax levy.

FY97 Goals:

- a. To promote the revitalization, growth and economic stability of MSD #1.
- b. To provide activities that promote the economic and cultural development and historic preservation of MSD #1.
- c. To continue and expand activities designed to increase utilization of MSD #1 both by those who live and work in the District, and by others who live and work outside the District.

- d. To collaborate with the Charlotte Mecklenburg Police Department to establish an Uptown Guides/Cadet Program to enhance uptown safety and security.

Attachment 14

2. Central Charlotte Division (CCD)
(Municipal Service District #2 and #3)
FY97 Total Contract Amounts \$ 458,425

The FY97 contract amounts for CCD represent a 12.7% decrease from the FY96 contract amounts due to reductions in private marketing project revenue and net proceeds from the tax levies of the two districts.

FY97 Goals:

- a. To promote the revitalization, growth and economic stability of MSDs #2 and #3.
- b. To provide activities that promote MSDs #2 and #3 as the economic, cultural and historical heart of the city.
- c. To continue and expand activities designed to increase utilization of MSDs #2 and #3 both by those who live and work in the District, and by others who live and work outside the District.

Attachment 15

J. Innovative Housing Contracts

- The Consolidated Plan approved by Council on May 13, 1996 establishes strategies and services to provide housing and support services for low-income people. The following contracts are funded annually from the City's Innovative Housing Fund. All contracts continue current funding levels and performance objectives:

-	Charlotte Housing Authority (Safe Neighborhood Awareness Program)	\$157,596
-	Charlotte Housing Authority (Family Self- Sufficiency)	\$350,000
-	Family Housing Services	\$308,088
-	Crisis Assistance Ministry	\$100,000
-	Charlotte-Mecklenburg Housing Partnership (Home Ownership Counseling)	\$142,747
-	Charlotte Mecklenburg Housing Partnership (Affordable Housing)	\$2,000,000

Attachment 16

K. Job Training Contracts

- On April 8, 1996 City Council approved the FY97 Job Training Plan whose purpose is to increase the self-sufficiency of individuals through comprehensive job training, job development and support services. Approval of the following contracts will implement the child care support service and dislocated worker

service portions of the Plan. These contracts are funded annually from the federal JTPA grants, State Worker Trust and local money. Due to decreases in federal funding, the performance objectives will be adjusted to address the level of funding.

- Employment Security Commission.
FY97 funding of \$323,675
represents a decrease of 32% or
\$150,934 from FY96.

- Child Care Resources.
FY97 funding of \$272,564
represents a decrease of 24% or
\$84,841 from FY96.

Attachment 17

L. Human Services Contracts

- The FY97 Consolidated Action Plan approved by Council on May 13, 1996 identifies priorities for federal housing and community development resources including the Community Development Block Grant (CDBG). Human services contracts for Gethsemane/St. Paul Enrichment Program and Bethlehem Center, Inc. are a part of the projected FY97 CDBG activities. The following contracts for education enrichment activities are funded annually under the human services component of the CDBG program and are at current funding levels and performance objectives:

- Bethlehem Center \$158,825

- Gethsemane Enrichment/
St. Paul Program \$486,149

Attachment 18

M. Resolution amending the City/County Interlocal Agreement - False Alarm Ordinance

- The Charlotte-Mecklenburg Police Department will provide enforcement of Mecklenburg County's False Alarm Ordinance.
- The City entered into a contract with EDS to provide alarm tracking and billing services related to the City ordinance. EDS will return the revenues to the City.
- Through amendment to the City's contract with EDS, EDS will provide the same services related to the County ordinance. Because the contract is between EDS and the City, revenues from enforcement of the County ordinance will also be returned to the City.
- In order for the City to return revenues from the County ordinance to Mecklenburg County, the Interlocal agreement must be amended to allow this payment. The City will retain 1% of the County revenues as an administrative expense.
- This amendment to the Interlocal Agreement also authorizes the City Manager and the County Manager to incorporate amendments such as this into the Interlocal Agreement on behalf of their respective governments without Council or Commission action.

Attachment 19

9. First Ward Master Plan

Action: Hear public comments on draft First Ward Master Plan.

Staff Resource: Martin Cramton and Laura Harmon

Policy:

City Within A City

Explanation of Request:

- The First Ward Master Plan provides a development framework for First Ward. The proposed plan outlines the desired land use and development characteristics for the area, as well as the strategies necessary to implement the proposed plan.
- The goals of the plan are:
 - to create a vibrant new, mixed-income residential neighborhood in Uptown Charlotte;
 - to increase the value of property in First Ward; and
 - to provide an increased tax base for the City of Charlotte and Mecklenburg County.
- The draft plan outlines the desired land use and development characteristics for First Ward. Also included is an overview of the action steps needed to implement the plan. These include the disposition of publicly held land and construction of streetscape and open space improvements.
- On June 5 the draft plan was presented at a joint meeting of the "Economic Development and Planning" and "City Within A City" committees.
- The Planning Commission, Parks Advisory Board and Housing Authority Board will address the plan in June. Council will be asked to approve the plan at the July 22 business meeting.
- Timely review of the plan is especially important due to interest being expressed in publicly held properties in First Ward. To date, two letters of interest for Clinton Square have been submitted to the Neighborhood Development Department. Any decision on this and other publicly owned properties in First Ward needs to be made in conjunction with the adopted version of the First Ward Master Plan.

Background:

- Last fall a planning process for First Ward was initiated. This effort has been funded and supported by NationsBank CDC, Charlotte Uptown Development Corporation and the Charlotte Housing Authority, as well as the Planning Commission. This team hired UDA Architects to create a development concept for First Ward. Earlier this year UDA presented a preliminary concept for First Ward to City Council. This concept included a proposal for a boulevard on Seventh Street.
- Last month UDA submitted their final report. City staff has used this information to develop a strategic master plan for First Ward.

10. Land Development Permitting Functions

Action:

Approve Economic Development/Planning Committee recommendations to:

- A. **Not co-locate City land development permitting functions at the County's Hal Marshall Center at this time; and**
- B. **Endorse inclusion of land development permitting as a candidate in the current City/County functional consolidation process.**

Committee Chair:

Lynn Wheeler

Staff Resource:

Jeb Blackwell

Functional Consolidation Process:

- In July 1995, the City Manager proposed discussion of consolidation of building permitting functions under the City. The County declined to discuss this issue.

- On October 17, 1995, at a joint meeting of the City Council, the County Commission, and the School Board, the City and County Managers were directed to develop a list of functional consolidation candidates. To be included on the "candidate list" does not mean the service would necessarily be consolidated and does not suggest who would be responsible for the service. The services listed would be subject to an evaluation to determine if the service should be consolidated, and if so, under which governing body.
- These candidates are scheduled to be given to the elected officials in June or July for prioritization and to begin review.

Co-location Proposal:

- In November 1995, the Building Development Commission, a County Commission appointed body, proposed to the Council that 29 city staff involved in permitting be moved to the Hal Marshall Center to move toward "one-stop" service. Council referred the issue to the Economic Development/Planning Committee for further study and recommendation.

Committee Recommendation:

- After hearing more about the proposed move from the Building Development Commission and staff, the Economic Development/Planning Committee voted unanimously to:
 - A. Recommend that City staff not move to the Hal Marshall Center as proposed because it does not achieve "one-stop" service. There would not be a single manager to drive process improvement and to be accountable for the process. City reviews are currently averaging a one-week turnaround which is very fast. Turnaround time for County reviews is significantly longer. The County co-location proposal does not indicate how turnaround time would be improved.

The experience of our benchmark cities has been that they achieved minimal improvements by co-location compared with consolidation. The Committee concluded that keeping City permit staff in the Government Center would provide the best customer service at this time because staff would be near the technology, maps, files, and other staff resources they need to do their work.

- B. Recommend that functional consolidation of City/County permitting be a high priority because this will achieve the greatest customer service benefits.

The Committee also endorsed having a City staff member at the Hal Marshall Center to answer questions for customers and facilitate permitting services at all times. City staff began working there May 6.

A copy of the Committee's detailed report is attached.

Background:

- County staff has indicated a desire for consolidated permitting under the County. However, they will not enter a review process that may result in permitting becoming a City function.
- Permitting/regulatory activities are driven by:
 1. the State Building Code; and
 2. local land use and construction regulations.

The State develops the Building Code and administration is assigned to municipalities within their boundaries.

- Mecklenburg County provides enforcement within the City through a 1982 interlocal agreement. City staff could readily resume this responsibility. City and County land use and construction regulations

are developed locally. These regulations, such as zoning and sign ordinances and subdivision construction, represent City Council's standards and vision for the City. There are advantages to City staff administration of these regulations.

- Annexation by Charlotte and the towns will soon eliminate any unincorporated area for which the County exercises such local regulations.
- A significant communication problem that must be addressed if staff were to be co-located is the need for an improved computer system for permit tracking and communication that is compatible and fully accessible between the City and County. City and County staff have been jointly reviewing what is available and are very close to agreeing on a common system. The County is currently using a mainframe-based system that is not compatible with the City's client server (PC) based system. Our benchmark cities have all abandoned mainframe systems in favor of more flexible technology. It is unclear how many permit functions the County plans to keep on the mainframe at this time.

Attachment 20
Economic Development/Planning Committee Report

BUSINESS

11. Operations and Maintenance of Vest Water Treatment Plant and Irwin Creek Wastewater Treatment Plant

- Action:** Approve the Restructuring Government Committee recommendation to approve a Memorandum of Understanding with CM-ConOp (CMUD Contract Operations) to operate and maintain Vest Water Treatment Plant for \$2,463,919 and Irwin Creek Wastewater Treatment Plant for \$5,046,974 for a five year period, as recommended unanimously by the Evaluation Team and reviewed by the Privatization Competition Advisory Committee and the CMUD Advisory Committee.
- Committee Chair:** Charles Baker
- Staff Resource:** Doug Bean
- Focus Area:** Restructuring Government
- Policy:** Competition Plan adopted by Council on July 25, 1994
- Explanation of Request:**
- The Utility Competition Plan includes the operation and maintenance of Vest Water Treatment Plant and Irwin Creek Wastewater Treatment Plant. A formal Request for Qualifications (RFQ) was issued in August 1995. Ten firms responded to the RFQ. A formal Request for Proposals was issued to the nine qualified firms and proposals were accepted.
 - All of the firms who were qualified in the Request for Qualifications stage, including the Charlotte-Mecklenburg Utility Department, submitted proposals. The Statement of Qualifications and the proposals submitted were reviewed and evaluated by a six-person Evaluation Team consisting of two citizen members of City Advisory committees, two non-CMUD members of City staff, and two members of CMUD's management staff.
 - The contract start date is projected to be July 1996. The term of the contract is three years with two optional one year extensions.

- Significant savings will be recognized in the areas of personnel, chemical, and utility costs. A gainsharing strategy is included in the CM-ConOp proposal. As automation increases and fewer employees accomplish the work, this will allow the employees to share in accrued savings.
- CM-ConOp will be established as a separate accounting entity within CMUD dedicated to fulfill this project in order to ensure fiscal control and accountability.

Attachment 21

12. Employment Profile for City Manager

Action: Approve the employment profile for the City Manager's position.

Staff Resource: Bill Wilder

Explanation of Request:

- One of the major steps included in the City Manager recruitment process approved by Council involves the development of an employment profile. The profile will be used by the City in the screening/selection process, and will provide information about the City and the position to applicants. Information used by the search firm to develop the profile was obtained from:

- the Mayor and several Councilmembers;
- four focus group meetings of community/business leaders, neighborhood leaders and City employees
- input from several members of the City Leadership and Executive Teams; and
- a review of written materials.

- Approval of the profile by Council is necessary to allow the executive search firm to complete their initial screening of the applicants. The search firm will then reduce the candidate pool to approximately 10-12.
- Council will be requested to have a closed session as part of the June 17 Zoning meeting to:
 1. receive the findings of the search firm; and
 2. determine the candidates (a smaller number than those identified by the search firm) to be interviewed by Council at a later date.

Attachment 22

13. Offers to Purchase Old Convention Center

Action: Consider two offers to purchase the Old Convention Center site located at 200 East Trade Street and approve staff's recommendation to reject both offers.

Staff Resource: Kent Winslow

Policy: In October 1993, City Council adopted a Policy Statement for Asset Management as follows: The City will maximize its return from its current and future assets.

- Explanation of Request:**
- Staff recommends that City Council not accept the following two purchase offers because the offers are below the fair market value of \$14.1 million and are not the highest and best uses of the property. The highest and best use is an office/hotel/retail parking complex.
 - City Council will be asked at a future meeting to approve guidelines which will define criteria and/or expectations that Council envisions for the property.
 - **Allstate Parking Group represented by Greg and Bill Godley has offered the City:**

\$1,500,000 plus title to the Mecklenburg County ABC Board property. Allstate has offered the ABC Board \$6,500,000 for their property adjacent to the New Convention Center. Allstate's offer to purchase the City's property is contingent upon the purchase of the ABC Board property.

Use: 2,700 space parking facility utilizing the present structure.

- **Mr. Roy Lee Cunningham, representing Christian Productions, proposes to enter into a lease/purchase agreement for the property and proposes no money down and a 3-year lease with the option to purchase the property for \$14,150,000 less any and all lease payments paid up to date of closing.**

Use: Christian music, drama and other Christian performing and cultural arts activities.

There would be no guarantee of specified lease payments. The City would receive 35% of all gate admission receipts on a monthly basis. Mr. Cunningham projects payments will be between \$1 million and \$1.5 million annually. There is no evidence that these revenues are obtainable.

The City will be responsible for all utilities, insurance, maintenance and repair costs throughout the term of the lease.

Since the building has not been in use for over a year, the City would need to spend approximately \$500,000 for major roof repairs and mechanical work.

Over the term of the lease, the City would be obligated to pay out the following estimated expenses:

Roof & Mechanical Repairs	\$500,000
Utilities	\$1,500,000
Staff for Electrical & Mechanical Maintenance	\$171,000
Service Contracts	\$145,500
Total Estimated Expenses:	\$2,316,500

Should the City sell the property within the 3-year term, the City would pay Christian Productions 10% of the sale price but no less than \$1,415,000 for its purchase rights.

A detailed summary of both Offers to Purchase is attached. The formal offers are in the Council library.

Background:

- On October 23, 1995, City Council approved a 2-year agreement with Percival's, Inc. as the listing broker to market the Old Convention Center.
- T. B. Harris and Associates appraised the property for \$14.1 million and has reported that the highest and best use would be for an office/hotel/retail/parking complex.
- Proper use and development of this site will have a significant influence on the tax base and the growth of neighboring uptown properties.

Attachment 23

Summarization of Key Elements of Offers to Purchase

14. Chambers Waste Systems of North Carolina-Waste Transfer Station

Action: Consider authorizing staff to negotiate an encroachment agreement with Chambers Waste Systems of North Carolina for sanitary sewer lateral installation across a portion of Statesville Avenue Landfill.

Staff Resource: Kent Winslow

Policy: Council's Economic Development Policy

Explanation of Request:

- Chambers Waste Systems is proposing to construct a waste transfer facility at 3130 South I-85 Service Road adjacent to Statesville Avenue Landfill.

- The facility will be constructed with restrooms and a "wash down" area. A private sanitary sewer lateral

- The facility will be constructed with restrooms and a "wash down" area. A private sanitary sewer lateral connecting the facility to Charlotte-Mecklenburg Utility Department's sanitary sewer main has been requested.
- Construction of the sanitary sewer lateral will require a two-inch pipe to be buried approximately three feet deep and adjacent to the fence along the City's property. Soil investigations indicate that it is feasible to install the line without interfering with the buried trash.
- The most practical and economical route for Chambers Waste Systems' proposed sanitary sewer lateral is to locate it on City owned property. Alternative routes do exist.
- By granting this encroachment agreement the value of City owned property will not decrease and its future development will not be restricted.

15. Colorcraft Economic Development Loan

Action:	Approve a \$500,000 Economic Development Loan for equipment to Colorcraft Printing, Inc.
Staff Resource:	Richard Bargoil
Focus Area:	City Within A City and the Urban Economic Policy
Policy:	Both CWAC and Urban Economic Policy Focus Area Plans support the formation, retention and expansion of employers in the business corridors to create quality jobs.
Explanation of Request:	<ul style="list-style-type: none"> ● Colorcraft, a package printing company, is relocating from its existing location on Tremont Avenue to a substantially larger facility located at 140 Remount Road (former site of Pritchard Paint & Glass Co.). ● Total project cost for the relocation is \$3,500,000 which includes property acquisition and renovation, additional equipment, and moving costs.

- Project financing includes:

- SouthTrust Bank (acquisition)	\$750,000
- Charlotte Certified Development Corporation	\$600,000
- Phoenixcor Inc.(equipment)	\$1,400,000
- City of Charlotte (equipment)	\$500,000
- Owner Equity (moving & renovation expenses)	<u>\$250,000</u>
TOTAL	\$3,500,000

- The City loan for \$500,000 will be used to replace operating capital used to purchase an International Folder & Gluer machine required to meet new contracts.

- Additional equipment and the larger facility will enable Colorcraft to take on larger printing contracts and increase production, currently operating with 3 shifts, 24 hours per day, 6 days per week.

- This loan helps retain 60 existing quality-pay printing production jobs and will result in 20 new employees being hired from the CWAC area.

- Wages for new unskilled employees begin at \$5.50 to \$6.00 per hour; up to \$11.00 to \$14.00 per hour with benefits including paid medical insurance, life insurance, disability plans, employee funded 401K program, vacation and educational training paid by the company.

- While the loan does not meet the job creation guideline of 33 new jobs (1 job/\$15,000 City loan funds) the loan is recommended because of the economic impact of retaining 60 existing jobs in the City Within A City Area and 20 new jobs within 12-24 months of moving.

- Terms of the City loan will be 2% interest annually for the first 5 years to allow Colorcraft to reduce debt obligations associated with the business's relocation and expansion. During years 6-10 the loan will be fully repaid at a market fixed interest rate based on the prime rate at the 61st month from loan closing.

- The Economic Development Revolving Loan Committee, a citizen's committee appointed by the City Manager, unanimously recommended approval of the \$500,000 loan to Colorcraft.

Funding: Economic Development and Development & Revitalization Loan Funds. Balance after Colorcraft loan will be \$1,579,100.

Attachment 24

16. July Workshop Agenda

Action: Approve topics for the July 1 workshop agenda:

- Follow-up to Mini-Retreat
- 2015 Plan Update
- Police Information System Plan
- Transportation "Committee of 10" Update

17. August Workshop Date

Action: Set the date of August 5 for the monthly workshop. The agenda will be approved in July.

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

18. Various Bids

A. Airport Parking Lot Buses

Aviation

Recommendation: The Aviation Key Business Executive recommends three parking lot transit buses be purchased from the low bidder, National Bus Sales, Smyrna, Ga. On a unit price basis of \$ 41,715 for a total of \$125,145.

MWBD Compliance: Yes, one woman owned business was invited to bid but declined.

B. Conference Drive, Fairview Road and Monroe Road, and 30th Street Sidewalk Improvements

Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of \$138,122.09 by KIP Corporation of Charlotte, NC. This project constructs sidewalks and related infrastructure.

MWBD Compliance: Contractor will perform all work.

19. Refund of Certain Taxes

Action: Adopt a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of \$6,832.68.

Attachment 25

20. Set Public Hearing to Abandon a Portion of Poinsett Street

Action:

- A. Adopt the Resolution of Intent to abandon a portion of Poinsett Street; and**
- B. Set a Public Hearing for July 22, 1996.**

Attachment 26

21. Speed Limit Change

Action: Adopt an ordinance to lower the speed limit on Rice Planters Road (Taragate Farms) to 25 MPH.

CONSENT II

22. Vehicle Physical Damage Repair

Action: Approve a contract with National Fleet Service of Hicksville, New York in an amount not to exceed \$375,000 for vehicle physical damage repair.

Focus Area: Restructuring Government

Explanation of Request:

- Award a contract to National Fleet Service to continue to perform vehicle physical damage repair services on City equipment. The City has contracted with National Fleet for the past three years and has been satisfied with the service provided. No increase in cost has occurred since 1993.

Background:

- National Fleet Service is a plan administrator for vehicle physical damage repairs. They provide the following services:
 - Certify auto shops that will perform work for the City.
 - Obtain three estimates for each repair to be performed.
 - Determine if repair estimates are reasonable.
 - Audit the repair costs.
 - Provide weekly status and cost reports on repairs being performed.

- The cost of this service during calendar year 1995 was as follows:

<u>Service Provided</u>	<u>Cost</u>
Repairs	\$367,000
Administration Fee	\$ <u>7,896</u>
Total	\$374,896

- For the 153 repairs that occurred in 1995, the average repair cost was \$2,449. Based on prior years' experience and fleet size, a maximum contract of \$375,000 is needed.
- MWBD participation was \$148,000 or 40%.

23. Hampshire Homes, Incorporated Water Main Contract

Action: Approve a water contract between the City and Hampshire Homes, Incorporated.

Policy: The 5 Year Reimbursable Program allows an applicant to expedite a project that is included in the Capital Investment Plan (CIP) by funding the design and construction of that project. The applicant receives five annual reimbursements of 20% of the project cost.

Explanation of Request: Hampshire Homes, Incorporated requests a contract for the design and construction of a water main of approximately 3,500 linear feet, to serve the proposed Deerfield Creek Subdivision on Tilley Morris Road in Southern Mecklenburg County. The estimated cost of this project is \$140,000.

Funding: There is no cost to the City. The applicant has deposited 15% of the estimated project cost with the remaining 85% to be deposited prior to construction.

24. Storm Water Maintenance Contract Change Order #1

Action: Approve Change Order #1 for \$363,000 to the contract with Propst Construction Company for continued construction of FY96 Storm Water Maintenance Package D. The change order will increase the contract amount from \$338,750 to \$701,750.

Explanation of Request:

- The addition of funds to this contract recognizes good performance by the contractor and good existing unit prices. This type of contract is originally bid in the range of \$300,000 - \$350,000 to provide bidding opportunity to all licensed contractors. When the contractor's work has been of good quality, a change order is recommended to extend the contract.
- Change Order #1 for Propst Construction Company (FY96D) will provide funds to continue work under this contract for approximately three months from the approval date.

Background:

- The Storm Water Maintenance Program provides a method to perform repairs to existing drainage infrastructure identified through citizens' requests. Repairs are made through yearly contracts; projects are prioritized and assigned to the contractors continuously, with payment based on unit prices.

25. Church Sound Insulation Contract

Action:

Award a contract in the amount of \$370,555 to the low bidder, Moretti Construction of Charlotte, for sound insulation modifications to four airport area churches.

Explanation of Request:

- Sound insulation of these churches is in compliance with the airport's federally approved Noise Compatibility Program, recently amended to include the specified churches due to their location in the airport noise contours.
- The goal of the project is to reduce the noise decibel level by at least 5 decibels in the sanctuary of each church. Due to the unique design and construction of each facility, the churches will receive custom designed improvements to reduce noise levels.
- At the completion of the sound insulation projects, the FAA will modify current noise abatement procedures and remove the Sunday noise restrictions from the parallel runways.

- The contract will provide sound insulation modifications at four of five airport area churches approved for sound insulation; Steele Creek Presbyterian Church, First Wesleyan Church, Big Springs United Methodist Church and Shopton Road Baptist Church. The fifth church, Ridgeview Baptist is still reviewing the airport's proposal.

Background:

- In July 1995 the Airport proposed an amendment to the Noise Compatibility Program to include five airport area churches in the sound insulation program and submitted an amendment to the FAA.
- In July 1995 the Aviation Director presented the proposed Noise Compatibility Program amendment to City Council at a dinner meeting.
- In March 1996 the FAA approved the proposed amendment and agreed to fund 80% of the project costs. Payment is made when the insulation is completed and measurements show noise in the church is significantly reduced. The Airport notified eligible churches of their proposed modifications and invited each to participate in the program.
- In May 1996 the Airport received bids to perform specified work.

Moretti Construction	\$370,555
Timmerman Builders	\$399,000
Edison Foard	\$480,458

DBE Goal	10%
DBE Achievement	1.6%
DBE Amount	\$6,000

DBE is in compliance since bidder made a good faith effort to obtain DBE participation.

26. Sale of City Property - 2409 Danforth Lane

Action: Approve the sale of City owned property located at 2409 Danforth Lane

Explanation of Request:

- The sale of City owned property is subject to the provision of the N.C. General Statutes and pursuant to the terms of the following offer:

Property Address: 2409 Danforth Lane
Tax Code: 061-101-02
Buyer's Name: Kevin Lotharp
Offer: \$60,000

Background:

- In accordance with the Part 150 Program, the Airport acquired 27 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 sound insulation is an acceptable remedy under the Part 150 Program.
- The Airport provided sound insulation to 2409 Danforth Lane and listed the property in Multiple Listing Service for sale to the public on November 14, 1995. The sales price was determined by an appraisal.
- An offer to purchase was extended by Mr. Kevin Lotharp. The offer is 100% of the asking price. The buyer will pay \$60,000.
- The offer was advertised for 10 days in accordance with the statutes for upset bid. No other offers were received.
- The money will go to the Airport Fund.

27. Property Transaction

Action:

Approve the following property acquisition.

- A. **Project:** F.A.R. Part 150 Land Acquisition
Owner(s): Mr. and Mrs. Elliott Goins
Property Address: 2210 Boyer Street
Property to be acquired: .63 acres
Improvements: 3 bedroom, 1 bath, ranch
Tax Value: \$47,980
Purchase Price: \$62,000
Remarks: The purchase was determined by an independent appraiser and was reviewed by a second 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 features. Residential property is acquired per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. The owners are eligible for relocation benefits. Acquisition and relocation costs are eligible for Federal Aviation Administration reimbursement.