AGENDA

Meeting Type:	BUSINESS
Date:	06/27/1994
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Richard Vinroot | *Mayor Pro Tem Patrick McCrory*

Charles Baker
Stan Campbell
Patrick D Cannon
Mike Jackson
Nasif Rashad Majeed
Hovle H Martin
Don D Reid
Ella Butler Scarborough
Sara Spencer
Lynn M Wheeler

Council Agenda

CITY COUNCIL MEETING

Monday, June 27, 1994

5:00 p.m. — **Conference Center**

- **Mecklenburg Mills Discussion**
- **Greenville Marching Corps Performance (6:15 p.m. - Outside Plaza Area)**

6:30 p.m. — **Meeting Chamber**

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

7:00 p.m. — **Formal Business Meeting**

CITY COUNCIL AGENDA
Monday, June 27, 1994
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Item No.

MINUTES

1. Approve Minutes of: Consider approval of Council meeting minutes of April 25 Regular Meeting, May 2 Workshop, May 9 Regular Meeting and May 16 Zoning Meeting.

Scarborough/Cano
Minutes app. Unan.

CONSENT ITEMS

2. Agenda items 22 through 34 may be considered in one motion except for those items removed from the consent agenda as a result of a Councilmember making such a request of the City Clerk prior to the meeting.

Staff Resource: Julie Burch

Martin/Cano
Opp time for speakers to 15 minutes.
Unan.

PUBLIC HEARING

3. **MWBE Program Adoption**

Action:

A) Hold a Public Hearing on the Minority and Women Business Development Program.

B) Adopt a Resolution containing legislative findings for the Minority and Women Business Development Program and adopt the Program.

Wheeler/McCrory
Close Hrng.
Unan.

Reid/Majeed
app.

Res. # 5
B. 32
P. 355

Committee Chair: Don Reid

Staff Resource: David Cooke, Mike High, Anthony Fox

Explanation of Request:

- On June 13 City Council received the proposed Minority and Women Business Development Program with a resolution containing legislative findings.

YES - Majeed, Spencer, Baker, Martin, Cano + Scarborough

Bus. Supp Serv
Greg Spearman

Subst. Scarborough/Majeed
accept Plan with addition of * beside every reference to "Small Businesses" to clarify Small Business applies to Technical Assistance and Training only + app Resolution

- Since January 1994, Council's Public Services Committee has been working to develop a new or modified MWBE policy and program. The process included several approval steps as follows:

  - On May 23, council approved the policy framework for the MWBE Program.

  - On June 13, Council received the resolution containing legislative findings and the detailed Minority and Women Business Development Program and set June 27, 1994 for the Public Hearing

- The process also included soliciting and receiving input from representatives of the MWBE Advisory Committee, the Charlotte Chamber, the Disparity Alliance, the Metro-Charlotte Minority Chamber, the Carolinas Associated General Contractors, and the Metrolina Minority Contractor's Association

Background:

Since 1981 the City has had an MWBE plan. Over the years the plan has been amended on several occasions.

In 1989, Croson vs the City of Richmond, Virginia caused many governments to review the basis of their MWBE Programs.

In 1991, City Council chose to conduct a study to provide data and analysis which would document the need, if any, for a race and gender preference in the award of City Contracts. The study was completed in October 1993.

Item No

4. NFL Stadium Parking Deck Financing

Action:

A. Conduct a public hearing and approve a resolution confirming that the hearing was held relative to financing a portion of the NFL Stadium Parking Deck with an installment payment contract.

Explanation of Request:

- To proceed with this financing Council is required to conduct a public hearing on the proposed financing.
- Staff will bring back to Council on July 25, 1994 a request to approve a resolution authorizing an installment contract to finance a portion of the NFL Parking Deck

Background:

On June 13, 1994 Council authorized staff to proceed with the actions necessary to finance the NFL Stadium Parking Deck with an Installment Payment Contract in an amount not to exceed $10.5 million. Council also approved a Memorandum of Understanding with Duke Power Company and established June 27, 1994 as the date for a public hearing on the proposed financing.

ZONING

5. Decision on Petition No. 94-23 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for a site located off the westerly side of Carmel Road south of Carmel Forest Drive from R-15MF(CD) to R-3.

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.

This petition was deferred for 30 days at the March 21 meeting and continued for 30 days at the April 18 meeting.

At their April meeting, the Zoning Committee deferred action on this petition for 60 days, and will discuss it at their June 27 meeting.

Scarborough/Baker Defer to Sept. Zoning Mtg. unan.

6. Decision on Petition No. 94-26 by CK-Land Development, Inc. for a change in zoning for approximately 6 22.96 acres located on the southerly side of Albemarle Road east of Olde Savannah Road from R-3 to CC.

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

This petition was deferred for 30 days at the May 16 meeting.

The Zoning Committee deferred action on this petition for 60 days

City Clerk

Attachment 1

Ord. #4 #3889-2 B. 45 P. 337

7. Decision on Petition No. 94-34 by Mecklenburg County for a change in zoning for approximately 2.21 acres located between East Fourth Street and East Trade Street, west of South McDowell Street from UMUD to UMUD-O.

Spencer/Martin (to second) Deny (to second) Martin/Wheeler App. with 25% reduction in seats unan.

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.

This petition was deferred for 30 days at the May 16 meeting.

The Zoning Committee recommends that this petition be denied

City Clerk

Attachment 2

8. Decision on Petition No. 94-42 by Rev. Anthony L. Jinwright for a change in zoning for approximately 2.605 acres located on the northerly side of The Plaza west of Milton Road from O-2, B-1 and R-4 to O-2(CD).

Scarborough/Martin Deny, as modified FAILED 8-4 No SPENCER, BAKER, REID, CANNON

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 as modified.

City Clerk

Attachment 3

Spencer | Jackson - Defer 60 days, YES- JACKSON FAILED
Subst. Reid | Jackson 30 days
Defer YES- Majed, Jackson, Spencer, Reid & McCrory FAILED

9. **Decision on Petition No. 94-43 by the Metropolitan Group, Inc., for a change in zoning for approximately 24.18 acres located on the easterly side of Carmel Road bounded by Camilla Drive and proposed Colony Road Extension from R-3 to R-8MF(CD).**

Seaborne / Wheeler - Deny YES Baker, Martin, McCrory, Scarborough, Wheeler, Campbell, Carter

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.

Attachment 4

City Clerk

Denied 7-5

Seaborne / Martin

10. **Decision on Petition No. 94-45 by Rumple Associates for a change in zoning for approximately 112.5 acres located along both sides of Rumple Road in the area of Ridgeview Drive from R-3 to R-4.**

Defer to Sept. Zoning Mtg

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 deferred action on this petition for 30 days.

Unan

Attachment 5

City Clerk

11. **Decision on Petition No. 94-47 by Charlotte-Mecklenburg Planning Commission (South District Plan) for a change in zoning for property located on the westerly side of Monroe Road between Covedale Drive and Sardis Road North at Orchard Lake Drive from I-1 and I-1(CD) to R-22MF.**

Jackson / McCrory Deny
No- SPENCER

City Clerk

Denied

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 denied.

Attachment 6

POLICY

12. City Manager's Report

13. 1994-1995 Appropriations and Tax Levy Ordinance, Capital Improvement Program Resolution for Fiscal Years 1995-1999 and FY95 Pay and Employee Insurance Resolution.

Campbell/Martin Approve Budget as recommended

Reid/Wheeler add to agenda an item resolving Dorbaye

Action: Adopt the following actions:

A. **The 1994-1995 Appropriation and Tax Levy Ordinance** — Ord #5 3890 B-45 P 340

B. **Resolution Approving the Capital Improvement Program for Fiscal Years 1995-1999** — Res #6 B-32 P-360

C. **FY95 Pay Resolution and Decisions** — Res #7 B-32 P-362

Staff Resource: Vi Alexander

Explanation of Request:

- On May 23, 1994, the City Manager presented the recommended FY95 Operating Budget and the FY95-99 Capital Improvement Program to the Mayor and City Council The Mayor and City Council held 5 work sessions, as well as the required public hearing, prior to this Council Action

B+E

Item No.

Budget Overview:

13-A Wheeler/Scarborough app Budget as approved by straw votes on 6/20 unan.

See Proposal sheet for Jackson/Reid proposals for cuts -

- As tentatively approved on June 20, 1994 by straw vote, the Council endorsed the following budget scenario:

  - No tax increase
  - Implementation of the Community Safety Plan, with the Police Chief developing a staggered implementation plan throughout the fiscal year to bring the cost within available revenues.
  - A Water and Sewer rate increase of 4 03%
  - No increase in Transit fares

Tax Levy.

13B Martin/Wheeler app 'unan.

13C Wheeler/Scarborough app No - Reid, Jackson

- The Property Tax Levy for FY95 is a total of 42.8¢ per $100 of assessed valuation, the same as FY94 The FY95 assessed value for the City is an estimated $27,850,000,000, with an estimated collection rate of 98%. The distribution of the tax levy is as follows:

General Operations	33.3 ¢
Debt Payments	5 5 ¢
Pay-As-You-Go Capital	3 0 ¢
Stormwater	1.0 ¢
Total	42.8 ¢

General Fund:

- The total General Fund budget is $213,040,680. Following is a listing of the changes Council made to the Manager's Recommended Budget to allow a no tax increase budget and to implement the Community Safety Plan despite a reduced County contribution:

- Implement all 32 projects of the Community Safety Plan, including the 191 positions, throughout the fiscal year Even with reduced funding from the County, this represents an increase of $7.9 million dedicated to specific programs to reduce violent crime and increase the perception of Community Safety.

- Reduce Community Relations staffing by 2½ positions saving $149,088.

- Delay purchase of 23 of 150 police cars scheduled for purchase in FY95 for a savings of $421,000.

- Eliminate General Fund support for Cityfair of $325,491 as a result of the lower interest rates from refinancing the parking deck.

- Reduce General Fund Contingency from $150,000 to $89,400.

- Reduce the Urban Forestry program by 2 positions, saving $53,071.

- * Implement a 1% reduction citywide in operating expenses saving $425,000

- Eliminate the Management Development program at a cost of $55,000.

- Eliminate funding for the Legal Services component of Innovative Housing and transfer those savings to the General Fund.

- Increase employee parking fees from $15 to $20 per month, generating an additional $25,000.

- Increase the FY95 Sales Tax revenue estimate by $100,000.

- Increase the contribution to Sister Cities by $10,600; require that Sister Cities match its total appropriation of $20,000; designate $5,000 for official travel; and review request for space in the Assets Management Program

- In addition, Council made the following additions to the budget:

  - Funded arts education for $45,000

  - Increased funding for garbage collection by $128,000 to compensate for the delayed implementation of roll-out collection

  - Provided $150,000 for MWBE training

- Other funds were approved as recommended by the Manager.

FY95-99 Capital Improvement Program:

Since presentation of the recommended FY95-99 Capital Improvement Program, two changes have been effected:

- The property tax rate dedicated to the Municipal debt Service Fund is being maintained at 5 and one half cents, instead of the 6 cents included in the recommended budget. Council will have an opportunity to review the capital program and long-term capital strategies this fall as part of Council's retreat goals. Meanwhile, the environmental projects will not be implemented aggressively.

- The Storm Water referendum has been reduced from $34 to $25 million. This is the amount of bond capacity that is available under current revenues and will not require a fee increase in FY99

Pay Recommendations:

- Adopt 4% merit budgets for Key Business Units.
- Adopt the merit increase guidelines as shown on page 6 of the FY95 Pay and Benefits Report
- Adopt the recommended changes to the Public Safety Pay Plan, including funding of changes within funds included in the recommended FY95 Budget.

Benefits Recommended:

- Implement new dental rates as recommended in the FY95 Pay and Benefits Report.
- Approve City funding of the Accident and Sickness plan (short term disability) as described on page 16 of the FY95 Pay and Benefits Report

Attachment 7
Resolution Adopting the FY95-99 Capital Improvement Plan
Resolution Amending the City Pay Plans and Group Insurance Plans.

14. Budget Contracts

A) Municipal Service District Contracts

Dearborn/Wheeler app A, B & C unan

Action: **Approve municipal service district contracts with the following agencies: Charlotte Uptown Development Corporation and Central Charlotte Division.**

B+E

Item No.

Staff Resource: Vi Alexander

Explanation of Request: 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. Program evaluations are in the Council Library and are referenced in the Manager's Recommended Budget on pages 162-163.

- Charlotte Uptown Development Corporation (Municipal Service 1)
  Contains an increase of 11% drawn primarily from fund balance. Objectives remain essentially the same

  FY94 Contract Amount $470,600
  FY95 Contract Amount $522,500

- Central Charlotte Division (Municipal Service Districts 2 and 3)
  Contains a 30% increase drawn primarily from private marketing projects and fund balance. Objectives remain essentially the same.

  FY94 Contract Amount $509,000
  FY95 Contract Amount $662,049

B. Job Training Contracts

Action: **Approve job training contracts with the following agencies: Child Care Resources and Employment Security Commission.**

Staff Resource: Vi Alexander

Policy: On March 28, 1994, City Council approved the FY95 Job Training Plan whose purpose is to increase the self-sufficiency of individuals through

B+E

comprehensive job training, job placement, and support services. Approval of the following contracts will implement the child care support service and dislocated worker service portions of the Plan.

Explanation of Request:

The following contracts are funded annually from the federal JTPA grants, State Worker Trust and local money. Program evaluations are in the Council Library and are referenced in the Manager's Recommended Budget on pages 157 and 159.

- Child Care Resources Neighborhood
  Contains an increase of 15.8% to cover an increase in the cost per child and no changes in performance objectives.

  FY94 Contract Amount $330,350
  FY95 Contract Amount $382,405

- Employment Security Commission
  Contains a 7% decrease and modest increases in performance objectives.

  FY94 Contract Amount $437,192
  FY95 Contract Amount $407,637

Background:

The Child Care Resources contract has been funded since 1986. Subsidized child care enables economically disadvantaged individuals to participate in job training programs. Without this support, many individuals would be denied the opportunity for training and subsequent employment

The Employment Security Commission contract has been funded since 1987. A portion of the JTPA grant is designated specifically for dislocated worker training and this contract fulfills that requirement.

C. **Innovative Housing Contracts**

Action: **Approve housing support contract with the following agencies: Crisis Assistance Ministry, Charlotte Housing Authority--Safe Neighborhood Awareness Program, Charlotte-Mecklenburg Housing Partnership--Home Ownership Counseling, Family Housing Services, and YWCA Scattered Sites Afterschool Enrichment Program.**

Staff Resource: Vi Alexander

Policy: **The City's Comprehensive Housing Affordability Strategy (CHAS), approved by City Council on October 23, 1993 establishes a priority policy to provide housing support services for low income people. This policy was also reviewed and reaffirmed earlier at Council's July 12, 1993 Housing Workshop. The following contracts are in the FY95 implementation plan and budget.**

Explanation of Request: The following contracts are funded annually from the City's Innovative Housing Fund. Program evaluations are in the Council Library and are referenced in the Manager's Recommended Budget on pages 171-178.

- Crisis Assistance Ministry
  Contains no increase or change in performance objectives.

  FY94 Contract Amount $96,432
  FY95 Contract Amount $96,432

- Charlotte Housing Authority--Safe Neighborhood Awareness Program (SNAP)
  Contains an increase of 4% for salaries and no change in performance objectives.

  FY94 Contract Amount $152,120
  FY95 Contract Amount $157,596

- Charlotte-Mecklenburg Housing Partnership--Home Ownership Counseling
  Contains a 3% increase (to provide a 4% increase in salaries) and reduces the objective for eligible applicants from 75 to 40.

  FY94 Contract Amount $138,422
  FY95 Contract Amount $142,747

- Family Housing Services
  Contains a 4% increase for salaries and two additional objectives for the City's new rent subsidy program.

  FY94 Contract Amount: $298,340
  FY95 Contract Amount: $308,088

- YWCA Scattered Sites Afterschool Enrichment Program

  Contains a 54% increase to convert all five sites from 2/3 day afterschool care to 5 days (M-F) a week. The performance objectives have been significantly increased

  FY94 Contract Amount $54,253
  FY95 Contract Amount: $83,503

NOTE: Two additional contracts, one for Charlotte Housing Authority--Self-Sufficiency Program and one for the Charlotte-Mecklenburg Housing Partnership--Housing Construction Program are still in negotiation and will be brought to Council in July.

Background: During the FY94 budget deliberations, City Council decided that a complete review of the City's current housing policies was necessary before developing a plan for the Innovative Housing fund money. At a Workshop on July 12, 1993, Council reaffirmed existing Housing Policies and established a broad policy framework in a attempt to clarify roles and improve coordination.

These contracts implement the role clarification and policy direction approved at the July 12, 1993 Housing Workshop and in the CHAS.

D. Community Development Contracts

1) Gethsemane Enrichment Program, Inc. Contract

Scarborough/Wheeler
aff D-1
unan.

Action: **Approve a $486,149 contract with Gethsemane Enrichment Program, Inc. to provide a concentrated education and enrichment program for lower-income children from the Five Points/Seversville, Genesis Park, Third Ward, Wilmore, West Boulevard, Grier Heights and Belmont neighborhoods.**

Staff Resource: J. W. Walton

Policy: **FY95 Community Development Block Grant (CDBG) Application was approved by City Council on April 25, 1994. Public services contracts for Bethlehem Center, Inc. and Gethsemane Enrichment Program are a part of FY95 CDBG activities.**

Explanation of Request:

- Gethsemane Enrichment Program continues an educational and enrichment program for 488 school-age children (grades K-6) from low-to-moderate income families in City Within a City census tracts.

CD

- Low-to-moderate income is defined as 80% or less of the Charlotte area median income The area median income is $41,700. In FY94, 561 children (73 more than originally called for in the contract) were served without increasing the dollar amount for the contract.

- The program provides educational, social, cultural and recreational activities for the children. The after-school program is designed to reinforce basic academic and social skills of school-age children with specialized instruction emphasizing remediation and cultural enrichment.

- Contract also provides community-based activities with neighborhood police, students and parents to promote community awareness and safety consciousness in order to effect a crime-free community.

- FY95 proposed contract amount ($486,149) is the same as the FY93 and FY94 contracts which is in keeping with efforts to maintain services at current funding levels.

Background: See Attachment for additional background.

Attachment 8
Background
FY95 Contract
FY94 Evaluation

2) Bethlehem Center, Inc. Contract

Action: **Approve a $158,825 contract with Bethlehem Center, Inc. to provide a concentrated education and enrichment program for lower-income youth in the Southside and West Boulevard neighborhoods.**

Staff Resource: J. W. Walton

Policy: **FY95 Community Development Block Grant (CDBG) Application was approved by City Council on April 25, 1994. Public services contracts for Bethlehem Center, Inc. and Gethsemane Enrichment Program are a part of FY95 CDBG activities.**

Scarborough Wheeler D-2 aff

Urban.

Explanation of Request:

- Continues an education and enrichment program for children and adolescents from lower-income families in the Southside and West Boulevard neighborhoods.
- The program is designed to strengthen the basic academic and social skills of school-age youth, thereby encouraging them to remain in school and ultimately become self-sufficient adults
- Also provides community-based activities with neighborhood police, students and parents to promote community awareness and safety consciousness in order to effect a crime-free community.
- FY95 proposed contract amount ($158,825) is the same as the FY93 and FY94 contracts which is in keeping with efforts to maintain services at current funding levels

Background: See Attachment for additional background

Attachment 9
Background
FY95 Contract
FY94 Evaluation

CD

Res #8
B-32
P-34

15. FY95 Lease Purchase Agreement

Action: **Adopt a resolution authorizing staff to proceed with the necessary actions to secure an Installment Purchase Contract (Lease/Purchase) to fund equipment requirements for FY 95. The amount of the contract will be approximately $4.275 million. (Equipment List Attached)**

Staff Resource: W. Carey Odom

Explanation of Request: Before beginning work on securing funds to purchase the FY 95 Capital Equipment staff is requesting Council's authorization to proceed.

Wheeler/Scarborough
App.
Unan.

Background: Since 1982 the City has used some type of lease/purchase agreement to fund its annual capital equipment purchases. The FY 95 Operating Budget includes funds to make debt service payments on previous years agreements as well as the first year's interest payment for the FY 95 Installment Purchase Contract.

Council will be requested to approve the financing documents at its July 25, 1994 meeting.

Attachment 10

Finance

BUSINESS

16. General Obligation Bond Referendum

Res #9 B-35 P-368

Action:

Approve a resolution authorizing staff to proceed with the necessary actions to conduct a General Obligation Bond Referendum on November 8, 1994. The referendum will request voter authorization for the following:

Scarborough | Wheeler
app
unan

• Water Bonds	$ 69,960,000
• Sanitary Sewer	67,230,000
• Storm Water	25,000,000
Total	$162,190,000

Staff Resource: W. Carey Odom

Explanation of Request

Council approval of the authorization to proceed includes the following:

- Approval of the submission of an application to the Local Government Commission.
- Designation of the Director of Finance or Deputy Director of Finance as the official to sign and file the "Application for Approval" with the Local Government Commission.
- Determination by City Council that the projects proposed for referendum are essential to current and future operation of the City.
- The Storm Water referendum has been reduced from $34 to $25 million. This is the amount of bond capacity that is available under current revenues and will not require a fee increase in FY99.

Finance

Background: Staff recommends that referenda be held in a systematic manner to insure that funding is authorized prior to the projected start dates. The FY 95-99 Capital Improvement Program (CIP) contains 38 water and sewer projects scheduled to begin in FY 95 or FY 96 (project list attached) A need for 350 storm water infrastructure improvements has been identified. Funding for these projects has not been authorized by the voters and is therefore included in this referendum.

Staff will request additional actions for the referendum on July 25 and August 22, 1994.

Attachment 11
Project Listing
Water/Sewer Annexation Notes

16b Option for Roll-out Garbage

Rejected | Reid, Dixon, Carter, Lassiter, Campbell, McCrory, Jackson
Aff. 3
No-

17. Mecklenburg Mill Rehabilitation Loan

Action: **Approve a $500,000 bridge loan to Mecklenburg Mill Apartments Limited Partnership (Jim Mezzanotte) for interim financing of the Mecklenburg Mill in the North Charlotte area to allow the project to move forward until a permanent source of financing is arranged for the project.**

Staff Resource: J W. Walton

Policy: **The City's Comprehensive Housing Affordability Strategy approved by City Council on October 25, 1993 provides as a priority the increase of affordable housing resources.**

Explanation of Request:

- Jim Mezzanotte has submitted a proposal to the City to rehabilitate the Mecklenburg Mill into 60 units of housing for families at 40% or below the Charlotte area median income. The total loan requested from the City for this proposal is $1,962,000

CD

POLICY

~~4. City Manager's Report~~

~~• Fire Department Recognition~~

16B

5. Implementation of the Rollout Refuse Collection Service

Action: Approve an implementation schedule for the curbside rollout refuse collection service.

Staff Resource: Wayman J. Pearson

Policy: Elimination of the weekly backyard and weekly curbside refuse collection services. Introduction of a weekly automated/semi-automated curbside refuse service from 96 gallon rollout carts.

Explanation of Request:

- The new rollout implementation schedule was to begin service on August 1, 1994 with the City divided into four zones; each zone to have once a week service.
- Refuse, yard waste and recyclable materials are scheduled to be brought to the curb for collection. Refuse would be collected in rollout carts.
- September 15, 1994 is the date Toter is legally obligated to provide final delivery of all carts. Informally, Toter agreed to complete delivery by July 31. Toter advised the City that due to manufacturing problems, they could not deliver the 145,000 rollout carts prior to the August 1, 1994, rollout service implementation date. Council was advised of the problem on May 23, 1994.

Option 1: Delay implementation of roll-out service to all customers until week of September 19, 1994

Impact:

- Customer Service: Changes effective date for all customers to same week.
- Requires notification to all customers regarding delay in change of service date.
- Reduction in FY95 savings of $332,200.

Option 2: Begin roll-out in Zones 1, 2, and 3 as of August 1, 1994; Zone 4 residents would be asked to bring refuse to the curb on their new collection day; roll-out service would be phased in as the new containers are delivered.

Impact:

- Customer Service: 3/4 of the city starts roll-out as scheduled; Zone 4 residents would have to bring trash to the curb.
- Will change everyone's day of collection during the week of August 1, 1994. Impacts Zone 4 residents by requiring them to bring trash to curb in their existing cans. Requires considerable explanation of service change for Zone 4 residents only.
- Reduction in FY95 savings of $128,077.

Option 3: Begin roll-out in Zones 1, 2 and 3 as of August 1, 1994; continue backyard collection in Zone 4 for those who do not wish to bring their trash to the curb; roll-out service would be phased in as containers are delivered.

Approved

Impact

- Customer Service: 3/4 of the city starts roll-out as scheduled; allows Zone 4 residents to continue backyard collection service until roll-out containers are delivered

- Will change everyone's day of collection during the week of August 1, 1994, Zone 4 residents will change to roll-out service as containers are delivered; will require considerable public information, Zone 4 only

- Reduction in FY95 savings of $286,894.

Background:

Administratively, the City and Toter have entered into an Agreement, Amendment No 1, to the Contract for Rollout containers. Toter has agreed to deliver 93,246 containers to customers in Zones 1,2 and 3 no later than July 29, 1994 and approximately 39,000 containers to customers in Zone 4, not later than September 15, 1994. If Toter does not meet this amendment deadline, damages will be paid.

Number of Customers, by Zone

Zone 1	=	31,747
Zone 2	=	31,689
Zone 3	=	36,510
Zone 4	=	38,560

The original contract obligates Toter to deliver all containers by September 15, 1994.

The FY95 budget includes $2.9 million in savings by implementing roll-out on August 1, 1994. All options will reduce the amount of this savings.

Amended Request #17

MECKLENBURG MILL
AMENDED
REQUEST FOR COUNCIL ACTION

1. Authorize the City Manager to begin process to apply for CDBG Section 108 loan in the amount of $1,621,315.

   (Action is needed to begin federal regulatory process to secure permanent source of financing)

2. Approve $640,625 loan to Mecklenburg Mill Associates Limited Partnership as part of the permanent financing of the Mecklenburg Mill from existing CDBG funds; 30 years 3% deferred payment loan

   (Action is needed to identify additional permanent source of financing)

3. Approve a $500,000 bridge loan to First Meridian Management, Inc for interim financing of the Mecklenburg Mill to be used as follows.

Scarborough/Martin
Aff 1,2,3 + 4
as amended
request
Year.

(a)	Restoration of the basic structure of Mecklenburg Mill	$204,740
(b)	Completion of the construction of day care facility	90,000
(c)	Reimbursement to First Meridian Construction Corp. for Mecklenburg Mill costs completed and paid for in Phase I	205,260
		$500,000

   The source of funds has to be non federal funds.
   The Manager will use his discretion to
   identify, and funds will be repaid from CDBG funds
   once Environmental Impact study is completed

   (Action is needed to move project forward while applying for permanent source of financing.)

CD

4 Authorize the Mayor to send a committment letter to the North Carolina Housing Finance Agency in the amount of $2,262,000, contingent upon City receiving CDBG Section 108 loan in the amount of $1,621,375

   (Action is needed so the Developer can proceed with his Tax Credit Application before the State deadline expires)

MECKLENBURG MILL APARTMENTS
Number of Units, Sizes and Rent Ranges

Type of 60 Units	# of Units	Size	Monthly Rent @ 40%	Monthly Rent @ 50%	Monthly Rent @ 60%
Efficiency	1	400 SF	$221	$293	$366
1BR/1BA	29	600 SF	234	312	390
2BR/2BA	26	1100 SF	275	369	463
3BR/2BA	4	1250 SF	318	426	534
Charlotte Area Median Income - $41,700					
Median Income for Family of 4 Persons			$16,700	$20,850	$ 25,000
Income Available to Support Debt			$34,548	$84,946	$150,846

Sources and Uses

Sources of Funds	Amount	Uses	Amount
City of Charlotte Existing Loan	$ 150,000	Acquisition	$ 150,000
Developer's Equity (Tax Credits)	1,608,900	Rehabilitation/Construction	3,614,587
		Soft Costs	240,313
		Contingency	16,000
Total Sources	$1,758,900	Total Uses	$4,020,900

Total Sources	$1,758,900
Less Total Uses	4,020,900
Equal Financing Gap	($2,262,000)

Close Financing Gap With CDBG Section 108 Loan Guarantee and	$1,621,375
With CDBG Existing Funds	$ 640,625
	$2,262,000

Term of CDBG Deferred Payment Loan - 30 years @ 3% (same as existing City loan)
Terms of Section 108 - 20 Years @ 7% - Monthly Payment $12,571 x 12 = $150,852 yearly

Required Yearly Subsidy at Various Rent Ranges for Section 108 Loan

	40%	50%	60%
Payment Required	$116,298	$62,532	-0-

Security: 1st Mortgage on project; a pledge by the City of its current and future CDBG funds

- This project is the second phase of a two-phase development, with rehabilitation of the Johnston Mill being Phase I. The rehabilitation of the Johnston Mill consisted of 98 units of housing being developed for lower-income families. Phase I was completed in December 1993 and is 100% rented

- Funds are not available in the Innovative Housing Fund to consider this $1,962,000 loan request; therefore, alternative ways of financing this project have been explored.

- The funding being recommended is to be divided into interim financing and permanent financing as follows:

  - Phase I (Interim Financing)
    A $500,000 loan to Jim Mezzanotte which will allow the project to move forward until a permanent source of financing is obtained

  - Phase II (Permanent Financing)
    Apply for a HUD Section 108 Loan Guarantee Loan in the amount of $1,962,000

    OR

    Apply for Tax Exempt Bonds for $1,962,000

- To achieve the level of revenue needed from the project to repay the $1,962,000 loan from the City, rents higher than 40% of median income will be required. An independent market study will be ordered by the City to determine whether the rental market in the area can bear the higher rent rates A permanent loan source, probably either the HUD's Community Development

Block Grant Loan Guarantee program or tax exempt bonds, will be developed based on the conclusion of the market study.

- City Council will be requested at a later date to approve the permanent source of financing for the project. It will take approximately 90-120 days to secure permanent financing for the project.

- When the permanent financing of the $1,962,000 is obtained, the $500,000 loan by the City will be repaid

- The $500,000 bridge loan will be expended as follows:

Reimbursement to Jim Mezzanotte for Mecklenburg Mill costs completed and paid for in Phase I	$205,260
Completion of the construction of the day care facility	90,000
Restoration of the basic structure of Mecklenburg Mill	204,740
	$500,000

Funding for the bridge loan would be from the Economic Development Revolving Loan Fund.

- A financial analysis of the project is provided in the Attachment.

Background:

See Attachment for additional background information

Attachment 12
Background

18. McAlpine Effluent Reuse Project

Action:

Scarborough/Campbell
Aff. A & B
unan.

A) Approve a Professional Services Contract with Boyle Engineering to provide design and bidding services for a treated wastewater reclamation and reuse project at the McAlpine Creek Management Facility - $252,873.

B) Approve Budget Ordinance transferring surplus funds from completed projects.

Ord. #6
#3891-X
B. 45
p. 355

Staff Resource: Doug Bean

Explanation of Request:

- The Harris Group, developers of the Ballantyne complex in southern Mecklenburg County, and Crescent Resources, developers of an associated golf course are interested in using the highly treated wastewater from the McAlpine Wastewater Treatment plant for irrigation of roadway medians, corporate campus areas, and the golf course.

- Development schedules require irrigation water by mid 1995, and user contracts are being negotiated with both firms However, if CMUD is to supply reclaimed water to meet their schedule, design of the physical facilities must begin in July of 1994.

- Reuse of highly treated wastewater for irrigation can benefit both CMUD and the developers through.

CMUD

- Conservation of water resources;
- Limiting future wastewater plant expansions;
- Reducing effluent discharges to streams,
- Providing irrigation water at rates substantially lower than potable water rates.

- In February of 1994, Boyle Engineering completed a study of the feasibility of using the highly treated McAlpine Plant effluent as irrigation water This study documented that·

  - McAlpine effluent is suitable for irrigation purposes

  - Its quality is comparable to the reclaimed water used successfully for irrigation projects in many areas of the United States, and;

  - There are sufficient potential customers in the area surrounding the McAlpine plant to make the project viable

- If successful in negotiating at least one user contract, CMUD proposes to construct a pumping station and pipeline system to deliver the reclaimed water to the Ballantyne area, and to conduct a five year reuse demonstration project. This demonstration project will provide information about reuse of reclaimed water for non potable purposes and as an alternative to effluent discharge to streams Capital cost is estimated at $2 6 million and Operation and Maintenance cost at $220,000 per year. North Carolina Division of Environmental Management is actively supporting this demonstration project.

Request for Council Action

19. Amendments to Appointments to Housing Appeals Board

Action:

A) Rescind May 23, 1994, Resolution appointing Housing Appeals Board Members.

B) Adopt corrected Resolution appointing Housing Appeals Board Members.

Res. # 10
B-38
P-370

Staff Resource: Henry Underhill

Policy: Section 11-33 of the City Code requires that City Council appoint three members of the Housing Appeals Board. One member must maintain their principal residence in a rental dwelling located within the City-within-a-City area, and one must own, or be employed by, a firm that is engaged in the construction or management of housing.

The City Code also requires the Mayor to appoint two members One member must maintain their principle residence in a rental dwelling located in the City-Within-A-City area.

Reid | Wheeler
app.
Urban

Explanation of Request:

- At its May 23, 1994, Meeting, Council adopted a resolution appointing members of the Housing Appeals Board. That Resolution mistakenly contained the names of members the Mayor had already appointed to the Board, as well as Council's appointees. It also contained an incorrect expiration date for a member appointed by Council.

Mayor's Appointees:	Lillian K. Roberts Jeanne Robertson
Council's Appointees:	Bernice G. Hudson Karen Woods Clark W. Baldwin

- The City Attorney's Office recommends that the May 23rd resolution be rescinded so that the Housing Appeals Board appointment process will be consistent with the City Code.

Doug Conty
Legal

- The corrected Resolution contains only the names of the persons who Council intended to appoint in the previous Resolution, and the correct expiration date for Karen Woods, December 31, 1996.

Attachments:
Copy of the Resolution adopted by Council on May 23, 1994, which Council is being asked to rescind.

The corrected resolution that Council is being asked to adopt.

A RESOLUTION APPOINTING MEMBERS TO THE HOUSING APPEALS BOARD

BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, in regular session duly assembled, that appointments to membership on the City of Charlotte Housing Appeals Board shall be as follows:

Bernice G. Hudson shall be appointed to a term to expire on December 31, 1997. Lillian K. Roberts shall occupy the seat on the Board that is reserved for a person who maintains his principal place of residence in a dwelling that is located within the City Within A City area.

Jeanne Robertson shall be appointed to a term to expire on June 30, 1995.

Karen Woods shall be appointed to a term to expire on December 31, 1995. Clarke W. Baldwin shall occupy the seat on the Board that is reserved for a person who owns, or is employed by, a firm that is engaged in the construction or management of housing.

Resolved this 23rd day of May, 19 94.

Approved as to form:

City Attorney

CERTIFICATION

I, Nancy S. Gilbert, Deputy City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 23rd day of May, 1994, the reference having been made in Minute Book 104, and recorded in full in Resolution Book 32, Page(s) 307.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 26th day of May, 1994.

Nancy S. Gilbert, Deputy City Clerk

COMMUNITY DEV
1 JUN 96

- CMUD expects to reach a verbal agreement on at least one developer within the next 30 days. Notice to proceed will not be given to Boyle unless and until this happens.

- User contracts will be submitted for Council approval in mid to late summer.

19. Amendments to Appointments to the Housing Appeals Board Res. #10

This item will be sent to Council in the Friday, June 24 memo.

Drug Costy

20. Nominations for Appointments to Boards and Commissions

A. Nominations for Appointments to Boards, Commissions and Committees

See Note Pad

1. **AIRPORT ADVISORY COMMITTEE**
Two regular three year appointments Harold Carter is eligible and would like to be reappointed. His position must be a person affiliated with Aviation either by vocation or avocation. Marvin Smith is not eligible for reappointment, and his replacement must be a west side resident. Both appointees must be residents and registered voters in Mecklenburg County.

Attachment 13

2. **BOXING COMMITTEE**
One regular three year appointment. Al Mandell does not wish to be reappointed

Attachment 14

3 **DOMESTIC VIOLENCE COMMITTEE**
One regular three year term. Incumbent June Kimmel is eligible and would like to be reappointed.

Attachment 15

4. **HISTORIC LANDMARKS COMMITTEE**
Two regular three year appointments. Louis Bledsoe does not wish to be reappointed Allen Brooks is not eligible for reappointment.

Attachment 16

5 **NEIGHBORHOOD MATCHING GRANTS COMMITTEE**
One appointment to fill an unexpired term ending April 16, 1996 in the non-profit category. Joel Segal has moved out of State.

Attachment 17

6 **PLANNING COMMISSION**
One appointment to fill an unexpired term ending June 30, 1995. Tom O'Brien has resigned Must be a resident of Mecklenburg County

Attachment 18

7 **SPIRIT SQUARE BOARD OF DIRECTORS**
One appointment beginning immediately and ending June 30, 1995 to fill an unexpired term. Charlie Williams has resigned.

Attachment 19

8 **TAXICAB ADVISORY COMMITTEE**
Two regular three year terms. Gregory Ritch is eligible and would like to be reappointed. Robert Seals, operating permit holder classification, is not eligible to serve another term.

Attachment 20

9. **UPTOWN DEVELOPMENT CORPORATION**
Four three year terms. Three shall represent business. Vivian Williams is no longer eligible in the business category. Billie Ray does not want to serve another term. Tolly McKennon is eligible and would like to be reappointed

One appointment shall represent a non-profit entity. William P. Wood is not eligible to be reappointed.

Attachment 21

21. Set the Date for the City Manager's FY95 Evaluation

Action: **Approve July 5, 1994 at 3.00 p.m. as the date and time for the City Manager's performance appraisal.**

Scarborough / Wheeler
app
unan.

Item No.

Pulled - 22D, 22K, 24, 25B, 26 & 33
Scarborough/Martin - app. rest. unan.

CONSENT

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

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

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

Recommend adoption of the bid list as shown. The following contract awards are all low bid and within budget estimate unless otherwise noted. Each project or purchase was authorized in the annual budget.

CONSENT I

22. Various Bids

A. Vice Mobile Command Center **Police**

Recommendation: The Chief of Police recommends that the low bid of $74,217 by Lynch Display Vans of Burlington, Wisconsin be accepted

MWBE Status:	Amount	% of Project	Proj Goals
MBE	0	0	10
WBE	0	0	3

Purchasing

Compliance: Yes. Contractor complied with good faith efforts.

B. 24-Inch Water Main Along U.S. Highway 521 **CMUD**

Recommendation: The Utility Director recommends that the low bid of $574,449.96 by McDaniel Construction Contractors, Incorporated of Spindale, North Carolina be accepted.

MWBE Status: WBE PRIME CONTRACTOR

	Amount	% of Project	Proj Goals
MBE	$0	0%	2%
WBE	$574,449.96	100%	1%

Compliance: Yes The Contractor is a certified WBE.

C. Sanitary Sewer Construction - FY94 Contract L - Street Main Extensions **CMUD**

Recommendation: The Utility Director recommends that the low bid of $671,354.88 by BRS, Incorporated of Richfield, North Carolina be accepted.

Compliance: Yes. The Contractor will perform all work with his own forces.

Program Director Concur: Yes

D. Airport Terminal Renovations **Aviation**

Recommendation: The Aviation Director recommends the low combined Multi-Prime bids submitted by Edison Foard, L. T. Mechanical and Watson Electric, all of Charlotte, be accepted for a combined total of $877,796.

3 CONTRACTS

Summary of Bids:

Single Prime:	Edison Foard Inc	$890,774 00
	Frank H Conner	$921,000.00
*Multi-Prime General:	Edison Foard Inc.	$694,261.00*
	Frank H. Conner	$723,600 00
	J. D. Goodrum	$789,000.00
	Moretti Const.	$801,000.00
*Multi-Prime Mechanical:	L T Mechanical	$ 39,890 00*
*Multi-Prime Electrical:	Watson Electric	$143,645 00*

McCrary/Scarborough app. mar.

MWBE Status.	Amount	% of Project	Proj Goals
MBE	$15,292 00	1.74%	N/A
WBE	$39,792.00	4.53%	N/A
DBE Total	$55,084.00	6.27%	15%

Compliance: Yes. The Contractor complied with good faith efforts

Program Director Concur: Yes

E. **Marlwood Circle Culvert** — **Engineering and Property Management**

Recommendation: The City Engineer recommends that the low bid of $283,588.87 from Lord Industries of Greensboro, N.C., be accepted

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$ 17,550 00	6.4%	6%
WBE	$266,038.87	93 6%	4%

Compliance: Yes **The low bidder is a certified WBE.**

F. **Old Providence/Sharon View Intersection Improvement** — **Engineering and Property Management**

Recommendation: The City Engineer recommends award to the low bidder, Ferebee Corporation of Charlotte, NC, for $331,946 96

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$17,925 00	5 6%	6%
WBE	$22,840.00	7.1%	4%

Compliance: Yes. The Contractor exceeds the established contract goals for WBE participation and made good faith efforts to meet MBE goals for this project.

Program Director Concur: Yes.

G. **Add-A-Lane, Group 4-A**

Engineering and Property Management

Recommendation: The City Engineer recommends award to the low bidder, United Construction Company of Charlotte, N.C, for 277,238.85.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$277,238.85	100%	7%
WBE	$0	0%	4%

Compliance: Yes. The low bidder is a certified MBE.

H. **Reid Park Neighborhood Reinvestment, Phase II**

Engineering and Property Management

Recommendation: The City Engineer recommends award to the low bidder, Ferebee Corporation, of Charlotte North Carolina, for $924,252.71

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$ 38,000	4.2%	5%
WBE	$188,500	20 8%	4%

Compliance: Yes The Contractor meets established contract goals.

Program Director Concur: Yes

I. **Paratransit Minivans**

CDOT

Recommendation: The Director of Transportation recommends that the low bid of $154,625 by Ilderton Dodge of High Point, NC be accepted

MWBE Status:	Amount	% of Project	Proj Goals
MBE		0	10
WBE		0	3

Purchasing

Compliance: Yes, no known MWBE vendors for this equipment.

Program Director Concur: Yes

J. **1993 Annexation-Water Lines (Area 2)** CMUD

Recommendation: The Utility Director recommends that the low bid of $1,246,740.49 by Trans-State Construction Company, Inc. of Denver, North Carolina be accepted.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$0	0%	10%
WBE	$0	0%	8%

Compliance: Yes. The Contractor will perform all work with his own forces.

Program Director Concur: Yes

16" WATER MAIN FOR BROOKSHIRE BLVD, NC 16 + MT HOLLY HUNTERSVILLE RD

K. ~~**Water Distribution Project** -~~ CMUD
~~**Various Water Mains**~~

16" WATER

Recommendation: The Utility Director recommends that the low bid of ~~$1,246,740.49~~ by ~~Trans-State Construction Company, Inc.~~ of Denver, North Carolina be accepted

$ 966,845.62
SANDERS BROS., INC OF CHARLOTTE, NC
Scarborough McCrary
app as corrected
Unan.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	~~$0~~ $9,000	~~0%~~ 0 9%	~~10%~~ 6%
WBE	~~$0~~ $9,000	~~0%~~ 0 9%	~~8%~~ 9%

Compliance: ~~Yes. The Contractor will perform all work with his own forces~~ YES HAS COMPLIED WITH REQUIREMENTS OF PROGRAM

Program Director Concur: Yes

Res #1
B 32
p. 346

23. **Refund of Certain Taxes**

Action: **Adopt a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of $12,581.58.**

Finance

Explanation of Request:

It is requested that the City Council adopt attached resolution authorizing refund of $12,581.58 in total to the listed taxpayers.

Attachment 22
Resolution with taxpayer listing Additional listing of taxpayers who have received refunds less than $100. (As required by Resolution Rook 27, Page 493, June 24, 1991).

CONSENT II

24. Aviation Improvements

Res. #2 B-32 p-349

Ord. # 3986-X B-45 p-333

Action:

A. Adopt a resolution accepting Federal Aviation Administration (FAA) Grant in the amount of $7,764,439 ; and

B. Adopt an ordinance appropriating $9,714,439 to provide funding for FY94 Airport Improvements Projects, including Runway 5/23 overlay, Taxiway C reconstruction, resealing the air carrier ramp and Taxiway E, site preparation for General Aviation expansion and Part 150 Noise Program.

McCrory | Scarborough app. unan.

Aviation

CONTRACT BID

C. The Aviation Director recommends that the low bid in the amount of $1,488,651.90 be awarded to APAC-Georgia, Inc. for the Taxiway "C" Reconstruction on a unit price basis.

Aviation CONTRACT BID

D. The Aviation Director recommends that the low bid in the amount of $727,000.00 be awarded to International Contractors, Inc. for the Resealing Taxiway "E" and Air Carrier Ramp on a unit price basis.

Aviation CONTRACT BID

E. The Aviation Director recommends that the low bid in the amount of $2,111,000.00 be awarded to Showalter Construction Company for the Site Preparation for FBO Expansion on a unit price basis.

Aviation

Policy: Airport Master Plan

Explanation of Request:

- The FAA has offered a grant in the amount of $7,764,439 to provide the Federal share of FY94 Airport Improvements Projects. This grant includes 50% of the Airport's FY94 entitlements monies and $4,000,000 in discretionary funds for noise programs.

- Additionally this ordinance appropriates $1,950,000 in Airport monies to fund site preparations for the FBO expansion. City Council previously appropriated the City's share of the other projects

- Bids have been received for these individual projects and in companion actions, Council is asked to award the construction contracts for these projects.

- The Airport Advisory Committee has approved this funding.

Background:

On April 24, 1993 City Council appropriated airport monies to fund the City's share for the projects, except for the site preparation for the General Aviation expansion.

Under the FAA Airport Improvements Program, the airport is entitled to Federal grants based on passengers boarded.

Congress has passed a partial funding of this year's allotment Since the airport had previously prepared plans for those projects they can now be funded.

In order to be eligible for discretionary monies, 50% of the Airport's entitlements must be committed by June 30, 1994

MWBE Status:

VENDOR: APAC-Georgia, Inc.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	-0-	-0-	N/A
WBE	$284,585	19%	N/A
DBE TOTAL	$284,585	19%	15%

VENDOR: International Contractors, Inc

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$727,000	100%	N/A
WBE	-0-	-0-	N/A
DBE TOTAL	$727,000	100%	5%

VENDOR: Showalter Construction Co.

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$216,140	10.24%	N/A
WBE	$206,060	9.76%	N/A
DBE TOTAL	$422,200	20 0%	20%

25. **Various Bids**

A. Vacuum Jet Sewer Cleaners CMUD

Recommendation: The Utility Director recommends that the Section I low bid of $34,978 by Jet Vac Sanitary Services of Sumter, SC be accepted The Utility Director also recommends that the Section II low bid of $189,886 by Public Works Equipment be rejected and the lowest responsive bid by Jet Vac Sanitary Services of Sumter, SC, in the amount of $193,000 be accepted.

Summary of Bids:
Section I:

Jet Vac Sanitary Services	Sumter, SC	$34,978
Cities Supply	Sumter, SC	$36,890

Section II:

Public Works Equipment	Monroe, NC	$189,886
Jet Vac Sanitary Services	Sumter, SC	$193,000

Compliance: Yes; no known MWBE vendors for this equipment.

Program Director Concur: Yes

The Section II low bid unit (Vactor) offered by Public Works Equipment Company does not meet the specifications in the following areas

- Corten steel centrifugal vacuum compressor
- Air-cooled hydraulic oil heat exchanger
- Triplex type water pump driven directly by auxiliary engine and designed to operate at 30 gpm at 3000 psi.
- Vernier throttle control at the operator's station.
- Compressor to be driven by a hydrostatic motor powered by the chassis engine.

Pulled by Don Reid

B. Colony Road Phase II Grading Package **Engineering and Property Management**

Recommendation: The City Engineer recommends that the low bid of $145,213.95 by Propst Construction Company of Concord, NC be accepted.

Description: This project will include the construction of 600' of the final roadway grade of Colony Road Extension in the Tanbridge Drive area south of Carmel Road.

McCrory/Reid app unan.

Justification: A developer has agreed to donate the needed right-of-way of a portion of the future Colony Road Extension project. In order to obtain the right-of-way by donation, the City has agreed to proceed with grading of this section of the roadway at this time, which will allow the developer to begin development of the adjoining lots. The needed right-of-way is valued at $50,000.

Summary of Bids:

PROPST CONSTRUCTION COMPANY	$145,213.95
SHOWALTER CONSTRUCTION	$149,282.70
UNITED CONSTRUCTION	$149,982.00
BLYTHE DEVELOPMENT COMPANY	$162,883 04
JONES GRADING & FENCING	$190,776 60

MWBE Status:	Amount	% of Project	Proj Goals
MBE	$22,260	16.1%	6%
WBE	$0	0%	4%

Compliance: Yes The Contractor exceeded overall goals.

Program Director Concur: Yes.

C. Runway 5-23 Overlay and Centerline Lights

Aviation

Low bid amount and contractor information will be forwarded to Council in the Friday, June 24th memo.

Justification: The asphalt pavement on Runway 5-23 needs to be resurfaced in order to extend the useful life of the runway. Through engineering testing and analysis, it was determined that the runway surface should be replaced with new asphalt material At the same time, runway centerline lights are being installed which will enable aircraft to depart during low visibility.

Pulled by Don Reed

Ord #2 #3887-X B-45 p. 334

26. Relocation of Neighborhood Development Key Business

Action: **Adopt an ordinance to transfer $235,390 capital funding for the relocation cost of the Neighborhood Development Key Business.**

McCrory/Wheeler aff unan.

NEIGH DEV

Item No.

Explanation of Request:

- As part of the Rightsizing strategy in reducing the number of City Departments from 26 to 13, five departments are being consolidated into the Neighborhood Development Key Business to improve the delivery of public service to City Within a City (CWAC) and targeted neighborhoods which are currently distressed.

- The Neighborhood Development Key Business which consists of 5 consolidated departments (Community Relations, Community Development, Economic Development, Employment & Training and Neighborhood Services) will be located in the Old City Hall building Employment & Training is the only one currently located in the Old City Hall building.

- The basic relocation (the physical move) cost of this project is $235,390. Because the physical move involves one-time, capital investment costs, individual project savings have been identified in the General Fund's Capital Improvement Program to fund this expense.

- The annual rental expense for Community Relations office space in the Knox Law Center ($42,000) will be eliminated

Background:

See Attachment for additional Background

Attachment 23
Background

27. **AccuStaff - Amendment No. 2**

Action:

A. **Approve Amendment No. 2 to the Agreement with AccuStaff for $112,320.00 to provide temporary employees for Business Support Services, and**

B. **Amend the pay increase structure for temporary employees devoted to Storm Water projects.**

Explanation of Request:

- AccuStaff was selected by Business Support Services through the process of receiving bids to provide temporary positions to respond to computer LAN (Local Area Network) users' problems and inquiries

- Due to the rapid growth experienced by the LAN system, the existing support is not adequate Rather than adding permanent positions, the need is being met utilizing temporary employees.

- Since an agreement with AccuStaff for temporary Storm Water employees was already in existence, the existing agreement is being amended to save administrative costs.

- The Storm Water portion <u>does not</u> increase the amount of the agreement Amendment #2 changes the 5% annual increase to a 2½% semi-annual increase to reduce the employee turn-over rate.

Bus. Supp. Serv.

Background:

See ATTACHMENT for Background

Attachment 24
Background

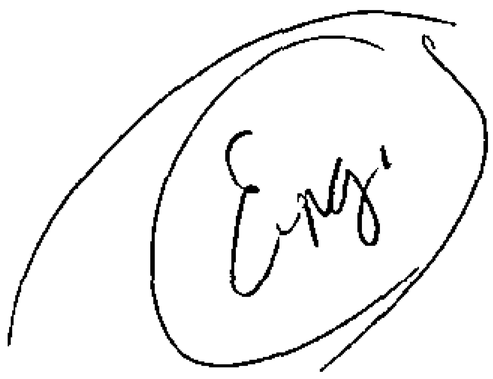
28. Beatties Ford Road Small Area Plan Change Order No. 1

Action: **Approve Change Order #1 for $71,331.75 to the contract with Ferebee Corporation for continued construction of Beatties Ford Small Area Plan, which will increase the contract amount from $877,846.63 to $949,178.38.**

Staff Resource: Jeb Blackwell

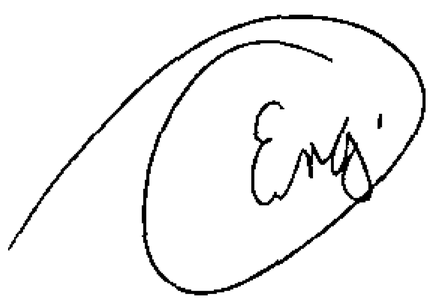
Explanation of Request:

- The original contract included infrastructure repairs identified and prioritized in the Beatties Ford Small Area Plan
- Change Order #1 will alleviate flooding of the down stream home owners One home owner on St. Luke Street is experiencing severe flooding of his residence
- The flooding problem on Luke Street was identified after award of the contract The homeowner contacted the Storm Water Division for assistance with the problem under the Storm Water Repair Program. Due to the severity of the problem, it was given a high priority.
- Since we already had a contractor in the area, we took advantage of the opportunity to solve the problem immediately and realize a savings by avoiding the cost of bidding and mobilizing another contractor into the area.



29. Idlewild Road Widening, Phase II Change Order #4

Action: **Approve Change Order #4 for $92,733.01 to the contract with Dickerson Group, Inc. which will increase the contract amount from $4,781,843.41 to $4,874,576.42.**



Item No.

Explanation of Request: Change Order #4 will provide funds due the contractor for adjustments in the asphalt cement price allowed by the contract; extra quantities of asphalt used in driveway construction in order to satisfy property owners; and complete overlay of the intersection of Idlewild Rd. and Harris Blvd

Background: The project was awarded by City Council on October 8, 1990 and the project was completed on February 1, 1994

30. Janitorial Contract - Aviation

Action: **Approve a contract in the amount not to exceed $1,202,279 annually for three years with Olsten Temporaries to provide janitorial workers at the airport.**

Explanation of Request:

- Request for proposals (RFP's) were advertised on May 11, 1994 to provide janitorial workers at the airport. The deadline for bids was June 9. Two companies submitted proposals:

  - Olsten Temporaries
  - Corporate Staffing Consultants

- A third company (World Cleaners) submitted a bid, but it was received on June 10, one day past the submittal deadline.

- A Selection Committee comprised of the Aviation Director, Deputy Aviation Director, Airport Operations Manager and Airport Janitorial Supervisor reviewed the proposals

- Key elements of proposal that weighed the decision included:

Aviation

- Employee benefits.
- Company experience and references
- Proposed markup percentage.
- Financial stability.
- Ability to provide workers 24 hours a day.

- Olsten Temporaries offered the lowest markup percentage, an acceptable benefits package,and their previous work record was satisfactory.

- The Airport Advisory Committee has approved this contract

Background: The airport has been contracting for janitorial personnel service since 1990. The janitorial staff is comprised of 65 contracted workers and four airport janitorial supervisors Olsten Temporaries has provided janitorial workers since 1991.

31. Street Abandonment - Alleyways Between East Fifth Street and East Seventh Street

Rec #3 B 32 P. 351

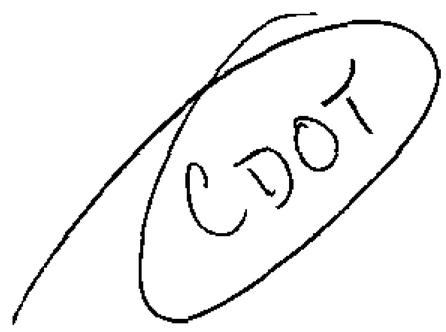
Action:

A. Adopt the Resolution of Intent to Abandon two Alleyways between East Fifth and East Seventh Streets.

B. Set a Public Hearing on July 25, 1994.

Staff Resource: R. N. Pressley, Jr., Department of Transportation

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



Item No.

Explanation of Request:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys The Charlotte Department of Transportation has received a petition to abandon public right-of-way and is requesting this Council Action in accordance with NCGS 160A-299

Background:

Petitioners:
Lee R McLaren, K & C Investments, Jacqueline G Levister, G. Howard & Louise K. Webb, Ellen Rubenstein/Michael Evans Chelmis, Baxter T McRae, Jr , William G. Staton, Lynn Andrew Teague, William Henry Curtis, Courtney T./Elliott W. Wolfe

Right-of-Way to be Abandoned:
Two Alleyways.

Location:
Two Alleyways between East Fifth and East Seventh Streets.

Reason:
To incorporate the right-of-way into adjacent property to enable the Elizabeth Community Association to obtain a grant to repair and renovate the alleyways known as the Elizabeth Trolley Path.

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

Adjoining property owners - No objection
All petitioners are abutting property owners

Neighborhood/Business Association(s) - No objection
Elizabeth Community Association

Private Utility Companies - No objection

City Departments -
Review has identified no apparent reason this closing would:

1. Be contrary to the public interest; or ,
2. Deprive an individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in NCGS 160A-299.

Attachment 25
Vicinity Map

32. Street Abandonment - Persimmon Street, an Alleyway and a Portion of Heath Court

Resolution Book 32 Page 353

Action:

A. Adopt the Resolution of Intent to abandon Persimmon Street, an alleyway and a portion of Heath Court.

B. Set a Public Hearing on July 25, 1994.

Policy:

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

Explanation of Request:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and is requesting this Council Action in accordance with NCGS 160A-299.

Background:

Petitioners:
City of Charlotte Engineering and Property Management Department/Clark D. Readling.

Right-of-Way to be Abandoned:
Persimmon Street, an alleyway and a portion of Heath Court.

CDOT

Location:

Persimmon Street	-	westwardly from Hawthorne Lane to Louise Avenue
Alleyway	-	northwardly from Persimmon Street approximately 137 feet to its terminus.
Heath Court	-	southwardly from Persimmon Street southwardly approximately 40 feet.

Reason:
To incorporate the right-of-way into adjacent property for building expansion and parking facilities for the City of Charlotte and the Salvation Army

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

Adjoining property owners - Outstanding issues resolved - Mr. Daniel K. Meigs. No objection - Salvation Army.

Neighborhood/Business Association(s) - No objection
Belmont Development Corporation
Belmont Neighborhood Strategy Force

Private Utility Companies - No objection

City Departments -
Review has identified no apparent reason this closing would:

1. Be contrary to the public interest; or ,
2. Deprive an individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in NCGS 160A-299

Attachment 26
Vicinity Map

Pulled by Don Reid

Ord #3 #3880 B 45 P-385

33. Lower Speed Limit on 10 City Streets

Action: **Adopt an ordinance to lower the speed limit on ten (10) Charlotte streets.**

Policy: **Neighborhood 25 MPH Program**

Explanation of Request: Request Council adopt an ordinance to lower the speed limit, in accordance with Council's approved policy on the Neighborhood 25 MPH Program, on.

• Brandon Circle (Myers Park)	25 MPH
• Creola Road (Mammoth Oaks)	25 MPH
• Elmstone Drive (Thornhill)	25 MPH
• Ferncliff Road (Barclay Downs)	25 MPH
• Lakeview Drive (Mammoth Oaks)	25 MPH
• Mamolake Road (Mammoth Oaks)	25 MPH
• Mammoth Oaks Drive (Mammoth Oaks)	25 MPH
• Shelton Street (Mammoth Oaks)	25 MPH
• Summey Avenue (Oakhurst)	25 MPH
• Tanglewood Lane (Myers Park)	25 MPH

McCrory/Wheeler aff. Unan

Funding: Funding of required signing will be through the Department of Transportation. The cost of signing is approximately $25 per sign. Approximately $900 worth of signs will be needed. This cost of new signing is programmed within the departmental budget

CDOT

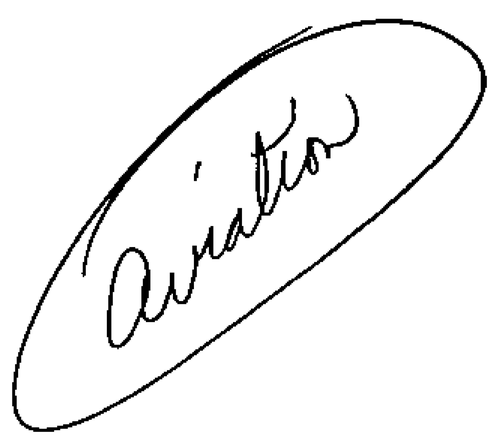
Background: On May 14, 1984, City Council approved a policy to permit a lowered speed limit on residential streets. The policy requires that the residents submit a petition signed by 75 percent of the residents or property owners on the streets and that an engineering evaluation be conducted by the Department of Transportation to determine if the lowered speed limit is appropriate.

34. Property Transactions

Recommend Approval of the following property transactions and adoption of the condemnation resolutions.

Acquisitions:

A. **Project:** F.A.R. Part 150 Land Acquisition
Owner(s) Mrs. Dorothy Adams Howard
Property Address: 2426 Danforth Lane
Property to be acquired: .217 Acres
Improvements: 3 Bedroom, 1 Bath, Ranch
Tax Value: $44,090.00
Purchase Price: $51,000.00
Remarks: The purchase was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the house. The tax value is determined on a more generic basis and will be higher or lower for houses with certain attributes. 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.

Aviation

B. **Project**: F.A.R. Part 150 Land Acquisition
Owner(s): Mr. and Mrs. John M. Ferguson
Property Address: 6300 Teresa Avenue
Property to be acquired: .617 Acres
Improvements: 3 Bedroom, 2 Bath, 1 5 Story
Tax Value: $58,590.00
Purchase Price: $82,000.00
Remarks: The purchase was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the house. The tax value is determined on a more generic basis and will be higher or lower for houses with certain attributes. 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