AGENDA

Meeting Type	B
Date.	03-27-1989
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda March 27, 1989

FILE COPY

CHARLOTTE

Meetings in March '89

MARCH 1 - MARCH 4

2	Thursday, 3 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Omnimax Ad-Hoc Committee - CMGC, 8th Floor Conference Room

THE WEEK OF MARCH 5 - MARCH 11

6	Monday, 7 30 a m	ADVISORY COMMITTEE ON PERFORMANCE APPRAISAL & PERFORMANCE INCENTIVE PROGRAMS - CMGC, Lobby Conference Room
	Monday, 12 Noon	CHARLOTTE-MECKLENBURG PLANNING COMMISSION (Workshop) - CMGC, 8th Floor Conference Room
	Monday, 2 00 p m	PLANNING COMMISSION/Zoning Committee - CMGC, 8th Floor Conference Room
	Monday, 5 00 p m	CITY COUNCIL/Workshop - CMGC, Conference Center
7	Tuesday, 7 30 a m	ORGANIZATION REVIEW ADVISORY COMMITTEE - CMGC, Lobby Conference Room
	Tuesday, 2 30 p m	HOUSING APPEALS BOARD - CMGC, 5th Floor Conference Room
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
8	Wednesday, 7 45 a m	PRIVATE INDUSTRY COUNCIL - CMGC, Conference Center, Room 267
	Wednesday, 8 30 a m	CIVIL SERVICE BOARD - CMGC, Operations, 7th Floor Conference Room
	Wednesday, 4 00 p m	HISTORIC DISTRICT COMMISSION - CMGC, Planning Commission, 8th Floor Conference Rm
	Wednesday, 6 00 p m	YOUTH INVOLVEMENT COUNCIL - CMGC, Lobby Conference Room

THE WEEK OF MARCH 12 - MARCH 18

13	Monday	NATIONAL LEAGUE OF CITIES - No City Council Meeting
	Monday, 9 00 a m	STORMWATER MANAGEMENT CITIZENS ADVISORY COMMITTEE - Hal Marshall County Services Center
	Monday, 10 00 a m	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Charlotte Coliseum, 100 Paul Buck Blvd
	Monday, 12 15 p m	PLANNING COMMISSION/Zoning Committee - CMGC, Meeting Chamber Conference Room
	Monday, 7 30 p m	HISTORIC PROPERTIES COMMISSION - 1221 S Caldwell Street
14	Tuesday, 8 00 a m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 12 Noon	DIVISION OF INSURANCE & RISK MANAGEMENT - CMGC, 10th Floor Conference Room
	Tuesday, 4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
16	Thursday, 7 30 a m	ADVISORY COMMITTEE ON PERFORMANCE APPRAISAL & PERFORMANCE INCENTIVE PROGRAMS- CMGC, Lobby Conference Room
	Thursday, 8 00 a m	CLEAN CITY COMMITTEE - CMGC, Conference Center, Room 270/271
	Thursday, 5 00 p m	CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
	Thursday, 7 30 p m	CHARLOTTE TREE ADVISORY COMMISSION - Park Operations, 701 Tuckaseegee Road

(CONTINUED ON BACK)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202-2861

704/336-2395

THE WEEK OF MARCH 12 - 18 (Continued)

17	Friday, 7 30 a m	**PLANNING LIAISON COMMITTEE** - CMGC, 8th Floor Conference Room
	Friday, 11 30 a m	**CHARLOTTE TREE ADVISORY COMMISSION (Arbor Day Ceremonies)** - Marshall Park, McDowell Street
	Friday, 12 00 Noon	**CHARLOTTE TREE ADVISORY COMMISSION LUNCHEON**- CMGC, Meeting Chamber Conference Room
	Friday, 7 00 p m	**PLANNING COMMISSION/Metropolitan Planning Organization** - CMGC, Lobby Conference Room

THE WEEK OF MARCH 19 - MARCH 25

20	Monday, 5 00 p m	**COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Center
	Monday, 6 00 p m	**CITY COUNCIL/Zoning Hearings** - CMGC, Meeting Chamber
21	Tuesday, 7 30 a m	**ORGANIZATION REVIEW ADVISORY COMMITTEE** - CMGC, Lobby Conference Room
	Tuesday, 3 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION**/Hal Marshall Center Ad-Hoc Committee - CMGC, Lobby Conference Room
	Tuesday, 4 00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
22	Wednesday, 4 00 p m	**CITIZENS CABLE OVERSIGHT COMMITTEE** - CMGC, Lobby Conference Room
	Wednesday, 6 00 p m	**YOUTH INVOLVEMENT COUNCIL** - CMGC, Lobby Conference Room
24	Friday, 10 30 a m	**CHARLOTTE-MECKLENBURG ART COMMISSION**/Criminal Courts Ad-Hoc Committee - CMGC, 8th Floor Conference Room

THE WEEK OF MARCH 26 - MARCH 31

27	Monday, 1 00 p m	**COUNCIL/MANAGER LUNCHEON** - CMGC, Meeting Chamber Conference Room
	Monday, 2 00 p m	**CITIZENS HEARING** - CMGC, Meeting Chamber
	Monday, 2 30 p m	**CITY COUNCIL MEETING** - CMGC, Meeting Chamber
	Monday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION**/Spirit Square Ad-Hoc Committee - CMGC, Lobby Conference Room
	Monday, 4 00 p m	**PLANNING COMMITTEE/Executive Committee** - CMGC, 8th Floor Conference Room
	Monday, 4 30 p m	**PLANNING COMMISSION/Zoning Committee** - CMGC, 8th Floor Conference Room
28	Tuesday, 2 00 p m	**CITY ZONING BOARD OF ADJUSTMENT** - Hal Marshall Building, 700 North Tryon Street
	Tuesday, 4·00 p m	**PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room
	Tuesday, 4 30 p m	**COMMUNITY RELATIONS COMMITTEE** - Covenant Presbyterian Church
30	Thursday, 7 30 a m	**ADVISORY COMMITTEE ON PERFORMANCE APPRAISAL & PERFORMANCE INCENTIVE PROGRAMS** - CMGC, Lobby Conference Room
	Thursday, 4 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION**/Executive Committee - CMGC, 8th Floor Conference Room
	Thursday, 5 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION** - CMGC, Lobby Conference Room

NOTE These organizations will <u>not</u> meet in March·

Community Facilities Committee
Municipal Information Advisory Board

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CHARLOTTE

Mayor Sue Myrick | Mayor Pro Tem Al Rousso

John A (Cus) Campbell | Roy Matthews
Stanley M Campbell | Cyndee Patterson
Dan Clodfelter | Ella Butler Scarborough
Charlie S Dannelly | Richard Vinroot
Gloria Fenning | Velta W Woollen

Council Agenda

Monday, March 27, 1989

1 00 PM	Council-Manager luncheon
2 00 PM	Citizens Hearing
2 30 PM	Council Meeting

ITEM NO

1 Invocation by Rev Harold Aldridge of Dulin's Grove Advent Christian Church

2 Consider approval of minutes of February 20 Zoning Hearings, February 27 Regular Meeting and March 6, 1989 Workshop

POLICY

3 Decision on Petition No 89-1 by Roger R Lee for Site Plan Amendment to an existing I-2(CD) zoning for a 4 02 acre site on the north side of Mt Holly Road east of Lee Drive

The Zoning Committee recommends that this petition be denied

Attachment No 1

4 Recommend approval of the Art Commission's recommendation of and authorize award of a contract to the artist Mary Shaffer to work collaboratively with Cesar Pelli to design, fabricate and install a piece of art for the Performing Arts Center

Mary Shaffer Recommended

On February 23, the Art Commission unanimously accepted the recommendation of the Performing Arts Center ad hoc advisory committee that artist Mary Shaffer work collaboratively with Cesar Pelli to design, fabricate and install artwork for the Performing Arts Center Attached is a copy of the February 24 Council-Manager memorandum which outlines the Performing Arts Center artist selection process

Mary Shaffer's work is primarily in glass, bronze and iron If Council accepts the Art Commission's recommendation, Ms Shaffer will begin to develop an artwork design concept The design will be presented to the Art Commission and to Council for approval, and Council will have an opportunity to monitor the ongoing work in progress

Art Allocation

The Performing Arts Center art allocation is $150,000 The artist contract will be for $140,000 The remaining $10,000 covers staff expenses, artist selection process costs and project contingency

Representatives of the Art Commission will be at the Council meeting for a presentation and to answer questions

Attachment No 2

5 **Consider request from Mecklenburg County for additional funding for the Mecklenburg County Criminal Justice Information System (MCCJIS)**

Study of Criminal Justice Process

In 1982, the American University conducted a study of the criminal justice process in Charlotte-Mecklenburg at the request of the City Council and County Commission

The report made several recommendations for improving organizational relationships and process

Criminal Justice Information System

A major recommendation was the development of a criminal justice information system This project, titled Mecklenburg County Criminal Justice Information System (MCCJIS), has the following components

1	Positive Fingerprint Identification	Implemented
2	Arrest Processing System	Underway
3	Central Repository System	Testing
4	Pre-Trial Release System	Underway
5	Magistrate System	Underway
6	Trial Court System	Underway

The total cost of the components is $2 4 million In 1988, the City purchased the Automated Fingerprint Identification system for $1 2

million The County currently has under contract the remaining components which are estimated to cost $1 2 million

A report on the MCCJIS project is attached

Funding Requested

Mecklenburg County, through the Citizens Criminal Justice Commission (CJCC), is requesting a City contribution of $139,711 to fund the consultant services necessary to complete the system components under County contract Over the life of the project, Mecklenburg County has contributed $1 1 million

The attached report addresses the benefits the City can expect to receive from the system implementation

Options

The City Police and Municipal Information Departments have been involved and supportive of the MCCJIS project for over five years The value of the system is unquestionable The City has contributed its fair share of project support without much visibility

There are two options for consideration

1 Fund the Request
This option recognizes that the City should be more visible in its support of the project Funding is available in the Council contingency (current balance is $324,644) and an ordinance has been prepared for consideration

2 Request County Support
This option recognizes that the request is to fund a project overrun Much like the automated fingerprint system (AFIS), the actual costs have exceeded the budget If this were a City project, the completion of the project would require internal review for funding Additional funds would be identified by deferral of lower priority projects

The County was asked what budget review was undertaken for this project overrun and the option chosen was to look for alternative revenue resources

Recommendation: The recommendation is to ask the County staff to review the completion of this project within its priorities and provide appropriate strategies to the County Commission and the Citizen Criminal Justice Commission for project completion

Funds: General Fund Contingency is the source of funding, balance totals $324,644

Attachment No 3

6 Recommend adoption of ~~an~~ ordinances to amend the City Code, Chapter 10 Article II and III entitled "Health and Sanitation" to improve community cleanliness

Tougher Litter Control Ordinance: At the September 6, 1988 workshop, Council considered the causes and possible solutions to littering problems in Charlotte (Information sent to Council in the workshop agenda is in the Council library) As a follow-up to workshop discussions, the Operations Department reviewed the current Litter Control Ordinance and proposes an amendment which will toughen penalties for violations The amendment is endorsed by the Clean City Committee

Operations Committee: In the next few months, the Operations Committee will be considering some additional innovative approaches to this problem The suggestions on this agenda will assist any future efforts and we recommend moving ahead on strengthening the ordinances

Current Ordinance: Fines range from $10 00 for sign violations to $25 00 for weeds and grass, trash and rubbish, and miscellaneous junk accumulations and to $50 00 for illegal dumping and mud/dirt on public streets resulting from construction/demolition sites

Violators have seven days to comply

For non-compliance we can pursue correcting the violation through the courts, however, fines arerarely paid

Proposed: Will decrease the length of time from seven days to three days for correcting some violations, e g notice of a refuse or litter

violation concerning accumulation of trash/junk at the curb or in the yard This will reduce the time that trash problems are visible

Will increase the fine for dumping trash on private property from $50 00 to $500 00 This is authorized in State statutes and should drscourage illegal dumping There are now 54 illegal dump sites around the City which are being monitored and cleared as needed by City forces

Will increase fines for various violations, such as

Violation	Current Fine	Proposed Fine
Early trash setouts	$10	$25
High weeds/grass	25	50
Accumulation of trash/junk at curb or in rear yard	25	50
Mud/debris on streets	50	100

. Repeat violations at the same location will have escalating fines up to $100 00 per offense After the initial violation, fines will increase by $25 00 to $100 00 per repeat violation Fines are now constant and do not offer an incentive to prevent recurrence of the problem

Once a civil suit is filed, the City can recover fines Currently Community Improvement may take a violator to court to correct a violation It is up to the judge to decide whether fines will be paid Under the amendment, the Division may file a civil complaint to cause payment of fines

Clarify the abandoned vehicle provisions The junked motor vehicle ordinance allows one junked vehicle to be kept in the "rear yard" as defined by the Zoning Ordinance so long as it has an acceptable canvas covering The amendment will delete some conflicting language

Clearances Operations Department, Clean City Committee

7 Discussion of Charlotte Chamber's inter-city visit to Denver, May 8-10, 1989

The Charlotte Chamber's inter-city visit will be to Denver May 8-10, 1989 These dates are in conflict with your regularly scheduled Council meeting on Monday, May 8 Council may wish to cancel or postpone the May 8 Council meeting, or to ask the Mayor to represent Council on the Chamber trip If the meeting is cancelled, we may need to schedule a short Council meeting to handle some routine items such as bid awards in order for certain projects to proceed

8 Workshop agenda for the April 3, 1989 Council workshop

FY90-91 Preliminary Budget Overview

Park Master Plan presentation and use of Statesville Road Park for botanical garden

BUSINESS

9 Recommend approval of the recommendation of the CMGC Advisory Food Service Committee that the cost of constructing the food service facility in the Charlotte-Mecklenburg Government Center be recovered through lease payments

Restaurant Request for Proposals: Last fall, City Council approved the Request for Proposal seeking an operator that would basically upfit the new facility with minimal financial assistance from the City It was staff's intent to turn over a complete set of plans and specifications to the successful operator They, in turn, would secure any needed financing and have the restaurant constructed according to the City's plans None of the four proposals received were responsive and all had made modifications which required varying amounts of City financing

Committee Recommendation: The Food Service Advisory Committee, comprised of Mr Slug Claiborne, Mr Robert Percival, Mr George Beck and two City employees, Ms Glenda Brown and Mr Jackie Wilkes, discussed each proposal and felt the City should assume the responsibility for constructing and equipping the kitchen and food service/seating area It was their opinion that a long term lease would not be in the City's best interest In the event of termination, there was no practical way to handle the structural improvement made by the developer

The advisory committee felt that the developer would be unable to finance the facility since they had no ownership in the property All the improvements being made would be attached to the City's building and would not be removable They felt that an adequate rent structure could be established in line with other restaurants and using short term leasing, allow the City maximum flexibility in operating a restaurant in the Government Center

Rent Structure

The City will recoup its expenditures through the rent structure during the lease terms Modifications have been made to the layout of the restaurant and the Request for Proposal The Finance Department has calculated the rent based on a total construction cost of $400,000 to $500,000 The chairman of the advisory committee and the committee and Finance Department recommend that the square foot rent necessary to pay off this investment, including interest costs, will be reasonable and will attract quality restaurant operators Based on Mr Claiborne's recommendation, this rental range is feasible in the Charlotte market Upon approval of this concept, the RFP will be mailed the following week to interested parties The City will also advertise seeking additional restaurateurs to submit proposals for this facility

Clearances

Food Design Associates, Food Service Advisory Committee, Finance Department and Engineering/Real Estate concur in this request

10 Recommend/approval of the FY'90 Job Training Plan funded by the Job Training Partnership Act (JTPA)/through the North Carolina Division of Employment and Training/in the amount of $1,740,196 /in Title II-A and Title II-B funds for programs to be operated from July 1, 1989 to June 30, 1990/to serve 1,350 economically disadvantaged residents of Mecklenburg County /

Council Approval of Plan Required

The Private Industry Council (PIC) has the responsibility under Federal JTPA legislation to identify and address employment and training needs in Mecklenburg County and the Employment and Training Department carries out these needs The Annual Job Training Plan constitutes a blueprint of programs and activities to be provided to

low-income residents of Charlotte and Mecklenburg County during FY'90

City Council is requested to review and approve the plan, which has been approved by the Private Industry Council, before submission to the North Carolina Division of Employment and Training in Raleigh There is no significant change from last year's plan Both the PIC and Council must approve the Plan before submission After State approval is received, contracts for program implementation will be submitted to Council for approval in June in order to begin program operations by July 1, 1989

Description of the Job Training Plan

The Job Training Plan

Is a comprehensive program that outlines job training services and summer work experience for approximately 1,350 economically disadvantaged residents of Mecklenburg County during FY'90

Targeted population groups include high school dropouts, welfare recipients, youth and handicapped individuals

The goal is to provide these individuals with the skills necessary to enter the labor force and maintain productive employment

Program Evaluation

The monitoring and evaluation of these contracts was expanded in FY89 to include exit interviews with program participants in order to determine their satisfaction with their training and employment services We also follow up to determine job retention rates, wages, and employer satisfaction with program graduates This will be continued in FY90

Programs

A list of the proposed programs is attached

Total Cost

The total projected cost for the FY'90 JTPA program is $1,740,196 Supplemental City funding will be discussed during the budget process

Funds

All funding associated with the Job Training Plan is allocated through the Job Training Partnership Act Title II-A and II-B grants from the North Carolina Division of Employment and Training

Private Industry

(The Private Industry Council (PIC) consists of 17 volunteers, at least half of whom are executives

Council

from the private sector Other members include representatives from the public educational agencies, organized labor, community based organizations, economic development agencies, the public employment services, and public officials Members of the PIC, appointed by the Mayor, have as their function the provision of policy guidance and oversight with respect to employment and training activities included in the job training plan The PIC works in partnership with the local government unit, which in Mecklenburg County, is the City of Charlotte)

Attachment No 4

11 Recommend approval of a contract between the City of Charlotte and the Charlotte Area Fund for $135,000 00 in Housing and Urban Development (HUD) funds to operate a public housing Tenant Training program

Program to be used at Boulevard Homes

On February 2, 1989, the Community Development and Housing Committee received a status report on the Tenant Training Program The proposed program is a follow-up to the successful program used at Piedmont Courts which resulted in 60 public housing residents being placed into unsubsidized employment and will be used at Boulevard Homes which will undergo renovations similar to those at Piedmont Courts

Tenant Training Program

The Tenant Training Program

is designed to provide educational, motivational, and job training opportunities for public housing residents in Charlotte

will improve the employability of public housing residents, with preference given to individuals between the ages of 17 and 24 who reside in Boulevard Homes

is funded through Housing and Urban Development (HUD) monies which Charlotte's Housing Authority has made available to the City's Employment and Training Department and is included in the current budget

will run from April 1, 1989 through March 31, 1991

will be jointly operated by the Employment and Training Department and the Charlotte Area Fund

will serve approximately 40 individiuals

A description of the program is attached

Attachment No 5

12 A Recommend adoption of a resolution amending the Capital budget advancing the Discovery Place project schedule in the CIP from FY92 to FY89

B Recommend approval of a contract with Discovery Place for the expansion of its existing facilities for Phase A

C Recommend adoption of budget ordinance appropriating $2,000,000 for projected cost through June 30, 1989

D Recommend amendment to the lease agreement dated July 1, 1981 with Discovery Place to extend the lease ten years from the date of expiration

Background of Discovery Place Expansion

Discovery Place Expansion

In July, 1988, Discovery Place contracted with Imax Systems to purchase the Omnimax System

December, 1988 - the Discovery Place Board of Directors selected an architect for Phase A of the project with assistance of the City Engineering Department

When bonds were approved, Discovery Place, using its own funds, entered into a contract with Hepler and Hall Architects for design services for Phase A Phase A consists of the design and construction of a building to house the Omnimax Theatre, a restaurant, gift shop, storage space and approximately 15,000 square feet of exhibit space

Total project cost for Phase A is estimated to be $11,900,000 which includes a 50 percent match ($5,950,000) from the City

Construction Schedule

For two reasons, Discovery Place requested that the project be moved to an earlier construction date and that bonds be sold no later than September, 1989

Purchase Omnimax equipment

Conduct its fundraising earlier in order not to coincide with the Performing Arts Center fund raising campaign.

Nine million dollars in General Obligation bonds were approved in the November, 1988 bond referendum as the City's matching contribution to the expansion and remodeling of the existing Discovery Place facility (Phase A & B) estimated to cost $18 million Council approved the funding for this project in the 1989 CIP budget

Lease Amendment

The City and Discovery Place entered into a ten-year lease on July 1, 1981; the lease expires July 1, 1991 The City Manager and the City Attorney have reviewed the lease and recommend that the lease be amended to extend its terms for an additional ten years, commencing upon the expiration of the original term. All other terms of the lease shall remain the same unless otherwise amended by the parties in writing in the manner provided for in the lease

Funds

The City's portion of the project ($5,950,000 for Phase A) is funded through $9 million in General Obligation bonds authorized in November, 1988 Discovery Place's portion of the $11 9 million project (Phase A) is $5,950,000 and is funded through private contributions.

Net operating costs for the project (revenues minus expenditures) are estimated at $126,000 for partial year operation in FY91, and $263,550 in FY92 for full year operations

This is based on the same funding arrangements we have with the Mint Museum and Spirit Square

Under the terms of the Agreement, when bond proceeds of the City and Discovery Place funds have been expended, the City at it sole election will either advance funds as necessary to make contract payments or obtain necessary funds by calling on Discovery Place's Irrevocable Loan Commitment If the City advances the funds, Discovery Place will repay the City with interest calculated at the current moving weighted average yield of the City's investment portfolio

Clearances This contract was negotiated by the Finance Department and has been cleared by the Legal Department, Engineering Department, Budget Department and Discovery Place Board

13 Recommend (A) adoption of an ordinance appropriating funds to (B) award a contract for $87,749 39 to Executive Transportation, Inc for operation of a shuttle along Independence Boulevard for one year during construction

Recommendation Based on the low bid, a committee made up of representatives of the Transportation, Budget, and Purchasing Departments recommends Executive Transportation, Inc , to operate the Independence Shuttle Executive Transportation is a minority firm Although bids were requested for operation for one year, CDOT will closely monitor ridership to determine if the service should be extended beyond the first six months (The City or the contractor may cancel on 30 day written notice)

Operation/ Promotion of Shuttle Operation of the Independence Shuttle will begin on Monday, April 10, 1989 The service using vans will operate one trip per hour, seven days week, from 6 30 a m to 6 30 p m with one additional trip at 9 30 p m Fares will be the same as Charlotte Transit $ 70 cash, pass, or ticket Public timetables and other information on the service will be both mailed and hand-delivered to businesses and residences along the route Information will be posted in Charlotte Transit buses making current passengers aware of the new service Executive Transportation, Inc also is interested in several promotional ideas to heighten interest in the service

Background Independence Shuttle Authorized In anticipation of the construction of the Independence Freeway/Expressway, Charlotte Transit's local route on Independence Boulevard was discontinued in September 1988 A new route using Commonwealth and Woodland Avenues was created travelling parallel to US 74, returning to Independence Boulevard at the Amity Gardens Shopping Center Businesses located along Independence asked that Council authorize operation of some form of local bus service, primarily for their employees CDOT worked with neighborhood associations and businesses to

develop a route along Independence where local service was previously operated

RFP — After Council concurred in the service design on December 12, 1988, a Request for Proposals was issued soliciting private interest in route operation A pre-bid conference held on January 30, 1989 was attended by representatives of five companies Three proposals were received on February 10, 1989

Funds — Public Transportation Fund fund balance

Clearances — The Budget and Evaluation Department and the City Attorney have approved the ordinance

14 Recommend adoption of a resolution authorizing a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) for construction of Independence Freeway between Brookshire Freeway and Briar Creek.

This item was deferred at the February 27, 1989 Council meeting

Need for Municipal Agreement — The NCDOT is preparing roadway construction and right-of-way plans for Independence Freeway between Brookshire Freeway and Briar Creek City Council previously agreed to reimburse the NCDOT to purchase additional right-of-way on the north side of Independence Boulevard between Pecan Avenue and Morningside Drive The NCDOT asks the City to enter into a municipal agreement to formalize how such reimbursement will occur

Details of Agreement — The requested resolution authorizes a municipal agreement with the NCDOT for constructing Independence Freeway between Brookshire Freeway and Briar Creek Per the agreement, the City would reimburse the NCDOT 100% of the cost of the additional right-of-way which is located on the north side of Independence Boulevard between Pecan Avenue and Morningside Drive The additional costs would include relocation assistance, relocation payments, and removal of obstructions on the property, all in accordance with approved plans and property acquisition policies

Consistent with City Council's Housing Policyto preserve existing housing, the Community Development Department (and other City staff) will

work with the NCDOT to determine if any residential structures acquired for the project can be relocated and rehabilitated

Payments to NCDOT

The extra right-of-way is approved in the current CIP for $8 million although the City will be required to pay actual cost which may exceed $8 million by the final payment in 1995 Per the agreement, the City would reimburse the NCDOT in three payments, the first being due when acquisition of the extra right-of-way parcels is authorized and the remainder in two succeeding years The final payment is tentative and will reflect actual costs Reimbursement payments are expected to be due in FY93, 94, and 95 Some advanced acquisition of right-of-way could occur following execution of the Municipal Agreement and authorization by the Federal Highway Administration

Funds

The Capital Improvement Program Budget includes $2,000,000 per year beginning FY90 to fund reimbursements to the NCDOT

Clearances

The Municipal Agreement has been reviewed by the City Engineering Department, Charlotte/Mecklenburg Utility Department, and the Charlotte Department of Transportation

15 Recommend approval of a loan agreement of $197,000 between the City and H J Properties, Inc to provide funds for construction and permanent financing of a medical building to be located at the corner of Beatties Ford and Griers Grove Roads

Project Description

The partners of H J Properties, Inc are William H Hart and Dr Jerry A Jones The proposed project will be known as Landing Square and will be used as a medical facility that will house two doctors, a pharmacy, and an x-ray office The project will be located at the corner of Beatties Ford and Griers Grove Roads The area has minimal medical options available with the nearest facility approximately 1 1/2 miles east of this site With the exception of the Health Department offices and a small chiropractic clinic, the immediate neighborhood has no medical facilities Details of project are attached.

Loan/Jobs

The $197,000 will be used for the purchase of land and construction of the medical facility The building will contain 5,500 square feet The $197,000 will be used in conjunction with a loan from United Carolina Bank of $247,000 H J Properties, Inc. will contribute $49,400 to the project The City is requiring the creation of at least 14 fulltime jobs as a condition of the loan It is anticipated that eight of these jobs will be made available to individuals from low to moderate income households located within the Pocket of Poverty

Public Purpose

It has been determined that the project is eligible for City financed participation as it meets the program objectives of low/moderate income job creation and provides a needed medical service to the area

As previously mentioned, there is a need for the proposed medical services in this area The population has grown substantially in this sector of the City as growth has been redirected This redirection has resulted in increased residential and commercial pockets that require additional services as has been well documented in other areas of the City The proposed medical facility will assist in meeting the physiological needs of the residents in this area of the Beatties Ford Road corridor

There will be 14 new jobs created as a result of this loan It is anticipated that 75% of these jobs will be made available to individuals from low to moderate income households

See attached addendum for details regarding the project costs, source of funds, loan terms, security and public purpose

Funds

Economic Development Revolving Loan Fund

Clearances

The Economic Development Review Committee approved the loan on March 15, 1989

Attachment No 6

16 Recommend approval of a loan agreement for $181,600 between the City of Charlotte and Colorcraft Printing Company, Inc to provide funds for the purchase of production machinery for a printing plant

This is a Development and Revitalization Fund (DARF) loan Background on this loan is attached

Project Description Colorcraft Printing Company, Inc of 310 E Tremont Avenue is a local business which was established in 1966 The company is owned and operated by G Ray Bell and produces and prints specialized packaging for a diversified customer base The company specializes in hosiery packaging Sales have risen from $11,000 in 1967 to $4,278,000 in 1988

Recently Colorcraft acquired three new accounts which necessitated a plant expansion and the acquisition of new production machinery The City of Rock Hill contacted Mr Bell and offered an incentive package to relocate to South Carolina This prompted Mr Bell to contact the Chamber of Commerce and City officials to inquire about similar incentives from the City and the Chamber of Commerce City staff assisted in packaging the project as shown below

The sources and uses of funds for the project are as follows

Source of Funds		
Southern National Bank	$227,000	(50%)
City	181,600	(40%)
Colorcraft	45,400	(10%)
	$454,000	
Use of Funds		
Production machinery	$454,000	

Benefits of the Loan The loan directly benefits low income, unemployed and underemployed City and County residents by

creating 48 new jobs in two years, 75% of which will be available for individuals from low to moderate income households

serving as an incentive for the company to remain in Charlotte and retain 90 full-time and 26 part-time employees currently employed at the plant The City Employment and Training

referrals and training The project site is located within the boundaries of the Dilworth Small Area Plan and also within the boundaries of the South Boulevard Special Project Plan

City Loan Needed — The City loan amount is needed to obtain the total financing necessary to purchase the equipment The participating bank has stated the necessity for the City loan in its commitment letter

Public Purpose — The City loan was determined as an appropriate action due to the findings of the public purpose review by the Planning Department as follows

The proposal as submitted by Colorcraft Printing Company, Inc falls within the policy framework by

- Serving a public purpose and providing employment for low income, unemployed or underemployed persons, while providing an opportunity for upward mobility, and
- Being consistent with general reinvestment strategies as outlined in the 2005 Generalized Land Plan

The attached addendum gives details regarding the project costs, source of funds, loan terms, security and public purpose

Funds — Development and Revitalization Fund

Clearances — The Economic Development Review Committee approved the loan on December 21, 1988 and the Economic Development Revolving Loan Fund Committee approved the loan on February 8, 1989

Attachment No 7

17 Recommend approval of two rehabilitation loan agreements with the Grier Heights Economic Foundation, Inc for (a) 3024 Marney Avenue for $47,074 73 and (b) 3028 Marney Avenue for $49,714 73 in order to rehabilitate the two houses and refinance a portion of two previous loan agreements

Loan History — On July 11, 1988, Council approved a loan agreement of $65,177 with Grier Heights Economic Foundation to acquire four parcels of City land and to relocate and rehabilitate six houses on the land On January 9, Council approved rehabilitation loans for three of the houses

This action will fund rehabilitation for two more houses, the remaining loan will be presented to Council within the next 30 to 60 days

The rehabilitation assistance is as follows

Address	Cost	Loans Refinanced	Total Loan Amount	After Rehab Value	% After Rehab Value
3024 Marney Ave	$32,944 00	$14,130 73	$47,074 73	$55,500	84%
3028 Marney Ave	35,584 00	14,130 73	49,714 73	52,500	94%

Funds Community Development Block Grant Funds

Clearances The loan applications have been reviewed by the Community Development Department and have met the requirements as a non-profit organization to qualify for assistance outlined in the Community Development Standard Rehabilitation Loan and Grant Program

Attached is information on the Rehabilitation Assistance Program

Attachment No 8

18 Nominations for Appointment to Cultural Actions Plan Study Committee

At the February workshop Council authorized the appointment of a 15-member Cultural Action Plan Study Committee Nominations are to be made in the following categories

	No of Appointments By Council	No of Appointments By County Commission
Representative of United Way Capital Funds Board	1	
Members of the arts community (artists, arts administrators, volunteers, board members)	2	
Representative of the Arts and Science Council	2	
Community representatives (persons not necessarily		

active in the arts, but representatives of community attitudes)	2	
Educational representatives (University arts, local system)	1	1
Major contributors to the Arts	2	1
Business representatives (financial and strategic planners, corporate representatives, organizational manager, Chamber representatives)	2	1

Attachment No

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The City Attorney advises that agenda items no 19 through 42 may be considered in one motion. However, any member of Council may request that an item be divided and voted on separately

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PERSONNEL

19 A <u>Recommend adoption of a resolution amending the Pay Plan to add the Class of Economic Development Specialist, Pay Range 323 ($28,809-40,537 annually)</u>

<u>Economic Development Department Established</u>

In 1987 Council approved a new Economic Development Department, the director was hired in late 1987 An additional position was allocated, but neither the pay range nor the classification was specified until we had some experience with the department and could determine the type of need

<u>Economic Development Specialist</u>

It is recommended that the classification of Economic Development Specialist be established in recognition of the specialized duties and responsibilities to be assigned

This position will focus on encouraging the establishment of new businesses and the expansion

of existing businesses, and will involve considerable public contact and independent judgment and initiative The position will also be responsible for assisting in monitoring and analyzing economic development projects and contracts including those funded from the *Development and Revitalization Fund*

Funds — This position is currently allocated in the department budget

B Recommend adoption of a resolution amending the Pay Plan to add and delete certain classifications in order to implement recommendations for the Airport's reorganization

Airport Reorganization — At the March 6 workshop, Council received the Peat Marwick Main & Co Airport organization study which recommended the addition of 37 new positions in order to implement a major reorganization of the Airport Department This action will establish the appropriate job classifications necessary to carry out the reorganization Details of the specific classifications are available in the Council library

Funds — Sufficient funds are available for FY89 and FY90 implementation

BUDGET ORDINANCE

20 A Recommend adoption of a budget ordinance to transfer $925,000 from the Water-Sewer Unappropriated Fund Balance to cover additional cost of expansion and renovation to the CMUD administration building

CMUD Expansion — The Capital Improvement Program included funds for an expansion of the Utility Department's administration/engineering building, and $1,202,750 has been allocated for this project

Additional Space Needs — After the project was approved but before design was completed, it became apparent that the industrial waste pretreatment program was acutely short of space, equipment and staff to perform Environmental Protection Agency and N C Division of Environmental Management-mandated requirements (Under EPA and NCDEM direction, the number of industrial waste samples required to be analyzed by CMUD has increased from 400 in 1988 to

over 1400 in 1989 Future growth is projected in excess of 10% per year)

Fines Penalties Failure to comply with the EPA and NCDEM requirements of issuing permits to and monitoring the industrial pretreatment programs of Mecklenburg industries will lead to substantial fines and penalties assessed against the City Penalties would most likely consist of sewer extension moratoriums

Options Explored The industrial waste division is currently sharing lab space at the Sugar Creek Wastewater Treatment Plant Several options were explored, and it was decided the best approach was to modify the scope of the CMUD building expansion to include space for the industrial waste division

Budget Ordinance Recommended construction bids totaling $1,712,215 follow in the Bid section Architectural and engineering costs have reduced the existing account balance to $1,028,132 The requested budget ordinance will transfer $925,000 from the Water/Sewer Unappropriated Fund Balance to cover additional costs for builders risk insurance, construction material testing, laboratory equipment, and a five percent contingency

Clearances Utility Director

B Recommend adoption of a budget ordinance transferring $250,000 from existing project accounts to accommodate a higher level of activity in minor water main replacements in construction

Budget Ordinance Adoption of this budget ordinance will transfer $250,000 from two accounts to Account 635 09 This transaction is necessary due to the unusually large demand for water service improvements The account balance is not sufficient to cover the costs incurred this fiscal year

BID LIST

21 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

A Expansion of the Charlotte-Mecklenburg Utility Department Utility Department Administration and Engineering Building - General Contract

Recommendation Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Godley Builders of Charlotte, North Carolina in the amount of $945,502.00 be accepted for award of contract on a lump sum basis

Project Description Construction of this project would allow for expansion and renovations to the CMUD building providing accommodations for existing and future staff as well as the industrial waste division

Source of Funding Water and Sewer Capital Improvement Fund - (CMUD Administrative Building Expansion) Requires approval of budget ordinance

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B Expansion of the Charlotte-Mecklenburg Utility Department Administration and Utility Department Engineering Building - Electrical

Recommendation Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Ind-Com Electric Company of Charlotte, North Carolina in the amount of $142,445 00 be accepted for award of contract on a lump sum basis

Source of Funding Water and Sewer Capital Improvement Fund - (CMUD Administrative Building Expansion) Requires approval of budget ordinance

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C Expansion of the Charlotte-Mecklenburg Utility Department Utility Department Administration and Engineering Building - Mechanical

Recommendation. Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Southern Comfort of Charlotte, North Carolina in the amount of $523,781 00 be accepted for award of contract on a lump sum basis

ITEM NO

Source of Funding. Water and Sewer Capital Improvement Fund - (CMUD Administrative Building Expansion) Requires approval of budget ordinance

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D Expansion of the Charlotte-Mecklenburg Administration and Utility Department Engineering Building - Plumbing — Utility Department

Recommendation Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by J.V Andrews of Charlotte, North Carolina in the amount of $97,512.00 be accepted for award of contract on a lump sum basis

Source of Funding. Water and Sewer Capital Improvement Fund - (CMUD Administrative Building Expansion) Requires approval of budget ordinance

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E Water Distribution Project
12-Inch Water Main Along Park Road
From N C 51 To Willow Ridge Road And
From Park Crossing Drive To Johnston Road
and 8-Inch Water Main Along Birnen Drive
From Park Road To Essen Drive — Utility Department

Recommendation. Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by AJM Development & Utilities, Inc., of Indian Trail, North Carolina, in the amount of $140,391 78 be accepted for award of contract on a unit price basis

Project Description Construction of this project would improve the pressure and service of water to the Park Road area

Source of Funding Water and Sewer Capital Improvement Fund - (Minor Water Systems Improvements)

F Water Distribution Project — Utility Department
16-Inch Water Main Along
N C Highway 73 - From Westmoreland
Road To Magnolia Estates Drive

Recommendation Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Sanitary Plumbing Contractors of Simpsonville, South Carolina, in the amount of $187,705.35 be accepted for award of contract on a unit price basis

Project Description. Construction of this project would extend water service along N C Highway 73 from Westmoreland Road to a newly developed subdivision located at Magnolia Estates Drive

Source of Funding Water and Sewer Capital Improvement Fund - (Water Main Along N C 73 - Phase I)

G Janitorial Services & Supplies — Parks & Recreation

Recommendation: By Purchasing Director and Parks and Recreation Director that the two contracts with Appling Commercial Building Maintenance, #86-115 for Districts 1, 2, & 5 in the amount of $72,600 00 and #86-463 for Districts 3 & 4 in the amount of $22,400.00, be extended to January 26, 1990

Project Description These contracts cover janitorial services and supplies for recreation centers at 18 locations which are divided into five districts Appling has two separate contracts to cover janitorial services for all locations One contract expired January 27, 1989, the other will expire September 7, 1989 This action will extend the two contracts so that both will expire January 26, 1990 when the contract will be rebid Parks and Recreation staff will analyze needs for the current facilities as well as those facilities due to open in the near future

Mr James Appling has agreed by letter to extend both contracts at the current rate

Source of Funding. General Fund - (Parks and Recreation)

H Custodial Services, Charlotte-Mecklenburg Government Center — General Services

Recommendation. By General Services Director that the contract with G & L Building Services in the amount of $192,679.59 be extended to October 31, 1989

Project Description This contract covers custodial services for the CMGC, the original contract has a provision for a one-year renewal The contract renewal cost does not include a rate increase and is based on actual occupied square footage in the CMGC Consideration of cost, lead time, and retraining were incorporated in the decision to not rebid the contract G & L Building Services is an MWBE firm

Source of Funding. General Fund - (General Services - CMGC)

I Furnish & Install (1) Self-supporting communication tower with ground & light system — General Services

Recommendation. By the Purchasing Director and General Services Director that the low bid, UNR-Rohn, Inc Peoria, Ill in the amount of $246,650 00, be accepted for award of contract

Project Description This communications tower will be 490 ft high and will be located on Utility Department-owned property off the 6300 block of North Tryon Street It is needed to enhance City departments' communication systems by increasing the height of antennas attached to the tower

Source of Funding General Capital Improvement Fund - (Communications Antenna Tower - Pay-As-You-Go)

J Pavement Marking Material — Dept of Transportation

Recommendation By the Purchasing Director and the Department of Transportation Director that the low bid, Pave-Mark Corporation, Atlanta Georgia, in the amount of $64,000 00, be accepted for award of contract on a unit price basis

Project Description This proposed purchase is for 100 tons of alkyd thermoplastic pavement marking material to be used for long life markings in intersections for safe and effective traffic control

Source of Funding. General Fund - (Transportation-Operations-Construction Materials and Supplies)

K Three 15-passenger Transit Buses — Airport

Recommendation By the Purchasing Director & Aviation Director that the low bid, Carpenter Bus Sales, Franklin, Tn , in the amount of $99,900 00, be accepted for award of contract

Project Description. These shuttle buses are used to transport passengers to and from the parking lots

Source of Funding. Airport Operating Fund - (Capital Outlay)

L (1) - 33,000 lbs GVWR Truck Cab & Chassis (Street Sweeper) — Operations - Street Maintenance

Recommendation By the Purchasing Director & the Operations Director that the low bid, Tar Heel Ford, Charlotte, N C in the amount of $36,012 00, be accepted for award of contract

Project Description This replacement truck will have a pavement flusher unit installed on it and be used for street cleaning purposes

The current truck, with the flusher unit, is in poor condition and maintenance costs will continue to be high if it is left in service

Source of Funding General Capital Equipment Fund - (Operations - Street Cleaning)

ITEM NO

M Construction Equipment 12 Pieces Various Dept

Recommendation. By Purchasing Director & various department heads that the low bid or lowest responsive bidder for each section be accepted for award of contract

Grace Equipment Charlotte, N C $105,500 00
(For 5-Material Spray Units)

Char Ford Tractor Charlotte, N.C 35,512 28
(For 2-Small Articulated Front End Loaders)

E F Craven Charlotte, N C 99,616 00
(For 3-Large Wheeled Tractor w) Backhoe/Loader)

Project Description: These various pieces of construction equipment will be utilized in road repair, grading, and earth moving projects

All of these pieces of construction equipment are replacement units. The present pieces are in poor condition, often out of service, and maintenance costs to keep them operational will continue to be high

Source of Funding (5) - General Fund - (Street Maintenance) - $668,570 (1) - Water and Sewer Fund (Irwin Creek Wastewater Treatment Plant) - $412,809 (1) - Water and Sewer Fund - (Sugar Creek Wastewater Treatment Plant) - $549,961 (2) - Airport Operating Fund - $303,351 (3) - Water and Sewer Equipment Replacement Fund - (Wastewater Collection) - $276,994

N (1) 54,000 lbs GVWR Truck Cab & Chassis (for Installation of Vacuum Catch Basin/Storm Drainage System Cleaner) Operations - Street Maintenance

Recommendation. By the Purchasing Director & the Operations Director that the low bid, Tar Heel Ford, Charlotte, N C , in the amount of $43,561 12, be accepted by award of contract

Project Description. This truck will have a storm drainage system cleaner mounted on it which will vacuum debris from storm drainage systems The present truck is in poor condition If allowed to continue in service maintenance costs and down time will increase

Source of Funding General Fund - (Street Maintenance)

O (1) Vacuum Catch Basin/Jet Rodder Storm Drainage System Cleaner (Truck Mounted) — Operations - Street Maintenance

Recommendation By the Purchasing Director & the Operations Director that the only bid received, Jet-Vac Sanitary Services, Inc , Sumter, S C , in the amount of $73,394 00 be accepted for award of contract

Project Description This equipment is used to vacuum debris from storm drainage systems It is also equipped with a water pressure hose which is used to force debris from drain systems

Without this equipment the Street Maintenance division would be unable to clear clogged catch basins or storm drainage pipes. This would result in flooded streets and water backups on personal property

Source of Funding General Fund - (Street Maintenance)

P Cast Iron or Ductile Pipe — Utility Department

Recommendation By the Utility Director and Purchasing Director that the low bid, U S Pipe & Foundry Co , Birmingham, Alabama in the amount of $282,109.57 be accepted for award of contract on a unit price basis

Project Description Cast iron on ductile pipe is used by the Utility Department to extend and repair the water distribution system

Source of Funding Water and Sewer Fund - (Water Distribution)

Q Detector Check Valves — Utility Department

Recommendation By Purchasing Director and Utility Director that the low bid, CNJ Enterprises Inc., Fountain Inn, S C in the amount of $30,810 78, be accepted for award of contract on a unit price price basis

Project Description Detector check valves are used in construction of water meters for measure of water flow

Source of Funding Water and Sewer Fund - (Water Distribution)

R Moores Chapel Road Culvert Replacement — Engineering

Recommendation By the City Engineer that the low bid of $95,926 95, as submitted by McChesney Bros of Charlotte, be accepted for award on a unit price basis

Project Description The Moores Chapel Road culvert at Tilden Road intersection was funded in the Capital Improvement Program FY 87-91 as part of the Storm Drainage Improvement Program Due to street improvements in the Paw Creek area, increased stormwater run-off beyond the capacity of the existing culvert has caused the culvert and the roadbed to collapse. This project is to replace the existing structure that has been determined to be structurally and hydrologically inadequate

Source of Funding General Capital Improvement Fund - (Storm Drainage Improvements - Powell Bill and Pay-As-You-Go Tax Levy)

BUDGET ORDINANCE/CONTRACT

22 Recommend adoption of a budget ordinance for $130,000 00 and approve contracts with Tri-Meck Mechanical for $354,310 00, and Port City Electric in the amount of $27,629 00 for modifications to the Mint Museum HVAC System

Mint Museum Temperature Humidity Fluctuation

In 1982, the architectural firm of Clark, Tribble, Harris and Li (CTH&L) was awarded a contract for the design of the Mint Museum expansion and renovation In April, 1985, construction was completed In 1987, large variances in the temperature and humidity of the gallery spaces were being recorded The architect was directed to review the existing HVAC system and modify it such that the stringent requirements of an art museum could be met As an immediate measure for additional temperature controls, a supplemental chiller unit was purchased and installed in July, 1987, as a temporary measure until the evaluation of the overall system was completed and bid

$275,000 In CIP

The final design was completed in the fall of 1987 The project was advertised and bids received in February, 1988, with low bids being received from Tri-Meck Mechanical and Port City Electric In July, 1988, Council approved $275,000 in the Capital budget as the City's portion of this project

Phased Implementation

In January, 1989, the Mint requested that the system, as designed, be phased due to insufficient availability of funds from the Mint Phase I would include increased cooling capacity and change to the air handling system and a rebalancing of the air flow, Phase II would include additional electronic controls and sensors, and Phase III would include additional humidification/dehumidification capability

The Mint Museum has requested the work be done as soon as possible so that the majority of the work can be done prior to the reopening of the Mint in May

Funds

The City's contribution to the project ($275,000) was included in the FY-89 Capital Budget The Mint Museum Board of Directors has contributed $130,000 00 for Phase I of the project Additional funding for Phases II and III will depend on further contributions from the Mint Museum Board of Directors

Clearances

The contracts have been reviewed by the City Attorney, and approved by the City Engineering Department and the Mint Museum

CONTRACT AMENDMENT

23 Recommend approval of contract Amendment No 1 for $94,645 00 for the completion of architectural services for the proposed relocation of Fire Station No 1

Background

In March, 1988, City Council approved a contract with Scott Garner, Architect, P A to design and administer the construction of a fire station and communication center to replace the existing Fire Station No 1 The facility was to be

constructed on City property at 942 Baxter Street, however, test borings from the site indicated that construction materials were present and would cost approximately $250,000 to remove A new site on City property behind the Post Office in First Ward has been selected (See attached March 3 Council-Manager memo)

Amendment No 1 will include the services necessary to design and administer construction of the fire station at the Myers Street site

Mandatory Referral — A mandatory referral was approved by the Planning Commission on March 21 They asked that the design be sensitive to the Central Area Plan and neighborhood concerns Staff agrees with those concerns, and the design will be reviewed with appropriate people as it is developed

Funds — Council has approved $2 3 million for the project in the FY88 and FY89 Capital budgets Project construction estimates from the architect are higher than the original cost estimate which will require supplemental funding in the FY90 Capital budget

Clearances — The amendment has been reviewed by appropriate City Engineering Department staff and the Charlotte Fire Department

Attachment No 10

24 A Recommend approval of a second amendment to the Spirit Square contract dated April 1, 1988

B Recommend adoption of an ordinance appropriating $100,000 to the Spirit Square Capital Account

Spirit Square Contract — In April, 1988 Council approved a contract with Spirit Square for the renovation and completion of its existing facilities and in August, 1988 approved an amendment to the contract increasing the total project cost to $5,840,265

Amendment Council is requested to

Approve a second amendment to the contract dated April 1, 1988 to increase the project by $100,000 to $5,940,265 The additional funds are to be used for construction related expenses such as needed change orders

Adopt an ordinance appropriating $100,000 in funds to be obtained by Spirit Square from internally generated interest income ($50,000) from the Spirit Square Capital Account and $50,000 in private donations through its fund raising campaign

Clearances This was negotiated by the Finance Department and has been cleared by the Legal, Budget and Engineering Departments and Spirit Square

25 Recommend approval of Authorization No 12B to the April, 1987 contract with CH2M Hill Southeast, Inc for engineering services, McAlpine Creek Wastewater Treatment Plant not to exceed $169,660 00

Effluent Filtration System Both CMUD and its consulting engineers have determined that, in order to consistently meet the State's permit requirements for the McAlpine Creek Waste Water Treatment Plant, it is necessary to construct an effluent filtration system to stabilize the effluent being discharged to the creek

This authorization will provide for the preparation of plans and specifications for the construction of the effluent filter, as well as assistance through the bidding phase of the construction

Funds The cost of this additional work will not exceed $169,660 Funds are available in account No 2071-636 25

Clearances Utility Director

26 Recommend approval of an amendment to sanitary sewer design agreement with East-West Partners of N C , Inc

Contract The City has a contract with East-West Partners for the surveying, design and right-of-way acquisition of a sanitary sewer outfall to serve the new Davis Lake development located in the Mallard Creek basin near the intersection of W T Harris Boulevard and N C Highway 115

East-West Partners is financing the cost of this outfall under CMUD's five-year reimbursable program

Amendment This amendment will permit East-West Partners to deposit with the City a letter of credit for $266,000 which will guarantee to the City that funds will be available when construction bids are received for the outfall

Clearances CMUD, Legal and Finance

27 Recommend approval of an amendment to water construction contract and sewer construction contract with Shannon Properties, Inc

Amendments Approval of these amendments is needed to release Shannon Properties, Inc from the extension contracts and to substitute Perimeter Woods as the responsible party Shannon's release of the utility contracts to Perimeter Woods is required prior to their property closing

Funds No funding is required

Clearances CMUD, Legal and Finance

AGREEMENT AMENDMENT

28 Recommend approval of a one year extension of service agreement with Johnson Controls, Inc. for Airport terminal building automation and mechanical system for $173,220

Agreement with Johnson Controls On March 28, 1984, Council approved an agreement with Johnson Controls, Inc for service and maintenance of the Airport terminal building automation and air conditioning systems which controls energy consumption This system has

centralized control of all heating, ventilating and air conditioning, lighting, fire safety and security alarm programs

While routine maintenance, servicing and operation of building systems are performed by Airport personnel, the more complex elements of the building automation system, which require specialized tools and specialized training, are maintained through service contracts Because of the proprietary nature of the computer software, only Johnson Controls can provide manufacturer computer software support in addition to other services required by the service agreement This service contract has been extended annually since 1984

One Year Extension-Same Cost — The cost for these services for the one-year extension has not changed from the previous year for the proposed extension

Funds — Airport Operating Fund The majority of this expenditure will be reimbursed by the airlines and other tenants through monthly maintenance and operating changes

Clearances — The project manager, Day and Zimmermann, Inc and the architect, Odell Associates, concur in this recommendation

CHANGE ORDER

29 A Recommend approval of Change Order No 1 for $62,755 50 to the contract for Sanitary Sewer Construction - 1987 Annexation - Oakdale area to Dellinger, Incorporated

Contract Sanitary Sewer Construction, 1987 Annexation, Oakdale area
Contractor Dellinger, Inc
Date of award April 25, 1988
Contract Amount $2,312,390 69
Change Order No 1 $62,755 50

Change Order — During construction of this project, several unforeseen situations occurred Included in the cost of the requested change order will be the following items

(a) Increase estimated quantity for solid rock excavation due to the large quantity of rock encountered during construction

(b) Increase estimated quantity for rip-rap due to adjusted erosion control devices required by the Department of Natural Resources

Funds: Funds for this work are available in Account 633 47, Fund 2071

Clearances: Utility Director

B Recommend approval of Change Order No 2 for $1,056,789 99 to contracts A, B and C with Ruby-Collins, Inc , for construction of 54-Inch water main

Contract 54-inch water main construction
Contractor Ruby Collins, Inc
Date of award June 19, 1986
Contract amount (3 contracts)· $11,500,000
Change Order No 2 $1,056,789 99

Change Order No. 1: On January 25, 1988, Change Order No 1 was approved to all three contracts resulting in a net reduction of $101,073 97

Change Order No 2: Change Order No 2

covers additional work not included in scope of the original contract, (unexpected utility problems which were encountered during construction that could not have been anticipated)

extends contract period for 154 days due to the time required to perform the additional work

extends the contract time to compensate for unusual weather related delays

increases the contract to compensate for an increase in the N C Sales tax which was enacted during the contract period

adjusts downward the contract amount for work originally included but not required to be performed

adjusts the estimated quantities to reflect the quantities of work actually completed

Funds — Sufficient funds for this work are available in Account 636 46, Fund 2071

Clearances — Utility Director

REHABILITATION LOAN

30 Recommend approval of a rehabilitation loan agreement with Angela F Gibson in the total amount of $31,212 to rehabilitate her home at 1408 Parkwood Avenue in the Belmont community

1408 Parkwood Avenue — Angela Gibson's home at 1408 Parkwood Avenue is in violation of the City's housing code The total loan amount to rehabilitate her house and bring it into code compliance is $31,212 The appraiser estimates the after rehabilitation value of this property to be $58,500

Detailed information on Ms Gibson's application is attached.

The rehabilitation assistance is as follows

Borrower	Property Address	Loan Amount	Term	Inter Rate	Type of Assistance
Angela F Gibson	1408 Parkwood Parkwood	31,212		N/A	0% DPL

Funds — Community Development Block Grant Funds

Clearances — Community Development Department All criteria to qualify for financial assistance have been met by the applicant in accordance with the requirements outlined in the Community Development Standard Rehabilitation Loan and Grant Program

Attachment No 11

MUNICIPAL AGREEMENT

31 A Recommend adoption of a resolution authorizing a municipal agreement with the North Carolina Department of Transportation (NCDOT) for constructing Westinghouse Boulevard Extension in conjunction with the Charlotte Outer Loop Project

Municipal Agreement

The NCDOT is designing the Charlotte Outer Loop from east of I-77 to the US 521 (South Boulevard) interchange Concurrently, the City of Charlotte is designing the Westinghouse Boulevard Extension project between Old Nations Ford Road and South Boulevard Maps are attached. Since the projects cross, NCDOT and City staffs have coordinated the two designs The resolution outlines the NCDOT and City responsibilities necessary to coordinate the two projects

City staff has already obtained by donation the right-of-way for the section of Westinghouse Boulevard Extension to be built by the NCDOT within the control-of-access for the Charlotte Outer Loop The NCDOT will reimburse the City for constructing the extra length of the bridge over the Norfolk Southern Railway The extra length will accommodate a second track which replaces one to be relocated by the Charlotte Outer Loop Project. Construction (by the City) of Westinghouse Boulevard Extension between Old Nations Ford Road and South Boulevard is expected to begin by August 1989 Completion is expected before the NCDOT begins construction of the Charlotte Outer Loop from east of I-77 to US 521 in August of 1991

Funds

The Westinghouse Boulevard Extension project is funded in the CIP Budget

Clearances

The Charlotte Department of Transportation, Engineering Department, and Charlotte/Mecklenburg Utility Department agree with the conditions outlined in the Municipal Agreement

Maps are attached

Attachment No 12

B Recommend adoption of a resolution authorizing a municipal agreement with the North Carolina Department of Transportation (NCDOT) for reconstruction of the I-77/SR 1138 (Arrowood Road) Interchange

Municipal Agreement: The NCDOT plans to reconstruct the interchange of I-77 and Arrowood Road beginning in Federal Fiscal Year 1989 A two year construction period is anticipated The reconstruction is associated with the Charlotte Outer Loop

C Recommend adoption of a resolution authorizing a municipal agreement with the North Carolina Department of Transportation (NCDOT) for construction of the Charlotte Outer Loop Interchange with I-77 from Westinghouse Boulevard Interchange to South of Arrowood Road

Municipal Agreement: The NCDOT plans to construct the Charlotte Outer Loop Interchange with I-77 beginning Federal Fiscal Year 1989 The Interchange construction will extend from the I-77/Westinghouse Boulevard Interchange to south of Arrowood Road A three year construction period is anticipated

Funds: The cost of adjusting municipally owned utilities within the project right-of-way in B and C will be the responsibility of the Charlotte/Mecklenburg Utility Department A separate Utility Agreement will provide for the water and sewer line work to be performed by the NCDOT's contractor

LEGISLATIVE PACKAGE

32 Recommend approval of adding a bill to the City's 1989 legislative package that would make amendments to the Charlotte Firefighters' Retirement System Act

The Retirement System Board of Trustees has unanimously approved several proposed amendments, primarily administrative, to the Act Attached is a summary prepared by Robb Hubbs, Administrator for the Firefighters' Retirement System

Attachment No 13

RESOLUTION

33 Recommend adoption of a resolution amending the procedures for the nomination, consideration and appointment of persons to City boards, committees and commissions

Quarterly Appointments — During its retreat, Council stated it wished to make appointments to boards, committees and commissions on a quarterly basis Council informally approved this process at the March 6 workshop Adoption of the resolution will allow the Council to do this

Attachments — Attached is a proposed procedure giving the suggested timetable that Council would follow for nominations at the April 10 meeting and appointments at the April 24 meeting Also attached is a detailed explanation of the nomination/appointment process that has previously been provided to Council As suggested in the March 17 Council-Manager memorandum, we plan to list the Nominations and Appointments at the end of the agenda, following Consent, in order to give Council the opportunity to work through the new process without delaying citizens who may be present at the Council meeting on other items of business

Attachment No 14

34 Recommend adoption of a resolution authorizing certain actions for SpringFest to be held April 28, 29 and 30, 1989

Routine Actions Designated to the City Manager — In 1988 Council delegated certain routine Council actions to the City Manager Among them was the delegation to the City Manager or his designee the authority to issue beer and wine permits and temporarily close public streets for festivals and other events The intent of this action was to fully delegate to the City Manager the authority to regulate and approve festivals and similar events

However, at the time we overlooked a provision in a separate chapter of the City Code that requires the Council to authorize the sponsoring organization to levy fees on persons or groups who wish to exhibit or vend

SpringFest

The action that Council is asked to take today, therefore, is to authorize (1) approval of the execution by the City of Charlotte of an agreement with SpringFest, Inc , and (2) authorize SpringFest to levy certain fees in connection with the festival

This is identical to the action Council has approved in past years

City Code

A proposed amendment to the City Code will be coming to City Council in the near future which will make this correction as well as some other amendments relating to vending and peddling in the central business district

SPEED LIMITS

35 A Recommend adoption of an ordinance amending City Code, Section 14-131(c), to change the speed limit on three Charlotte streets

Lower Speeds to 35 MPH

Each of the streets below are thoroughfare streets with speed limits of 45 miles per hour, in accordance with the Council approved Thoroughfare Speed Limit Policy A lower speed limit is recommended on the following streets because of high congestion as well as an increasing number of accidents

Little Rock Road from Wilkinson Boulevard to just north of I-85

Tyvola Road from South Boulevard to I-77

Woodlawn Road from South Boulevard to South Tryon Street

The recommended ordinance would rescind the present speed limit and leave the municipal 35 miles per hour speed limit

State Statute Requirements

North Carolina General Statute 20-141 requires that changes in the speed limits of streets other than the 35 miles per hour municipal speed limit be approved by the local governing body Furthermore, any speed limit changes involving State system streets must also be approved by the North Carolina Board of Transportation

Clearances The City Attorney has approved the ordinance as to form The North Carolina Board of Transportation will be asked to approve the Little Rock Road and Woodlawn Road requests

B. Recommend adoption of an ordinance to lower the speed limit on eleven neighborhood streets from 35 miles per hour to 25 miles per hour

25 MPH In accordance with Council's approved policy, four streets in four neighborhoods have had petitions validated and are determined by the engineering study to be appropriate for a 25 mile per hour speed limit The streets are

Barwick Road (Cotswold)
Burlwood Road (Stonehaven)
Belcross Drive (Medford Acres)
Cheswick Road (Cotswold)
Chelsea Drive (Myers Park Manor)
Heathermoor Court (Heathermoor)
Langhorne Avenue (Medford Acres)
Medford Drive (Medford Acres)
Nassau Boulevard (Plaza Midwood)
Sheridan Drive (Medford Acres)
Thomas Avenue (Plaza Midwood)

Clearances The City Attorney has approved the ordinance as to form

SALE OF LAND

36. Recommend the sale of 10 36 acres of land on Gibson Street in Huntersville, North Carolina to Huntersville Land Company for $22,600 00

MOTION, Inc When Motion, Inc , a non-profit housing corporation, was dissolved in 1986, the City acquired 10 acres of land in Huntersville as part of the corporation's assets

Bid to Purchase Land On November 15, 1988, the City received one bid to purchase vacant land known as Tax Codes 019-054-03 & 11 through 19, located on Gibson Street in Huntersville from the Huntersville Land Company The Huntersville Land Company proposes to develop the property at a later date after further assemblage of acres in the area

Appraisal/ Bid

An independent fee appraiser valued the land at $22,500 00 The Huntersville Land Company has submitted a purchase contract for $22,600 00 On February 21, 1989, the Board of Commissioners of the Town of Huntersville voted to inform the City of Charlotte that the Town has no interest in the land and that the City of Charlotte could accept the bid it received from Huntersville Land Company

A map is attached

Clearances

Engineering/Real Estate, Legal Department, Community Development concur in this request

Attachment No 15

SPECIAL OFFICER PERMIT

37 Application for Special Officer Permit

Recommend approval of application for Special Officer Permit to Terry Dewayne Oakes for employment with the Charlotte Park Rangers

SET PUBLIC HEARING

38 Recommend adoption of resolution calling for a public hearing on SUP 89-1 to be held in the Meeting Chamber, 600 East Fourth Street, at a time and date to be determined by City Council

TAX REFUND

39 Recommend adoption of a resolution authorizing the refund of certain taxes in the total amount of $5,944 48 which were assessed through clerical error or illegal levy against 85 tax accounts

UTILITY CONTRACTS

40 Recommend approval of contracts between the City of Charlotte and the applicants listed below

These are extension contracts for new development in accordance with the Water/Sewer Extension Policy Item 1 is a 5-year reimbursable contract (construction by Public Bids) The applicant has deposited 10% of the estimated construction cost The remaining 90% will be deposited prior to construction There is no cost to the City and no funds are needed. Items 2 - 10, the applicants are to construct the entire systems at their own property cost and expense The City is to retain all revenue. There is no cost to the City and no funds are needed Utility and Planning Directors recommend approval

1 Charlotte-Mecklenburg Schools, to construct 1,220 linear feet of 12-inch water main and 40 linear feet of 2-inch water main to serve Statesville Road Elementary School On Milhaven Lane, located north of Cindy Lane and south of Old Statesville Road, outside the Charlotte City Limits Estimated Cost - $43,800.00 Water Contract No 300-88-275

2 Sardis Mill, Inc , to construct 1,335 linear feet of 8-inch water main, 225 linear feet of 6-inch water main and 1,250 linear feet of 2-inch water main to serve Sardis Mill Subdivision, located south of Sardis Road, north of Coach Ridge Trail and east of Hillandale Drive, outside the Charlotte City Limits Estimated Cost - $55,000 00 Water Contract No 100-88-299

3 The Howey Company, to construct 360 linear feet of 8-inch water main, 1,445 linear feet of 6-inch water main and 1,402 linear feet of 2-inch water main to serve, to serve Middlethorpe At Wynfield Subdivision, located north of Gilead Road, west of Ranson Road and east of Torrence Creek Tributary No 1, outside the Charlotte City Limits Estimated Cost - $53,000.00 Water Contract No 100-88-160

4 Paces Ridge Joint Venture, to construct 2,330 linear feet of 12-inch water main to serve Paces Ridge Apartments, located north of Rocky River Road and south of W T Harris Boulevard, outside the Charlotte City Limits Estimated Cost - $130,000.00 Water ContractNo 100-88-255

5 Mid South Water Systems, Inc /Realty Dealers, Ltd to construct 2,282 linear feet of 8-inch water main, 782 linear feet of 6-inch water main and 2,435 linear feet of 2-inch water main to serve Browne's Ferry Subdivision, located east of Browne Road, north of Hayden Drive and south of Dearmon Road, outside the Charlotte City Limits Estimated Cost - $100,000.00 Water Contract No 100-87-138

6 Independence Pointe Joint Venture, Inc., to construct 2,395 linear feet of 12-inch water main and 40 linear feet of 6-inch water main to serve Independence Pointe Subdivision, located north of Highway 51, south of Matthews Township Parkway and west of U S Highway 74, outside the Charlotte City Limits Estimated Cost - $75,000 00 Water Contract No 100-88-182

7 Piper Glen Limited Partnership, to construct 671 linear feet of 21-inch sanitary sewer main to serve Four Mile Creek Outfall, located east of Elm Lane West and south of N C Highway 51, outside the Charlotte City Limits Estimated Cost - $33,550.00 Sanitary Sewer Job No. 100-89-520

8 Paces Ridge Joint Venture, to construct 1,084 linear feet of 8-inch sanitary sewer main to serve Paces Ridge Apartments, located south of N C Highway 49, west of W T. Harris Boulevard and east of Knollwood Circle, outside the Charlotte City Limits Estimated Cost - $48,780.00 Sanitary Sewer Job No 100-88-720

9 East-West Partners Of North Carolina, to construct 2,377 linear feet of 12-inch sanitary sewer main to serve Davis Lake Parkway, located east of N C Highway 115, north of David Cox Road and south of Clark's Creek, outside the Charlotte City Limits Estimated Cost - $106,965.00 Sanitary Sewer Job No 100-88-732

10 Caroleen-Henderson Enterprises, Inc./Oaklawn Associates, to construct 8,252 linear feet of 8-inch sanitary sewer main to serve Cedarfield Plantation Phase 6A & 6B Subdivision, located north of McIlwaine Road, south of Gilead Road and west of McCoy Road, outside the Charlotte City Limits Estimated Cost - $288,820 00 Sanitary Sewer Job No 100-88-751

PROPERTY TRANSACTION

41 Recommend approval of the following property transactions and adoption of the condemnation resolutions

1 Project. Park Road Alignment
Owner(s) John F Donoghue, Bishop of the Roman Catholic Diocese of Charlotte, North Carolina
Property address: 6924 Old Reid Road
Property to be acquired. 35,608 sq ft (8174 ac)
Improvements: Loss of parking space and heavy tree damage
Price: $28,800 00

2 Project. General Airport Land Acquisition
Owner(s). Mack Price Brown and wife, Anne H Brown
Property address. 5412 Piney Top Drive, Charlotte, NC 28208
Property to be acquired. 4 603 acres of land, including the improvements located thereon
Improvements Single story wood frame house containing 2,000 sq ft
Price. $203,000 00

3 Project. Intersection Improvements - Central Avenue/ Hawthorne Lane
Owner(s). H Walter Knox and Mary Helen Jackson,
Property address. 1201 Central Avenue, Charlotte, North Carolina 28204
Property to be acquired. 2,378 sq ft (0 0546 acre) of right of way, 21 sq ft (0 0005 acre) of permanent down guy easement, and 2,268 sq ft (0 0521 acre) of temporary construction easement
Price. $35,000 00
Remarks. The commercial property is a video production company which requires a minimum amount of outside noise interference Upon the advice and concurrence of our Legal Department The $35,000 settlement is cost effective in view of the City's potential liabilities caused by expected increased noise levels due to this road widening project which may warrant extensive sound proofing of the existing structure

4 Project. Intersection Improvements - Central Avenue/ Hawthorne Lane
Owner(s). Allen M Hobbs
Property address. 1211 Central Avenue
Property to be acquired. 2,431 sq ft (0558 ac)
Improvements. 1 1/2 story brick commercial building
Price $105,500 00

5 Project Intersection Improvements - Central Avenue/ Hawthorne Lane
Owner(s) Allen M Hobbs
Property address 1217 Central Avenue
Property to be acquired 546 sq ft (0126 ac)
Improvements· 1 story brick building ($30,000 for building, $3,000 for demolition)
Price· $33,000 00

6 Project. Intersection Improvements - Central Avenue/ Hawthorne Lane
Owner(s) Wallace R Trexler, Jr , Dora Bates Trexler
Property address. 1219 Central Avenue
Property to be acquired. 5,597 sq ft (1285 ac)
Improvements 1 story brick commercial building
Price. $55,000 00

7 Project Back Creek Outfall Main Outfall
Owner(s) John B Stroup and wife, Hazeline H Stroup
Property address. 10800 University City Blvd
Property to be acquired 58,613 25 sq ft (1 35 ac) plus temporary construction easement
Price: $12,000 00
Remarks. Severance for manholes, special fencing for cattle during construction

8 Project. 60" Raw Water Main/Catawba River to Reservoirs
Owner(s) W E Hipp, Sr and wife, Virginia B Hipp
Property address. 1101 Hipp Road
Property to be acquired 65,766 square feet (1 509 ac)
Price. $18,000 00

9 Project 60" Raw Water Main/Catawba River to Reservoirs
Owner(s) W E Hipp, Sr and wife, Virginia B Hipp
Property address. 1101 Hipp Road
Property to be acquired 92,408 5 sq ft (2 12 ac)
Improvements N/A
Price. $25,440 00

10 Project 60" Raw Water Main/Catawba River to Reservoirs
Owner(s) Walter C Abernethy, Laura A Howell, Richard H Abernethy, Martha A Richards, Enora Abernethy
Property address 6815 Pleasant Grove Road
Property to be acquired 120,405 square feet (2 76 ac)
Improvements N/A
Price $35,000 00

CONDEMNATIONS

11 Project Long Creek Outfall - Phase V - B
Owner(s). R. T Dooley and wife, Nancy W Dooley and any other parties of record
Property address. vacant lot on Shadow Lawn Road
Property to be condemned. 217,96 sq ft (0 005 ac) plus temporary construction easement 217 97 sq ft (0 005 ac)
Improvements. N/A
Price. $100 00
Reason for condemnation Two negotiating agents have made numerous efforts to speak with Mr Dooley but he is unwilling to meet with us to discuss project It is in the best interest of the City to proceed with condemnation

12 Project. Intersection Improvements - Central Avenue/ Hawthorne Lane
Owner(s). George Housiasdas, Vasilios Housiadas
Property address 1233 Central Avenue
Property to be condemned 71 sq ft (0016 acre) plus temporary construction easement of 667 sq ft (0153 ac)
Improvements. N/A.
Price. $1,200 00
Reason for condemnation. Property owners refused to accept City's offer based on appraisal Their counteroffer was $15,000 00 Condemnation is recommended so project will not be delayed

13 Project Intersection Improvements - Central Avenue/ Hawthorne Lane
Owner(s) G Howard Webb
Property address 1041 Central Avenue
Property to be condemned 947 square feet (0 0218 ac) plus 756 square feet (0 0174 ac) temporary construction easement
Improvements. N/A
Price $8,700 00
Reason for condemnation Property owners refused to accept City's offer based on appraisal, refused to make any counteroffer Condemnation is recommended so project will not be delayed

14 Project Park Road Alignment
Owner(s). Ealy Realty Company and any other parties of interest
Property address. 5818 Linford Drive
Property to be condemned. 16 sq ft (0 0004 ac) plus 1,443 sq ft (0 0331 ac) of temporary construction construction easement

Improvements N/A
Price $100 00
Reason for condemnation Property owners refused to accept City's offer based on appraisal, declined to make counter-offer Condemnation is recommended so project will not be delayed

15 Project. Park Road Alignment
Owner(s) Ann S Lisec and Geraldine P Taylor and any other parties of interest
Property address 5918 Linford Drive, Charlotte, North Carolina
Property to be condemned 1,173 sq ft (0 0269 acre) plus 2,671 sq ft (0 0613 acre) of construction easement
Improvements. N/A
Price $14,750 00
Reason for condemnation. Property owner refused to accept City's offer based on appraisal Owner refuses to give a a counteroffer Condemnation is recommended so project will not be delayed

16 Project Intersection Improvements - Central Avenue - Hawthorne Lane
Owner(s). The Salvation Army Corporation of Georgia
Property address 1015 Central Avenue
Property to be condemned: 4,549 square feet (0 1044 ac) plus 4,055 square feet (0 0931 ac) temporary construction easement
Improvements N/A
Price. $19,300 00
Remarks Salvation Army Corporation's attorney countered the City's offer at $10,000 over the City's appraised value Their appraiser's adjustments for size and location of the comparable sales were determined by our review appraiser to be inaccurate based upon market analysis

SET EXECUTIVE SESSION

42 Recommend adoption of a motion to hold an executive session immediately upon conclusion of this meeting for the purpose of consulting with attorneys representing the City concerning claims involving the City in which the City has a substantial interest in accordance with G S 143-318 11(a)(4) and (5)

SCHEDULE OF MEETINGS
March 27 - April 7, 1989

Monday, March 27	COUNCIL/MANAGER LUNCHEON Meeting Chamber Conference Room	1.00 p. m.
	CITIZENS HEARING	2:00 p. m.
	COUNCIL MEETING Meeting Chamber	2:30 p. m.
Monday, April 3	CITY COUNCIL WORKSHOP Conference Center	5·00 p. m.
Thursday, April 6	COMMUNITY DEVELOPMENT AND HOUSING COMMITTEE (reserved) Conference Center	4:00 p. m.

#1

DATE	January 23 1989
PETITION NO	89-1
PETITIONER(S)	Roger Lee
REQUEST	Consideration of an I-2(CD) Site Plan Amendment
LOCATION	A 4.029 acre site located on the northerly side of Mt. Holly Road east of Lee Drive.
ACTION:	The Zoning Committee recommends that this petition be denied.
VOTE: Yeas:	Lassiter, Latham, Spencer, Thomasson, Vaughan, and Wheeler.
Nays:	None.

REASONS

This petition request the deletion of a condition which was agreed to by the petitioner approximately three months ago. At that time, the petitioner requested a site plan amendment and the rezoning of properties from I-1 to I-2(CD) to accommodate the expansion of a heavy construction equipment manufacturing facility. The petitioner indicated that they would dedicate 20 feet of additional right-of-way along the frontage of their site. The petitioner now wants to retract that commitment and delete that requirement from the site plan. The Zoning Committee believes that this would be a bad precedent to establish for future rezonings. It is very common for petitioners in zoning cases to dedicate property along thoroughfare streets through the rezoning process. The purpose of this dedication is to ensure that the development of the site will not adversely impact future road widening plans and to offset at least a portion of the impact of the additional development rights granted to the site on the local thoroughfare system. A petitioner always has the option not to propose any right-of-way dedication or any other commitments above the minimum standards through the rezoning process. However, when a petitioner does propose to exceed the minimums and/or proposes to dedicate land for right-of-way, parks, or greenways, it is treated as a firm commitment which is one of the factors contributing toward the decision on the zoning request. The petitioner's agent in this case was advised that additional right-of-way along the front of the petitioner's property needed to bring the street up to the minimum standard. The revised site plan included such a dedication commitment. The Zoning Committee believes that the petitioner should honor their commitment for the right-of-way dedication and that this request should be denied.

STAFF OPINION

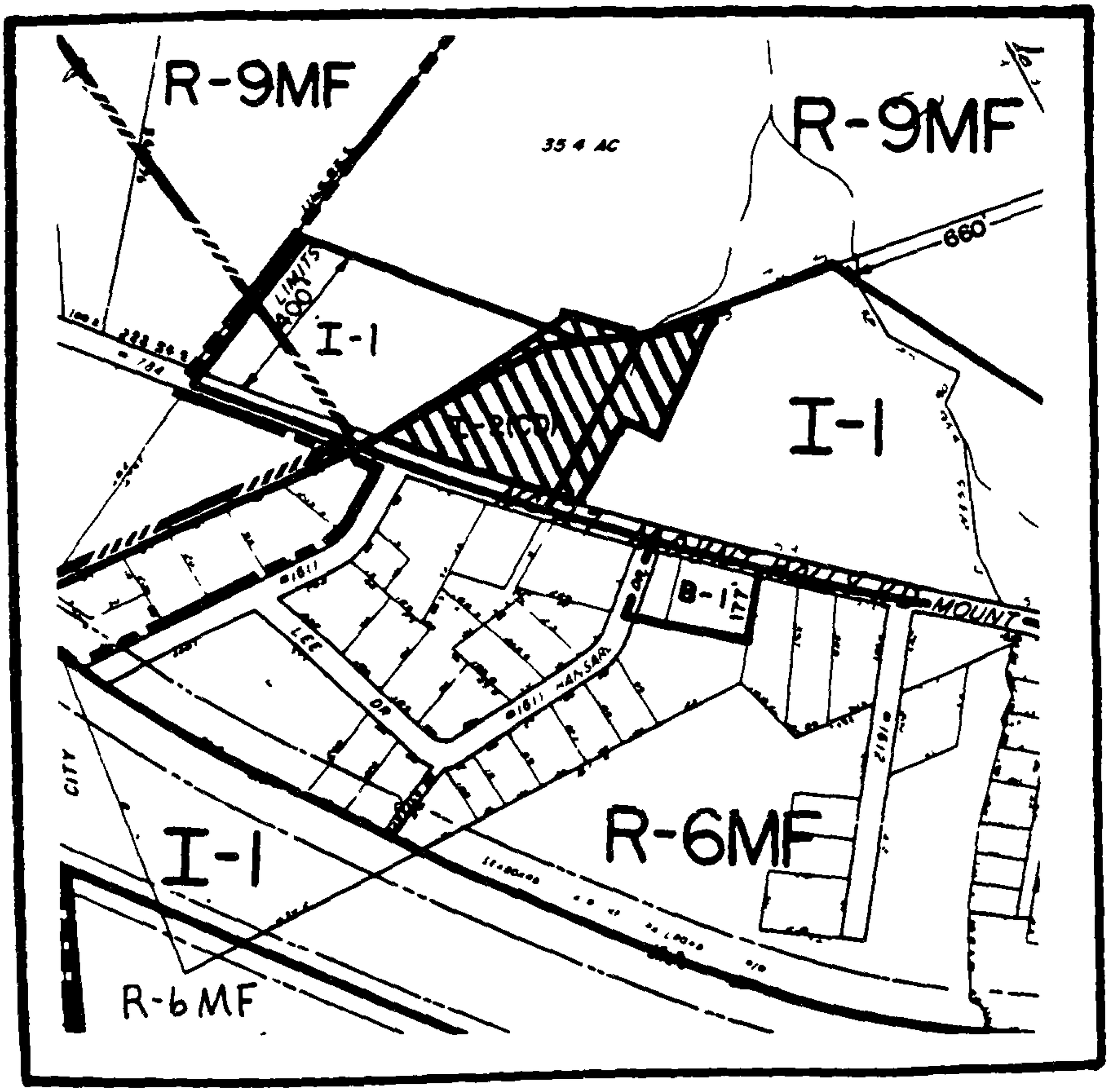
The staff agrees with the recommendation of the Zoning Committee

PETITIONER Roger R. Lee

PETITION NO. 89-1 HEARING DATE January 17, 1989

ZONING CLASSIFICATION, EXISTING I-2(CD) REQUESTED I-2(CD) Site Plan Amendmen

LOCATION Approximately 4.02 acres on the north side of Mount Holly Road east of Lee Drive.



ZONING MAP NO. 66 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

Lee
MOTOR GRADERS

Bud Lee EQUIP MFG
8844 MT HOLLY RD
CHARLOTTE, NORTH CAROLINA 28214
(704) 392-1038 • (704) 392-7307

March 2, 1989

Charlotte-Mecklenburg Government Center
600 East Fourth Street
Charlotte, North Carolina 28202-2853

ATTENTION. MAYOR, SUE MYRICK AND ALL CITY COUNCIL MEMBERS
CHARLOTTE-MECKLENBURG PLANNING COMMISSION AND WALTER FIELDS

I am sending you this letter concerning my site plan amendment #89-1 You were scheduled to vote on this request on February 20, 1989, but it was deferred to a later date because of some "confusion" that some of the City Council Members had

This letter is to put in writing, my request, that my site plan be modified to indicate that I would like to have the word **"DEDICATION"** be changed to **"RESERVATION"** in reference to the 20' road right-of-way. This 20' set-back will be **RESERVED**, indefinitely, for acquisition by the City, County, or State for the widening of Hwy. 27 (Freedom Drive) It is to my understanding that when this land is acquired, there will be **COMPENSATION** for it

By copy to my land planner, I am requesting her to make all changes necessary on my site plan to conform the site plan to the agreements made in this letter

Sincerely,

R R Lee

Roger R Lee, Petitioner

cc Sandy Turnbull
Bill Farthing
Henry Underhill, City Attorney

If Council wishes to discuss removal of these two committees, it would eliminate two from the list of nominations for the second quarter.

#2

Also attached is a draft of the agenda item as it will appear on March 27 which gives an explanation of the procedure.

INFORMATION

2/24/89

Performing Arts Center Artist Selection Process

Council Approved Artist Selection Process:
The Art Commission in May 1988 adopted its Strategic Planning Committee's final report. This report resulted from a study of the Commission's existing Policies & Guidelines and resulted in six recommendations. The findings were presented to Council as information by the Art Commission chairman. The thrust of the committee's recommendations was a more open selection process with greater public input. However, the report stated, "The Art Commission should not rely on any single procedure for selecting artists or artwork, but should continue to use both competitions and direct selection procedures."

The selection process used by the Art Commission for the Performing Arts Center project was an invited competition to select an artist based upon the artist's prior work.

Performing Arts Center Artist Selection Process:
The Art Commission chairman appointed Pam Patterson project ad hoc advisory chair; Mrs. Patterson formed an ad hoc advisory committee (see attached list) which was approved by the full Art Commission board. The thrust of this project was to select an artist to work collaboratively with the architect to create a piece of art integral to the Performing Arts Center. The selection process, as it evolved, is described below:

The ad hoc advisory committee held an invited competition among forty-five artists recommended by the North Carolina Museum, the South Carolina Museum, the Greenville, S. C. Museum, the Southeastern Center for Contemporary Art and the architects Artist submissions were culled to five semi-finalists by the ad hoc committee. The semi-finalists' slides were converted to 8"x10" color prints and mounted for public display and comment in the CMGC Lobby for 30 days. Additionally, the Charlotte Observer published a story about the semi-finalists and conducted a public poll. The lobby display received 117 comments, the Charlotte Observer poll received 516 votes/comments.

The ad hoc committee met, considered the public input and chose Mary Shaffer as the artist to be recommended to the Art Commission and ultimately to Council.

The March 27 agenda will include a recommendation from the Art Commission to approve Mary Shaffer as the artist to work collaboratively with Cesar Pelli to design, fabricate and install a piece of art at the Performing Arts Center. If you wish to discuss this prior to the March 27 agenda, you can include it on the March 6 workshop.

Concerns of Carolina Tarwheels

Attached is information from Parks and Recreation Director Marvin Billups about the concerns of the Carolina Tarwheels. We have worked hard to balance the requests of the competing wheelchair basketball teams and at allocating time in the pool

Performing Arts Center
Ad Hoc Advisory Committee / Advisors & Staff
January 20, 1989

Ad Hoc Advisory Committee

Mark R. Bernstein
Parker, Poe, Thompson, Bernstein,
Gage & Preston
2500 Charlotte Plaza
Charlotte, North Carolina 28202
Telephone: 372-9000

Robert Cheek
Art Commission
Robert Cheek Fine Arts
619 South Cedar Street
Charlotte, North Carolina 28202
Telephone: 334-4668

Deborah Harris
Chairman, Performance Arts Center
Foundation
2700 Richardson Drive
Charlotte, North Carolina 28211
Telephone: 364-3925

Ray A. Killian, Jr.
Chairman, Art Commission
Killian & Associates
600 South College Street
Charlotte, North Carolina 28202
Telephone: 376-6540

Cyndee Patterson
City Council Member
610 North Pine Street
Charlotte, North Carolina 28202
Telephone: 333-7888

Pam Patterson
Project Chair, Art Commission
1916 East 8th Street
Charlotte, North Carolina 28204
Telephone: 332-4503

Mary Jo Relic
Art Commission
2330 Forest Drive
Charlotte, North Carolina 28211
Telephone: 365-0831

Michael T. Swisher
Assistant Professor, UNCC
1919-B East 8th Street
Charlotte, North Carolina 28204
Telephone: 376-2830

David K. Wagner
Principal, Clark, Tribble, Harris
and Li Architects, P. A.
324 North College Street
Charlotte, North Carolina 28202
Telephone: 333-6686

Performing Arts Center
Ad Hoc Advisory Committee / Advisors & Staff
January 20, 1989

Advisors & Staff

C. Michael Candler/Larry Albee
Project Manager, Becon Construction Co.
6100 Carnegie Boulevard - Suite 100
Charlotte, North Carolina 28209
Telephone: 551-6515

Mitchell A. Hirsch/Fred W. Clarke, III
Cesar Pelli & Associates, Architects
1056 Chapel Street
New Haven, Connecticut 06510
Telephone: (203) 777-2515

Henry N. Pharr, II
Horack, Talley, Pharr & Lowndes
112 South Tryon Street
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Woody Middleton
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A3

SUMMARY OF CITY CONTRIBUTIONS TO THE
MECKLENBURG COUNTY CRIMINAL JUSTICE INFORMATION SYSTEM

Mecklenburg County is implementing an enhanced information system to provide a better quality of information to share among all law enforcement agencies within the County. The goal of the new system, called the Mecklenburg County Criminal Justice Information System (MCCJIS), is to promote better coordination and management of resources and to provide a more effective vehicle through which to eliminate redundant records, to improve overall data quality and to provide improved communications for the whole community.

There are several advantages of the new information system:

1. Improved warrant service and accuracy will provide a comprehensive data base of all outstanding legal papers.

2. The arrest process will move data collection to the point of first contact of the arrestee with the system. The new process has the ability to eliminate current redundant data entry and will reduce sources of error.

3. The new information system should enhance the ability of the City Police to apprehend known criminals and to improve the processing of these offenders.

It is important to note that this is the first phase of the Mecklenburg County Criminal Justice Information System. Many of the productivity improvements associated with this project, such as the improved warrant service, will not be realized until later phases. Neither the total cost of the system, nor total implementation time, is known at this time.

On January 9, 1989, Mr. Jack Tate of the Citizens' Criminal Justice Committee spoke to Council and requested $189,722 in funding or in equivalent City programming support to complete implementation of Phase I of the Mecklenburg County Criminal Justice Information System. The requested funding is for the purpose of retaining two outside consultants until the In-Take Center is opened (around July 1, 1989) and for several months after its opening to make any necessary system adjustments. The additional funding is necessary because design problems and structural delays have pushed the opening of the In-Take Center back from December, 1988 to July, 1989. The County is seeking alternative funding sources for MCCJIS because funds for these two consultants were budgeted only through December, 1988.

Since that original request, the request has been modified to $139,722. The City has already provided significant contributions to the project and while the project will undoubtedly benefit the City Police Department, many of the advantages have been overstated.

To date, the City has made the following contributions to Phase I of MCCJIS·

Activity	Cost
Purchase of the Automated Fingerprint Identification System (September, 1988). AFIS will be shared with Mecklenburg County, although the City bore the complete purchase cost and no offer for operating support has been received.	$1,100,000
Nine man-months MIS Staff Time over the life of the MCCJIS Project.	58,500
One Programmer committed to MCCJIS as needed since October, 1988.	10,000
Five man-months dedicated Police Staff Time	41,250
One man-month Police Programming Time	6,500
Positive Identification Section The City Police Department has performed this traditional County function since 1985. This will now become a County responsibility. Cost is approximately $200,000 per year.	200,000
TOTAL	**$1,416,250**

Over the life of the project, Mecklenburg County has contributed $1,110,000 in outside consultant fees and County employee time.

Several statements have been made about the benefits the City will receive from these projects. Many of these statements are unquestionably true, such as improved coordination of information and improved accuracy of information, and are principal reasons the City wholeheartedly supporting this project.

However, some of the advantages and savings the City will derive are overstated. Some of these follow:

1. "The County providing data on traffic citations automatically to the City from the Court System will save considerable City Police personnel time to keep traffic citation data in the City MIS system, will reduce computer transactions on the City MIS computer, and will provide the exact information to both the court system and City Police to ensure compatibility".

   Automatic provision of data on traffic citations is actually attributable to the new State of North Carolina Infractions System, for which the State pays. The only savings will be the avoidance of data entry, which is considered insignificant. Transactions on the City MIS system will not be impacted. Information will be more exact, but no savings will be derived.

2 "Using the present City "Police Master Name Index System" for other than current arrest history will save considerable City Police personnel time to key and maintain arrest data, will save MIS computer resources, and will automatically provide not only arrest information but case disposition data for the City Police which the Police do not now have".

It is true that automatic entry of arrest information is not now available and it is desirable; however, personnel savings will be less than one full-time Data Entry position and no City MIS computer resources will be saved.

3. "When the Intake Center opens and the Central Repository system is operational on the County computer, the data and related transactions that were associated with the City "Wants and Warrants" system will no longer be necessary. As approximately 16,000 Orders For Arrest per year and approximately the same number of Warrants per year are processed, this procedure should:

a. save considerable City Police personnel time required to enter and maintain warrant data;

b. save City MIS computer resources;

c. provide a much more comprehensive system for tracking and serving warrants for the City Police;

d. potentially provide direct access to outstanding warrant information by City Police Mobile Data Terminals".

Six City Records Clerks have been performing Wants and Warrants, a traditional County function. These positions can be transferred to the County Payroll. It is not yet known whether the City will be asked to fund these positions through a City/County agreement.

The total cost of maintaining the Wants and Warrants system on the City's MIS system was $7,613 in FY88. This cost can be eliminated with the new system.

The system will indeed provide for a much more comprehensive system for tracking and serving warrants for the City Police.

Mobile Digital Terminals will potentially have direct access to outstanding warrant information; however, this access is being developed and funded by the City and by the City's consultant.

4. "Better handling of Charlotte Police initiated cases - approximately 80% of the total".

The new system will result in potentially better handling of City cases, which indeed are 80% of the total; however, City taxpayers comprise a similar 80% of the County's tax-paying base. Therefore, City taxpayers are already paying for the Criminal Justice System in Mecklenburg County.

There were three reasons given for the need for additional funding

"The County's FY89 Budget did not anticipate

a Delays in Intake Center planning,
b. Significant Charlotte Police Department design requirements,
c. Reduction in state support.

Neither reason 1 or 3 were the result of any City action. Reason number 2 is not clear. The city was asked to respond by the County to the design of the basic system, which the City did. These suggestions were neither significant nor unnecessary.

Summary:

The City has provided on-going support of the Mecklenburg County Criminal Justice Information System. MCCJIS will provide many improvements to the Criminal Justice System as a whole. The City also agrees that it is important for MCCJIS to remain on schedule, as much as is now possible with structural delays. The project and the additional funding request have the support of the City MIS Director and the City Police Chief.
However, these types of improvements are traditionally undertaken by counties in North Carolina. City support of MCCJIS to date has facilitated implementation of the In-Take Center concept, and in fact City contributions exceed County contributions. When the City starts a project such as this, it assumes the project will be completed with City resources. If additional funds are required over the original budget, then the City re-adjusts priorities to accomplish the most important things first and looks for savings in other projects that can be diverted to those top priorities.

Operation of the Criminal Justice System is the responsibility of Mecklenburg County. The City is committed to the success of MCCJIS, as it has already demonstrated. However, the appropriate level of financial support has already been provided.

Prepared by

Budget and Evaluation
March 22, 1989

#4

Annual Job Training Plan Proposed Programs and Activities

Component	Number Served	Cost
Institutional Skills Training This program provides training to clients through existing occupational training curriculums at Central Piedmont Community College. Clients are sponsored on an individual referral basis. Targeted groups are youth and welfare recipients. Counseling, child care, and bus passes are provided to enable clients to participate in this project.	154	180,024*
On-the-Job Training This program provides training on-the-job with private sector employers. Employers receive a reimbursement for training costs of between 30% and 50% of the participants' wages during the training period. The average length of the training period is 10 weeks. Targeted groups are high school dropouts, welfare recipients, youth, and the handicapped.	168	183,425
Educational Training This program provides basic education for clients who need to upgrade their academic levels in order to adapt to training. The targeted group is high school dropouts. Counseling, child care, and bus passes are provided to enable clients to participate in this project.	164	25,000
Exemplary Youth Program Course for high school seniors that provides employability skills and job placement into unsubsidized employment upon graduation. This course is not otherwise offered by the School System. Program costs are for one-half of ten teachers' salaries.	200	242,166
Summer Youth Employment Program Work experience and remediation for participants between the ages of 14 and 21. Worksites are with public and private non-profit agencies. Wages are paid to participants through this project at a rate of $3.35 per hour.	442	546,906

<u>Services Only</u> Includes (1) staff costs associated with eligibility determination, assessment, counseling, etc. (2) employability skills training and job development activities for handicapped individuals and older individuals aged 55 and over.	(1) (3,000+) (2) 222	302,883
<u>Administrative Costs</u> Project related expenditures of Employment and Training Department.	N/A	259,792

*Costs for FY'90 include child care

#5

Four Phases of Tenant Training Program

The program consists of a four-phased development approach to job training which includes 1) Assessment, 2) Remediation, 3) On-the-Job Training, and 4) Unsubsidized Job Placement.

Phase I, Assessment, involves the development of an employability analysis which will diagnose the applicant's major barriers to employment. In essence, the employability condition of the applicant is clearly and comprehensively defined in this initial phase and will serve as a basis for participant selection.

During Phase II, Remediation, the barriers identified in the initial stage are addressed. The primary objective of this stage is to eradicate the barriers that prevent the participant from engaging in hard-skills on-the-job training. Barriers to be addressed will include academic, health, behavioral, and social needs. Any factors that impact the participant's capability to adapt to training and eventual unsubsidized employment are addressed. Services may include basic education, child care, transportation, health and substance abuse counseling, employability skills and life skills training, and extensive personal counseling.

During Phase III, On-the-Job Training (OJT), will be provided at the Boulevard Homes site in occupational areas such as maintenance, electrical wiring, plumbing, masonry, roofing, carpentry, floor tile installation, landscaping, and clerical positions. The subcontractors renovating Boulevard Homes will be reimbursed up to 50% of wages paid to participants during training The primary objective of Phase III is to provide hard skill occupational training.

Phase IV, Job Placement, provides for the attainment of permanent unsubsidized employment in the private sector where the participant will work in an occupational area related to his or her on-the-job training Assistance in locating employment opportunities will be provided Job seeking and interviewing skills will be taught during this final phase as well.

(6a)

PROJECT DESCRIPTION: LANDING SQUARE

The partners of H. J. Properties, Inc. are William H. Hart and Dr. Jerry A. Jones. The proposed project will be known as Landing Square and will be used as a medical facility that will house two doctors, a pharmacy, and an x-ray office. The project will be located at the corner of Beatties Ford and Grier Grove Roads. The area has minimal medical options available with the nearest facility approximately 1 1/2 miles east of this site. With the exception of the Health Department Offices and a small chiropractic clinic, the immediate neighborhood has no medical facilities.

Dr. Jerry Jones, an internal gastroenterologist, will occupy 1,200 square feet in the facility. He has been practicing in Charlotte for 10 years and is currently located at 2021 E. Seventh Street. He plans to continue the operation of the Seventh Street office until he can establish his client base at the new location. Many of his patients are West side residents, therefore, the new location will be much more convenient for them. The new location will also afford many area residents the opportunity to avail themselves to other medical services that are much more conveniently located.

An additional 2,000 square feet will be occupied by Dr. William H. Hughes, a urologist, who is currently located in the Metroview Building on Randolph Road. Dr. Hughes plans to move his practice to 2021 Seventh Street with Dr. Jones. He plans to maintain his practice there in addition to operating out of the new location. To help facilitate operations at the Beatties Ford site, Drs. Jones and Hughes plan to hire a doctor of internal medicine or family practitioner. They will also obtain the services of a physical therapist.

An additional service to be offered at this location is a pharmacy. It will occupy 1,500 square feet and will be operated by Pharmacist Glenda Jenkins who has eighteen years experience. The area is in need of a well stocked and full-service pharmacy. A pharmacy located in the neighborhood closed several months ago. The proposed pharmacy will be an excellent complement to the medical facility by providing those neighborhoods nearest the proposed site more complete services and a better pharmacy-related inventory of products.

Another 800 square feet of the structure is planned to be used as an x-ray diagnostic center. This is also envisioned as a complement to the medical facility. This will afford the patients a much-needed service at the same location. The center will be managed by William Hart who currently manages Charlotte Diagnostic Center located at 700 E. Stonewall Street. Mr. Hart has been affiliated with Med Scan, a national diagnostics corporation for the past 5 years. He has experience in developing and operating diagnostic centers in the Philadelphia and Charlotte areas. The center will also provide a valuable complement for the other medical services being offered at this proposed location.

6(b)

ADDENDUM TO REQUEST FOR COUNCIL ACTION

Project Costs:

Land Acquisition	$ 75,000
New Construction	418,400
TOTAL	$493,400

Sources of Funds:

United Carolina Bank	$247,000
City of Charlotte	197,000
Borrower's Contribution	49,400
TOTAL	$493,400

Terms of the Loans:

1) United Carolina Bank
   a) Rate - Prime + 1 1/2%
   b) Term - After construction, the term shall be 15 years with annual rate reviews

2) City of Charlotte
   a) Rate - 6% per annum
   b) Term - 5 years - to be amortized on a basis of fifteen years with the unpaid balance due in a balloon payment at the end of the fifth year.

Security

1) United Carolina Bank
   a) First Deed of Trust on the land and building located at the corner or Griers Grove and Beatties Ford Roads
   b) Personal guaranties of Mr. Hart and wife and Dr. Jones and wife

2) City of Charlotte
   - Second Deed of Trust on the land and building located at the Corner of Griers Grove and Beatties Ford Roads
   - personal guaranties of Mr. Hart and wife and Dr. Jones and wife

United Carolina Bank will be fully secured with a first Deed of Trust on the land and building which should have an approximate value of $500,000. United Carolina Bank's first lien of $247,000 will leave $253,000 available to the City to cover its $197,000 loan. This will result in an equity residual of $56,000 with each lending entity's loan being adequately secured.

Public Purpose

It has been determined that the project is eligible for City financed participation as it meets the program objectives of low/mod income job creation and provides a needed medical service to the area.

As previously mentioned, there is a need for the proposed medical services in this area. The population has grown substantially in this sector of the City as growth has been redirected. This redirection has resulted in increased residential and commercial pockets that require additional services as has been well documented in other areas of the City. The proposed medical facility will assist in meeting the physiological needs of the residents in this area of the Beatties Ford Road corridor.

There will be 14 new jobs created as a result of this loan. It is anticipated that 75% of these jobs will be made available to individuals from low to moderate income households.

Dr. Jerry A. Jones	Dr. William Hughes	Pharmacy	X-Ray Facility
1 business manager	1 business manager	1 pharmacist	1 x-ray technician
1 nurse assistant	1 nurse assistant	3 retail salespersons	1 maintenance person
1 physical therapist	1 office worker		
1 doctor			
1 office worker			

ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (EDRLF)

Purpose: To provide capital for startup or expansion of small and/or minority businesses located primarily within the Pocket of Poverty in order to create business and employment opportunities for individuals from low to moderate income households.

Primary Objectives:

- To create public/private partnerships between the City and private commercial lenders to provide the capital necessary to fund business startups or expansions;
- To provide job opportunities for individuals from low to moderate income households;
- To foster economic development within the Pocket of Poverty for promotion of job creation, removal of slum and blighting influences, and expansion of the City's tax base;

General Policies:

- The City seeks to finance a business project based on the following financing mix:
  1) 50% from a private lender (banks, savings & loans, etc.)
  2) 40% from the City;
  3) 10% from the applicant
- The interest rate on loans from the EDRLF is 6%;
- The maximum term is 5 years, however, some repayments are computed for a longer term with a balloon principal payment due at the end of the fifth year.
- The City seeks to stimulate business start-ups and expansions by providing subordinate financing which creates an incentive for private participation.

Eligible Activities/Applicants:

- Acquisition of real property;
- Construction, rehabilitation, or installation of:
  1) Commercial or industrial buildings and structures;
  2) Equipment and fixtures which are part of the real estate;
  3) Commercial or industrial property improvements;
- Applicant must meet at least one of the following:
  1) Either operate or want to operate a business in an area eligible for assistance;
  2) Live in an area eligible for assistance and either operate or want to operate a business outside the eligible area;
  3) Operate a business located close enought to provide services and jobs to low and moderate income citizens living in eligible areas;

Source of Funding:	Federal Community Development Block Grant funds. Annual appropriations of $100,000 to the EDRLF. The loan fund is revolving, therefore, repayments are used to make other loans.
Clearances:	City Council approved Economic Development Revolving Loan Fund guidelines on November 10, 1986 as recommended by the CD and Housing Committee. Economic Development Revolving Loan Fund Committee* and City Council approvals are required.

*Economic Development Revolving Loan Fund Committee is comprised of ten citizens: seven bankers, one Chamber representative, and two small business operators. Appointments are made by the City Manager.

1(a)

DEVELOPMENT AND REVITALIZATION FUND (DARF)

Purpose:

To provide public resources to invest in partnerships for the purpose of promoting economic development in four approved redevelopment areas (Beatties Ford Road, Wilkinson Boulevard, South Boulevard, and West Morehead Street) and the Pocket of Poverty when such partnerships do not incur a negative long-term liability on tax dollars and when such partnerships directly benefit one of the following targeted groups:

- Low income, unemployed, or underemployed county residents;
- Minority and/or women small business enterprises;
- Unique of indigenous enterprises which have significant economic value to the community.

Primary Objectives:

- To create jobs which have the potential for upward mobility, and for adequate pay which allows an individual or family to become self-sustaining;
- To promote revitalization efforts in areas targeted by public policy to include but not be limited to:
  1) Enterprise areas from the 2005 Plan
  2) The Pocket of Poverty;
  3) Approved area plans which include a commercial focus.
- To promote the development of projects which support redirection of growth policies;
- To retain a unique or indigenous enterprise;
- To participate in the funding of business projects that offer a significant number of employment opportunities.

General Policies:

- The City seeks to finance a business project based on the following financing mix:
  1) 50% from a private lender (banks, savings and loan, etc.)
  2) 40% from the City
  3) 10% from the applicant
- The interest rate is negotiable from 3% to 9% based on ability to repay.
- The term is negotiable based on need and ability to repay.
- The City requires a clear demonstration that "But For" the DARF loan, the project could not take place.

*"But For" is a term that is taken from the Urban Development Action Grant (UDAG), a federally funded program that is intended to assist cities in developing new jobs and an increased tax base. It must be clearly demonstrated that "But For" the DARF funds the project could not be financed. In other words a financial gap exists, i.e.:

Financing Gap

Project size	$800,000
Debt capacity	- 600,000
Financing Gap	$200,000

Financial assistance with favorable terms is needed from the City for $200,000 in order for the project to be feasible.

Eligible Activities/Applicants:

- Acquisition of real property;
- Construction, rehabilitation, or installation of:
  1) Commercial or industrial buildings and structures;
  2) Equipment and fixtures which are part of the real estate;
  3) Commercial industrial property improvements.
- Applicant must meet at least one of the following:
  1) Either operate or want to operate a business in an area eligible for assistance;
  2) Live in an area eligible for assistance and either operate or want to operate a business outside the eligible area;
  3) Operate a business located close enough to provide services and jobs to low and moderate income citizens living in eligible areas;
  4) Create jobs that pay adequate wages and offer upward mobility and advancement.

Source of Funding: A total of $3 million was allocated by City Council from Urban Development Action Grant repayment funds for use in promoting economic development in four redevelopment areas and the Pocket of Poverty. Urban Development Action Grant funds are allocated from the Federal government.

Clearances: The Policy Framework for this program was approved by City Council on June 8, 1987.

Economic Development Review Committee* which is made up of several City department directors, the Economic Development Revolving Loan Fund Committee, and City Council approvals are required.

*The Economic Development Review Committee is comprised of the following departments: Budget & Evaluation, Finance, City Manager's Office, Planning, Employment & Training, Community Development, and Economic Development.

7(b)

Addendum To Request For Council Action

Project Cost

Purchase of Production Machinery	$454,000

Source of Funds

Southern National Bank	$227,000	(50%)
City of Charlotte	181,600	(40%)
Colorcraft	45,400	(10%)
	$454,000	

(Southern National's loan is contingent upon approval of the City's loan.)

Terms of Loans

1) Southern National Bank
   Rate - 11.5%
   Term - 7 years

2) City of Charlotte
   Rate - 3%
   Term - 5 years

Security

1) Southern National Bank - a first lien security position on the equipment to be purchased by borrower;

2) City of Charlotte - a second lien security position on the equipment to be purchased and Mr. Bell's personal guaranty.

It has been determined that the bank will be adequately secured on their loan with a security interest in the amount of $227,000 on the purchased equipment.

The City will be secured with a 2nd security interest in the amount of $181,000 on the purchased equipment.

Cost	$454,000	(100%)
Bank loan	(227,000)	(50%)
	$227,000	
City loan	(181,600)	(40%)
Residual Value to City loan as collateral	$ 45,400	

Public Purpose

The City loan was determined as an appropriate action due to the findings of the public purpose review by the Planning Department as follows:

The proposal as submitted by Colorcraft Printing Company, Inc. falls within the policy framework by:

1) Serving a public purpose and providing employment for low income, unemployed or underemployed persons, while providing an opportunity for upward mobility, and

2) Being consistent with general reinvestment strategies as outlined in the 2005 Generalized Land Plan.

There are currently 90 full-time and 26 part-time employees working at Colorcraft of which 75% are from low to moderate income households. The applicant is offering 48 new jobs for the City loan. This would provide one new job for each $3,783 in City funds. The new job listing is shown as follows:

Additional Employees				Job Description	Labor Rate Range
1988	1989	1990	1991		
2				Offset Strippers	$8.00 to $13.00
1	1			Supervisor	8.00 to 10.00
1				Consolidated Operator	7.00 to 9.00
4				Asst. Operators	5.00 to 7.00
8				Gatherers	4.00 to 5.50
	1	1		Material Handler	4.00 to 5.50
1	1			Bailer Operator	4.00 to 5.50
2	1	2		Bindery Handworker	4.00 to 6.00
2	2			Knife Operators	8.00 to 10.00
2				Heidelberg Operator	7.00 to 9.00
1	1	1	1	Gluer Folder Opr.	8.00 to 12.00
1	1	1	1	Gluer Folder Helper	5.00 to 7.00
	2			2-Color Pressman	8.00 to 10.00
				2-Color Press Helpers	5.00 to 7.50
		1		Platemaker	6.00 to 8.00
		1		Night Material Handler	4.00 to 5.50
		1	1	Warehouse Helpers	4.00 to 6.00
25	12	8	3		

#8

REHABILITATION ASSISTANCE PROGRAM

Purpose: To preserve the City's existing housing stock, to improve living conditions of low to moderate income households, and to revitalize neighborhoods.

Primary Objectives:

- Assist property owners in correcting violations of the City's Housing Code with primary focus on owner-occupied structures.
- Provide affordable housing opportunities for low to moderate income families (low to moderate income families defined as families whose gross income is 80% or less of the median income for Charlotte.)
- Provide modification of units occupied by the physically handicapped.

General Policies:

- Assist in financing eligible activities through loans, grants and deferred payment loans or any combination which makes the assistance affordable.
- Owner occupants pay up to 35% of their gross income less federal taxes for housing expense.
- Grants up to $7,500 from owner occupants who are eligible for a City-County tax exemption.
- Interest rates for owner occupants 0 to 3%; for non-profit organizations 3%; for investors 2% below the prime rate; for deferred payment loan zero interest rate.
- Assistance is available City-wide with efforts concentrated in the 21 census tracts having the greatest number of sub-standard housing units.

Eligible Activities:

- Correction of housing code violations
- Energy Conservation
- Acquisition costs
- Water and sewer tap on fees
- Handicapped modifications
- Approved moving costs related to relocating dwelling unit
- Historic preservation of designated properties
- Loan and Grant processing fees

Source of Funds:

- Federal Community Development Block Grant Funds.

Clearances:

- City Council approved modifications to the Standard Rehabilitation Loan and Grant Program on October 12, 1987.
- City Council approval is required for assistance over $30,000.
- City Manager approval is required for assistance of $30,000 and under.

#9

Cultural Study Committee Nominees

United Way Representative Category

Nominee	Nominated By
William Buckley President Royal Insurance	Donald Sanders
Joe Lacher Southern Bell	Donald Sanders

Cultural Study Committee Nominees

Arts Community Representative Category

Nominee	Nominated By
Ms. Freda Nicholson Executive Director Science Museums of Charlotte	John R. Wester
Ms. Sally Robinson	John R. Wester

Cultural Study Committee Nominees

Arts & Science Council Representative Category

Nominee	Nominated By
Michael Marsicano President Arts & Science Council	John R. Wester
Ms. Sarah Bryant	John R. Wester

Cultural Study Committee Nominees

Community Representative Category

Nominee	Nominated By
Tom Spray Director Spirit Square Arts Center	Velva Woollen
Lou Bumgarner Director Charlotte Shakespeare Company	Velva Woollen
Mrs. Richard Alexander President Charlotte Junior League	Velva Woollen
Bertha Robinson Retired	Charlie Dannelly
Daphne Dwyer Housewife	Cyndee Patterson
Bob Branan Vice President Bissell Companies	Cyndee Patterson
Tom Cox Cox-Little	Richard Vinroot

Cultural Study Committee Nominees

Educational Representative Category

Nominee	Nominated By
R. Gene Bryant Dept. Head, Visual & Performing Arts CPCC	Ruth Shaw
Dr. James H. Werntz, Jr. Vice Chancellor, Academic Affairs UNCC	E.K. Fretwell
Adelaide Davis Alumni Director Queens College	Billy Wireman

Cultural Study Committee Nominees

Major Arts Contributor Category

Nominee	Nominated By
William H. Williamson, III Investment Manager Dean Witter Reynolds	Sally Van Allen
Rolfe Neill Publisher Charlotte Observer	Sally Van Allen
Zack Smith	John Georgius
Patty Dewey	John Georgius
Ray Killian Senior Vice President Belk Stores Services	John Belk
John L. Green General Counsel Belk Stores Services	John Belk
Jim Thompson NCNB	John Belk
John Boatwright NCNB	John Belk
Frank Dunn FUNB	John Belk
Hugh Durden Wachovia	John Belk
Claudia Belk	John Belk
Katherine Belk	John Belk
G. Patrick Phillips* President NCNB Services	Hugh McColl
Joe Martin Executive Vice President NCNB	Jim Shaw
Loonis McGlohon Retired Jefferson Pilot	Jim Babb
Malcolm E. Everett, III Executive VP FUNB	Ed Crutchfield

*Also nominated for Business Representative Category

Cultural Study Committee Nominees

Business Representative Category

Nominee	Nominated By
Joddy Peer Jenkins-Peer Architects, PA	Carroll Gray
Joan Zimmerman Southern Shows	Carroll Gray
G. Patrick Phillips* President NCNB Services	Loy McKeithen
Boyd C. Campbell, Jr. Partner Smith, Helms, Mulliss & Moore	Loy McKeithen

*Also nominated for Major Arts Contributor Category

#10

Relocation of Fire Station No

The relocation of Fire Station No (currently part of the City Hall Annex complex) was funded in the FY88 and FY89 capital budgets A site for the new fire station was selected off Baxter Street on City-owned property. Borings from the site indicate that construction materials are present and that new fill is required (estimated cost $250 000) This unforeseen cost initiated a new review of possible sites

Another fire station site has been located in First Ward on the south side of 6th Street between Myers Street and Alexander Street The site is City-owned property and is behind the U S Post Office The Engineering Department has conducted an analysis of the site and concluded that it is suitable The Fire Department also recommends this site

The architect has provided us with some initial cost estimates for the new fire station which are above the original cost estimate As with several of our recent building projects, the construction activity in Charlotte is very high and has decreased competition Engineering and Budget and Evaluation will continue to work with the architect to determine alternatives These alternatives, as well as an amendment to the architectural contract, will be on Council's March 27 agenda

Cityfair Parking Rates

You will recall that in late October 1988 Mike Schneidermar of the Charlotte Uptown Development Corporation came before you to seek a parking rate structure different from the one which had been set in place at the time of the garage's opening (August 5 1988) It was CUDC s position that some amount of free parking was essential to promoting visits to uptown shoppers As a result Council approved rates which included one hour of free parking Monday - Saturday until 5 00 p m In approving the CUDC-proposed rate structure Council requested that staff monitor the financial situation closely and keep Council advised

We have taken stock of the situation through January [illegible] 1989 and our cumulative year-to-date financial posture reflects that the Cityfair Parking Garage has lost $128 000 to date (i e 8/5/88 - 1/31/89) Out of the 99 092 cars which used the deck during that period 45 485 (46%) parked free If this revenue trend continues, the cumulative loss for the current fiscal year is expected to total $278,000 The debt service fund balance and CIP interest directly related to this project show a balance of approximately $235,000 which when combined with the $45,000 we will earn this fiscal year on the Cityfair debt service reserve will make $280,000 available to offset losses

In a meeting held on February 24, 1989, with the CUDC, Cityfair representatives, Allright Parking (who manages the deck for the General Services Department) and City staff, consensus was reached to modify the parking rate structure, effective March 15, as indicated in the attachment.

#11

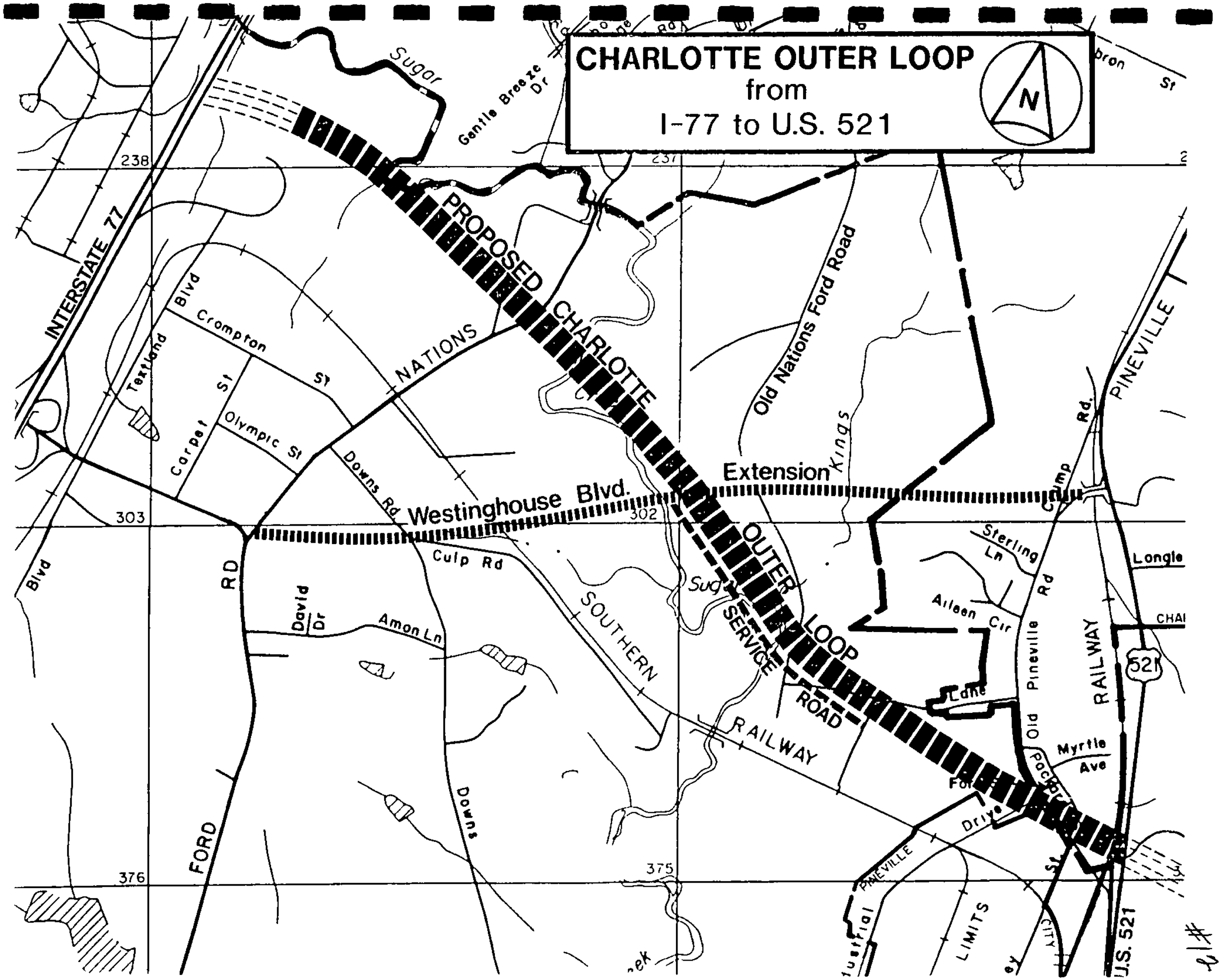
ANGELA F GIBSON REHABILITATION LOAN

Under the current Rehabilitation Program, a homeowner is to pay no more than 35% of their household income toward housing expense. Ms. Gibson's gross monthly income, which is derived from employment and child support, is $622.00. Federal tax withheld monthly from employment is $4.33. Ms. Gibson has a 17 year old child that lives with her and is carried as a dependent.

An analysis of Ms. Gibson's household income and projected housing expense is as follows:

Monthly Household Income	$622.00
Less Federal Tax	-4.33
	$617.67
	x35%
Available for Household Expenses	$216.19
Projected Household Expenses:	
Mortgage	$235.00
Real Estate Taxes	22.00
Insurance	10 17
Utilities	141.00
Est. Maintenance	59.00
	$467.17
Difference	(-$250.98)

Ms. Gibson qualifies for a Deferred Payment Loan (DPL) of $31,212. The DPL will be repaid upon the death of the owner or the sale of the property A lien will be placed on the property for the DPL.


CHARLOTTE OUTER LOOP
from
I-77 to U.S. 521
N
PROPOSED CHARLOTTE OUTER LOOP
Westinghouse Blvd. Extension
INTERSTATE 77
NATIONS FORD RD
Old Nations Ford Road
Kings Camp Rd
PINEVILLE
Sugar
Gentle Breeze Dr
Crompton St
Textland Blvd
Carpet St
Olympic St
Downs Rd
Culp Rd
David Dr
Amon Ln
SOUTHERN RAILWAY
SERVICE ROAD
Sterling Ln
Aileen Cir
Old Pineville Rd
Myrtle Ave
Pocket Dr
Longle
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RAILWAY
U.S. 521
LIMITS
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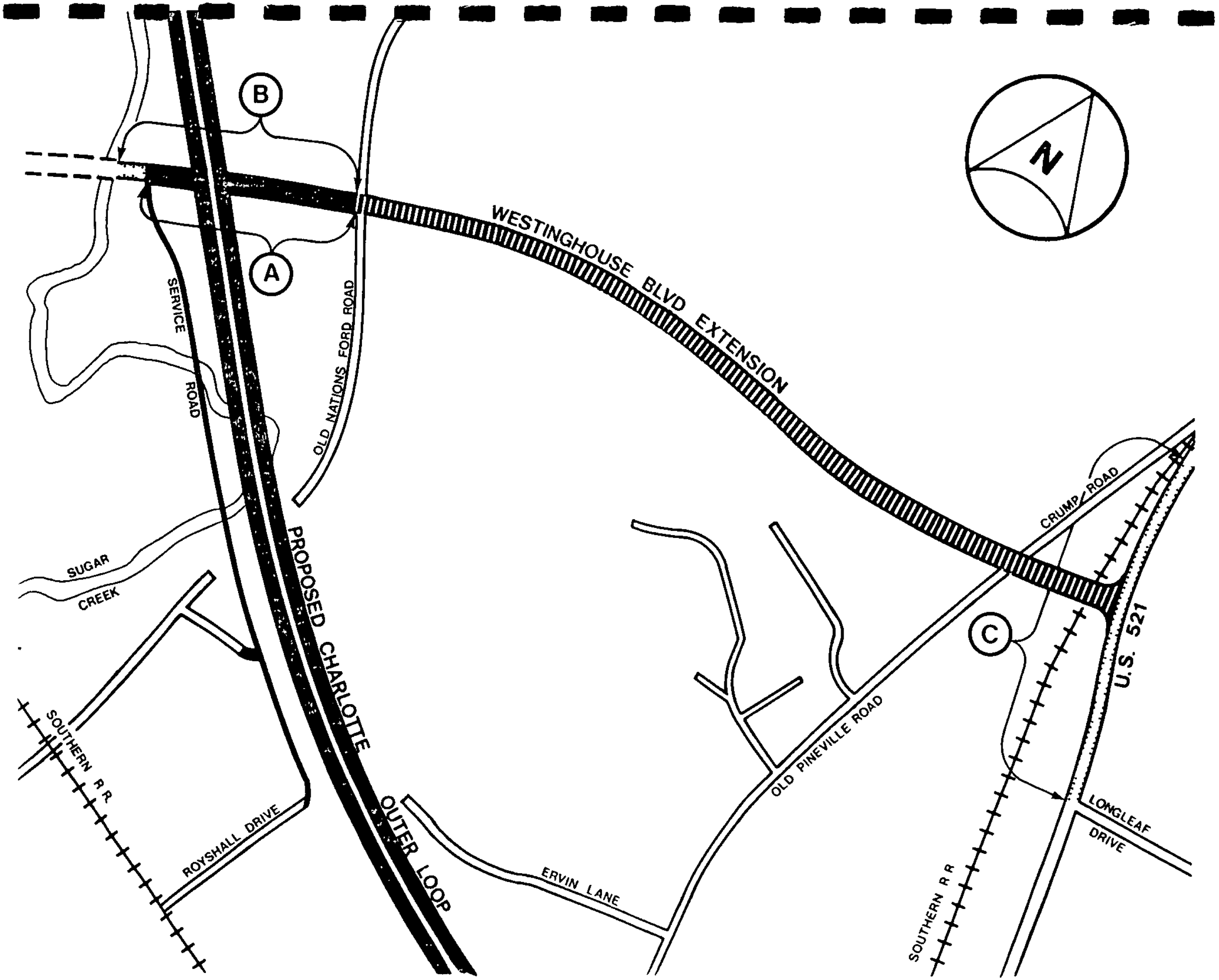
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A
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WESTINGHOUSE BLVD EXTENSION
SERVICE ROAD
OLD NATIONS FORD ROAD
PROPOSED CHARLOTTE OUTER LOOP
SUGAR CREEK
SOUTHERN R R
ROYSHALL DRIVE
ERVIN LANE
OLD PINEVILLE ROAD
CRUMP ROAD
U.S. 521
LONGLEAF DRIVE
SOUTHERN R R

CHARLOTTE FIREFIGHTERS' RETIREMENT SYSTEM

Charlotte National Building
428 East Fourth Street • Suite 205 • Charlotte North Carolina 28202 • 704/336-4431

#13

BOARD OF TRUSTEES
C ALTON BUTLER
SHANNON DAVIDSON
BOBBY W DAVIS
THOMAS W FINNIE
DENNIS R GREENE
EVELYN GUINN
CALVIN E MURPHY
W CAREY ODOM
MARK WESTON
MARVIN O WILSON JR

ROBERT A HUBBS
Administrator

March - 1

Mr Thomas W Finnie
Deputy City Manager
600 East Fourth Street
Charlotte NC 28202

Dear Mr Finnie

Please find the attached Summary of Proposed Legislative Amendments requested by your office relative to the proposed legislative amendments approved by the Board of Trustees on March 7 1984

The board approved a significant change to the retirement system actuarial assumptions at its meeting of February 29 1984 At the recommendation of the actuary to adopt a more conservative [illegible] rate assumption the board reduced the age 1 ratio from [illegible] in recognition that 99 was rather aggressive in light of the nature of our [illegible] gators The [illegible] but does not require an amendment to the Act

The substantive proposed changes for the City Council [illegible] include (1) several changes required to maintain the system's qualification status with the Internal Revenue Service (2) [illegible] the definition of Member to more accurately reflect the current nature of the membership, (3) benefit changes which will provide [illegible] retirement bonus payment to eligible retirees that [illegible] the future progress of the System [illegible] years increase the factor from 2 4 to [illegible] the basic benefit and provide a [illegible] spouse of a deceased member who was eligible for a service [illegible] retirement at the time of death (4) removal of the procedural provisions of the Act relating to disability retirement which will be replaced with a disability regulation to be adopted by the Board and approved by the City Council (a Board committee is developing a comprehensive program that will include rehabilitation procedures and differtiate between full and partial disabilities)

The Board approved the change to the actuarial assumptions and the proposed legislative amendments by unanimous votes Please advise me if you have any questions or need additional information

Respectively

Robert A Hubbs

Robert A Hubbs
Administrator

#14

Proposed Procedure For Appointments To Boards, Commissions and Committees.

- March 27, 1989 - Council Meeting.

  (a) Adoption of resolution abolishing the Citizens' Advisory Council For Hazardous Chemicals; and adoption of an ordinance abolishing the Municipal Information Advisory Board.

  (b) Adoption of resolution to amend present procedure to allow Council to make appointments on a quarterly basis.

- March 28, 1989.

  Council will be sent a list of boards, etc. to which they will be making appointments for the next quarter. List will show board name, position(s) to be filled, name(s) of person(s) whose term(s) will be expiring, whether that person is eligible or not eligible for reappointment.

- April 10, 1989 - Council Meeting (nominations).

  When the April 10 agenda is sent to Council, councilmembers will receive forms on which to make nominations at the meeting.

  Following the Consent Agenda, councilmembers will make their nominations and hand their nomination forms to the City Clerk.

  In the event there is only one person nominated for any one position, Council may make that appointment at this meeting.

- April 24, 1989 - Council Meeting (appointments).

  When the April 24 agenda is sent to Council, councilmembers will receive ballots on which to make their selections for appointments.

  Following the Consent Agenda, councilmembers will recess to go into executive session to consider the qualifications of nominees, and to cast ballots making appointments.

  Council will return to open session and hand ballots to City Clerk who will announce the results of the voting. The meeting will then be adjourned.

PROCESS FOR NOMINATIONS AND APPOINTMENTS

Four weeks prior to the quarterly date for nomination, notification will be made that nominations for appointment will be made by the City Council. Resignations received during this time will be held over until the next quarter. Terms expiring during any quarter will remain filled by the persons then holding the position and until a successor (if any) is named.

At the first regular meeting of the first month of each quarter (January, April, July and September), provided that meeting falls early in the month, Council will make its nominations on a form supplied for that purpose. Should the first regular meeting not fall early in the month, nominations will be made the last regular meeting of the preceding quarter.

If there is only one nominee, the appointment may be made by voice vote at the same meeting at which the nomination was made.

At the next regular meeting following the closing of nominations, Council will vote on the nominees for the positions to be filled. The appointments will be determined by written ballot. Balloting procedures will remain as previously set forth.

RESOLUTION OF THE CHARLOTTE CITY COUNCIL AMENDING ITS PROCEDURE FOR THE NOMINATION, CONSIDERATION AND APPOINTMENT OF PERSONS TO CITY BOARDS, COMMITTEES AND COMMISSIONS.

BE IT RESOLVED by the City Council of the City of Charlotte, that it hereby amends its procedure for the nomination, consideration and appointment of persons to City boards, committees and commissions, by deleting the procedures set forth in Resolutions of May 29, 1978, December 11, 1978 and July 14, 1980 in their entirety and substituting in lieu thereof the following:

1. At least four weeks prior to the quarterly date for nominations, the City shall publicize that nominations for appointment will be made by the Council and shall solicit citizens of the community to apply for appointment. Resignations received will be held over until the next quarter. Terms expiring during any quarter shall remain filled by the person then holding the position and until a successor (if any) is named.

2. At the first regular meeting of the first month of each quarter (January, April, July and October), provided that meeting falls early in the month, each member of the City Council shall have the opportunity to nominate one person for appointment to each of the positions to be filled. Forms will be provided to Council on which to write nominations. After Council has made nominations, forms shall be handed to the City Clerk. No nominations may be made after this meeting. If there is only one nominee, the appointment may be made by voice vote at the same meeting at which the nomination is made. Should the first regular meeting not fall early in the month, nominations shall be made the last regular meeting of the preceding quarter.

3. At the next regular meeting following the closing of nominations, the Council shall vote on the nominees for the positions to be filled. The appointments shall be determined by written ballot. The ballot containing the names of nominees, as well as a space for "none of the above," shall be

distributed to each Council member. Each Council member shall vote for a nominee, or for no nominee, sign the ballot and return it to the City Clerk who shall tally and announce the votes, and the results.

In accordance with the City Charter, no nominee shall be deemed appointed unless he or she receives at least six (6) votes. If no nominee receives at least six (6) votes on the first ballot, the balloting process shall be repeated for one additional time. Only the top two (2) vote getters shall be candidates for appointment on the second ballot. If as a result of the first ballot a tie vote situation produced more than two (2) top vote getters, (i.e. 3-3-3-2; 5-3-3; 4-2-2-2-1), the Council shall conduct a separate balloting to narrow the field of candidates to two (2). The top two (2) vote getters shall then be voted upon at second balloting. If no nominee receives at least six (6) votes after the second balloting, each Council member shall have an opportunity to make one additional nomination at the next meeting. All nominations made shall lay on the table for a period of two weeks, and the balloting shall be done in accordance with this paragraph at the third Council meeting following the date of nominations.

This the _____ day of _____, 1989.

Approved as to form:

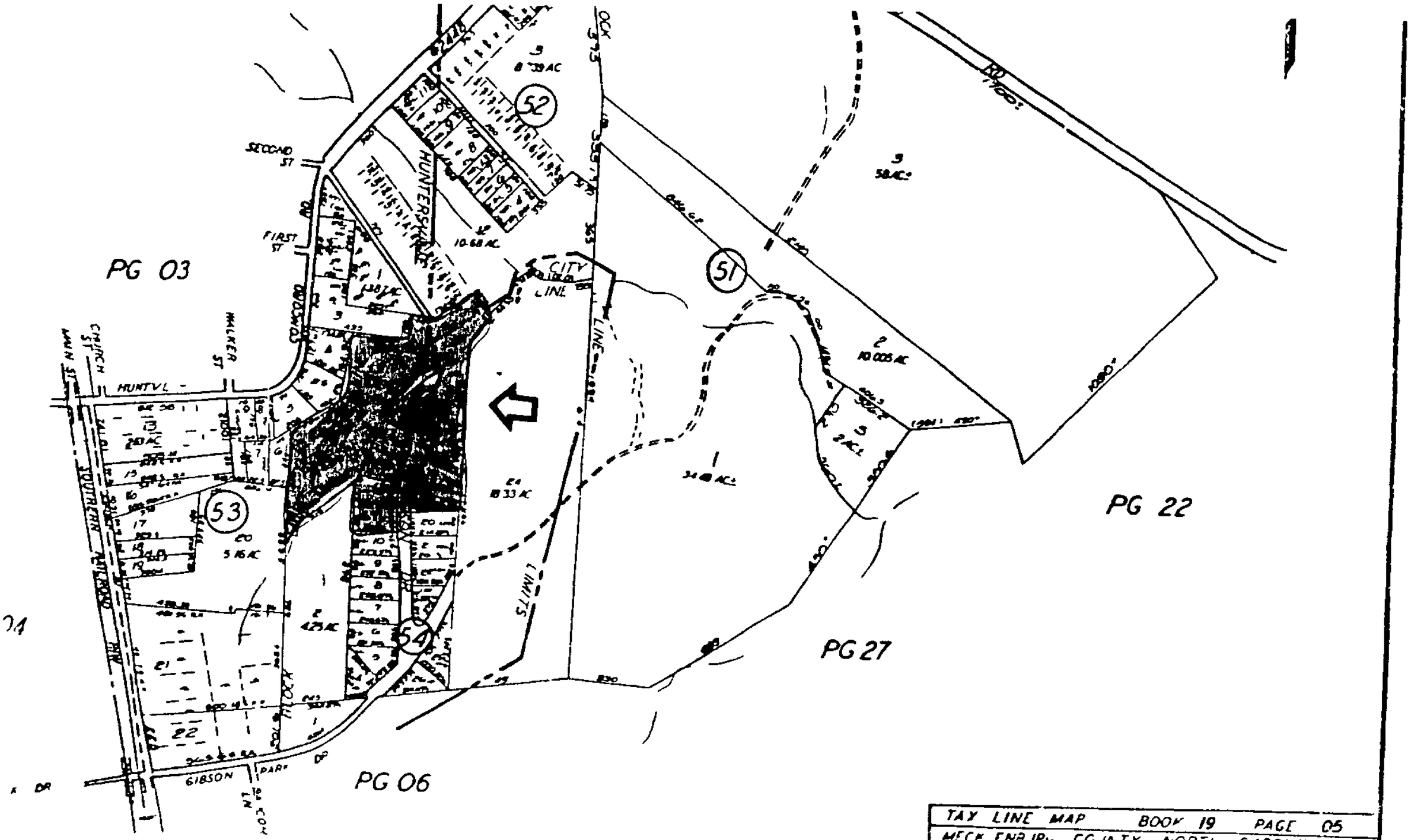
_____

City Attorney

CITY COUNCIL APPOINTMENTS TO BOARDS, COMMITTEES AND COMMISSIONS.

Second Quarter - April, May and June

Committee	Positions Open	Expiration Date
Auditorium-Coliseum-Conv. Ctr.	2	4/25/89
Certified Development Corp.	1	4/30/89
Convention & Visitors Bureau	8	3/26/89
Citizens Adv. Council/Hazardous Chems. (?)	5	5/23/89
Citizens Oversight Comm./Cablevision	3	3/31/89
Civil Service Board	1	5/15/89
Charlotte Clean City Comm.	3	6/30/89
Historic Districts	3	6/30/89
Housing Appeals Board	1	4/4/89
Munic. Information Adv. Board (?)	2	4/30/89
Parks Advisory Comm.	3	6/1/89
Planning Commission	3	6/30/89
Spirit Square Bd. of Directors	2	6/30/89


PG 03
PG 22
PG 27
PG 06
SECOND ST
FIRST ST
WALKER ST
CHURCH ST
MAIN ST
HUNTVL
SOUTHERN RAILROAD
HUNTERSHOLE
CITY LINE
GIBSON
PARK
52
51
53
54
22
10.68 AC
10.005 AC
5.16 AC
4.25 AC
8.33 AC
34.0 AC
58 AC
2 AC
20 AC
TAX LINE MAP BOOK 19 PAGE 05
MECKLENBURG COUNTY NORTH CAROLINA
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SCALE 1" 400

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