AGENDA

Meeting Type:	B
Date:	09/14/98

City of Charlotte, City Clerk's Office

OFFICE COPY

CHARLOTTE

Mayor Patrick McCrory *Mayor Pro Tem Lynn Wheeler*

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

Council Agenda

CITY COUNCIL MEETING
Monday, September 14, 1998

5:00 p.m. — **Conference Center**

Dinner Briefing
(See Table of Contents)

7:00 p.m. — **Meeting Chamber**

- **Invocation**
- **Pledge of Allegiance**
- **Awards and Recognitions**
- **Formal Business Meeting**

1998 Council Retreat Priorities

Top Priorities for 1998

Transportation Plan (20 years plus)

Transit Plan and Tax

Westside Strategy Plan

Community Oriented Policing: Evaluation and Direction

Connectivity: Neighborhoods and Road System: Policy Direction

High Priorities for 1998

Court System Expansion

Parking Garage / Convention Hotel

Trolley

Corridor Plan

State Roads Strategy

Airport Plan: Implementation

Neighborhood Business Revitalization Strategy and Action Plan

Business Retention Strategy and Action Plan

CITY COUNCIL AGENDA

Monday, September 14, 1998

TABLE OF CONTENTS

Item No.		Page No.	Attachment No.
1.	Center City 2010 Development Plan	1	1
2.	Charlotte-Mecklenburg Development Corporation	1	2
3.	1999 Annexation Preliminary Report and Timetable	1	3
4.	Committee Reports by Exception - Budget Committee: Financial Partners Contract Review - CWAC Committee: CWAC Deferred Loan Request	1	

5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

7:00 AWARDS AND RECOGNITIONS
MEETING CHAMBER

CONSENT

5.	Consent Items	2	

Item No.		Page No.	Attachment No.
	POLICY		
6.	City Manager's Report	3	
7.	Financial Partners Review Contract	3	4
8.	Northwest Corridor Community Development Corporation/ Volunteers of America Deferred Loan	6	5
	BUSINESS		
9.	Sale of Property in First Ward to Trinity Episcopal School	10	6
10.	Sale of Property in First Ward to NationsBank Community Development Corporation	12	6
	CONSENT I		
11.	Various Bids		
	A. Davis Lake and Highland Creek - 1997 Annexation Water Mains	14	
	B. Water and Sewer Main Construction - FY99 Contract C - Street Main Extensions	15	
	C. Water and Sewer Main Construction - FY99 Contract D - Street Main Extensions	15	
	D. Water and Sewer Main Construction - FY99 Contract E - Street Main Extensions	15	
	E. Water and Sewer Main Construction - FY99 Contract F - Street Main Extensions	16	
	F. Residential Sound Insulation Construction Contract	16	
	G. Satellite Parking Lot #1 - West Expansion	16	

Item No.		Page No.	Attachment No.
	CONSENT II		
12.	Maintenance and Support Agreement for Geac Financial System	17	
13.	Professional Services Contract Amendment #2 for the Six Mile Creek Pump Station and Force Main	18	
14.	Irwin Creek Wastewater Treatment Plant, Secondary Clarifier Improvements - Budget Ordinance and Contracts	19	
15.	H.C. Grimmer Development Company, LLC - Subdivision Water Contract	20	
16.	Surveying Services Contracts	21	7
17.	Roof Replacement - Charlotte-Mecklenburg Utilities Building	22	
18.	South Boulevard Phase 2 Storm Drainage Improvement	22	8
19.	Pierson Pond Rehabilitation Change Order #1	24	9
20.	Airport Flight Information System Service Contract	24	
21.	Public Auction for Disposal of Equipment	25	10
22.	Sale of Property - 2410 Carrington Court	26	
23.	Property Transactions	27	
24.	Meeting Minutes	30	

5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

1. Center City 2010 Development Plan

Staff: Martin Cramton and Rob Walsh

Time: 20 Minutes

Attachment 1

2. Charlotte-Mecklenburg Development Corporation

Presentations by: John Crosland, Tommy Shealy and A. R. Mullinax

Staff: Doug Bean

Time: 20 Minutes

Attachment 2

3. 1999 Annexation Preliminary Report and Timetable

Staff: Dick Black

Time: 20 Minutes

Attachment 3

4. Committee Reports by Exception:

- Budget Committee: Financial Partners Contract Review
- CWAC Committee: CWAC Deferred Loan Request

7:00 P.M. AWARDS AND RECOGNITIONS
MEETING CHAMBER

CONSENT

5. **Consent agenda items 11 through 24 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

POLICY

6. City Manager's Report

7. Financial Partners Review Contract

Action: **Approve the Recommendation of the Budget Committee to Award the Financial Partners Review Contract to Deloitte & Touche in the Amount of $172,250.**

Committee Chair: Lynn Wheeler

Staff Resource: Curt Walton

Focus Area: Restructuring Government

Explanation:

- During the FY99 budget process, City Council decided to contract for performance reviews of the City's Financial Partners.
- This process will review:
  - the efficiency and effectiveness of each Partner's organization and management structure
  - financial management
  - how each organization supports Council's focus areas and priorities, and
  - the success of each organization in fulfilling its own stated mission
- The Request for Proposal (RFP) guiding this project identified 10 questions that are to be answered for each of the Financial Partners under review, as well as specific questions that pertain to a specific Partner. Those questions are attached.

- Deloitte & Touche is recommended to receive the contract for the Financial Partner Review. The FY99 budget includes $250,000 for this project. The Deloitte & Touche proposal has a project cost of $172,250.

- The schedule for completion of the reviews is as follows:

  - Monthly status reports to City Council beginning at the end of October, 1998

  - Draft report to be prepared by the consultant and presented to the staff review team by December, 1998

  - The final report is to be prepared by the consultant no later than January 30, 1999

  - The consultant will make presentations of the study and report to City Council as requested.

Background:

- On June 1, 1998, the Budget Committee recommended three Financial Partners for review during FY99:

  1. The Charlotte Convention and Visitors Bureau
  2. The Charlotte-Mecklenburg Housing Partnership, and
  3. The Carolinas Partnership.

- The full Council approved the three Financial Partners to be reviewed, and the Request for Proposals (RFP), as part of budget adoption on June 15, 1998.

- One proposal was received, that being from Deloitte & Touche. After staff evaluation of the proposal, the Budget Committee received staff's recommendation to proceed with contract award to Deloitte & Touche.

Committee Discussion:

- On September 8, 1998, the Budget Committee reviewed the Deloitte & Touche proposal.

- The Committee voted 4 - 1 to recommend contract award to Deloitte & Touche. Councilmembers Wheeler, Autrey, Reid and Rousso supported the recommendation for Deloitte & Touche. Councilmember Cannon did not support the recommendation.

- Concern was expressed that only one proposal was received; however, the Committee felt the quality of the Deloitte & Touche proposal merited moving ahead with the single proposal.

- In addition to the questions outlined in the RFP, the Committee directed staff and Deloitte & Touche to:

  - include private sector comparable data when establishing benchmarks for these three Financial Partners;

  - address total compensation for each Partner as cost and benefit is reviewed;

  - provide the Committee with selected recommendations from previous studies completed by Deloitte & Touche;

  - provide the first project status report to City Council at a dinner or workshop in November 1998.

Funding:

The FY99 Budget includes $250,000 for this project.

Attachment 4
Questions to be addressed in the Financial Partner Reviews

8. Northwest Corridor Community Development Corporation/Volunteers of America of the Carolinas Deferred Payment Loan

Action: **Approve recommendation from Council's City Within a City Committee for a $911,839 loan to the Northwest Corridor Community Development Corporation (NWCCDC) and Volunteers of America of the Carolinas (VOAC) to:**

A. Provide gap financing for the construction of 60 units of affordable rental housing for the elderly and handicapped; and

B. Require the percentage of the developers' fee being earned by NWCCDC to be set aside for equity investments in future projects.

Committee Chair: Rod Autrey

Staff Resource: Stanley Watkins

Focus Area: City Within a City and Community Safety Plan

Policy: The City's Consolidated Plan for expending Federal housing funds identifies a need for affordable, safe and decent housing for the elderly and handicapped. Lincoln Heights is one of the City's Action Plan neighborhoods where housing development has been identified as a priority.

Explanation:

- The proposed project consists of 60 rental units of affordable housing for elderly and handicapped persons with incomes at 50% or below the Charlotte area median income. The project is located in Lincoln Heights (on a City block bounded by Cummings Avenue, LaSalle Street, Augusta Street, and Custer Street), defined as a CWAC threatened neighborhood.

- The joint venture partners (NWCCDC and VOAC) will earn a developers' fee of $261,616. Of this amount, NWCCDC will be entitled to a 52% share, or $136,040. NWCCDC's initial use of the developers' fee will be to:

- repay the City pre-development loan ($45,000)

- make a loan to the project as required by Federal Home Loan Bank ($17,713)

- use as equity in other affordable housing projects in the Beatties Ford Road Corridor ($73,327).

- The project will be managed by VOAC. To date, VOAC has developed 8 apartment complexes containing 469 units using the Low Income Housing Tax Credit Program. The senior housing complex should help elderly tenants to maintain a permanent residence and remain self-sufficient as long as their health permits.

- VOAC will be working with senior providers in Mecklenburg County to identify services in home health care that will help residents live healthy and productive lives. In addition, VOAC will coordinate a variety of activities of interest to residents such as health care visits, church and social activities.

Background:

- On March 23, 1998, City Council approved a $911,389 loan commitment to NWCCDC and VOAC to facilitate the approval of tax credits by the North Carolina Housing Finance Agency (NCHFA).

- NWCCDC was notified August 7, 1998, by the North Carolina Federal Reform Allocation Committee that low income housing tax credits in the amount of $2,941,289 has been awarded to the project.

- <u>Total Project Cost and Sources of Funding</u>
  Total cost of the project is $4,617,442 and the source of funding is as follows:

Sale of Low Income Housing Tax Credits/Equity	$2,941,289
BB&T	430,100
BB&T/Federal Home Loan Bank	316,951
City of Charlotte	911,389
Sponsor Loan	17,713
Total Funding	$4,617,442

- Terms of the City of Charlotte Loan

Amount	$911,839
Rate	0%
Term	22 year deferred payment loan
Annual Payment	-0-

- Benefit to the City
  Needed affordable housing for the elderly and handicapped will be developed. This need is identified in the Consolidated Plan. Currently, there are 321 applicants on the Housing Authority's waiting list for elderly/handicapped housing.

- Details of the Proposal for Funding are provided in the Attachment.

Committee Discussion:

- On September 2, 1998, the CWAC Committee was presented the deferred payment loan request from NWCCDC.

- The Committee voted 4-0 (Rod Autrey, Sarah Spencer, Tim Sellers and Patrick Cannon) to recommend approval of the loan request with the condition that the developers' fee earned by NWCCDC be used for equity investments in future projects and not used for operation expenses. The Committee suggested that the use of developer fees be reported in the annual financial statement. Councilmember Mike Jackson was absent.

- The Committee discussed the issue of development fees, square footage cost comparisons and how the project will be managed and operated. Development fees earned by the NWCCDC will be set aside for equity investments in future projects. The Committee was also concerned that the square footage costs were higher compared to similar market rate projects.

Funding: Federal HOME funds

Attachment 5
General Description of Project
Explanation of Changes in the Sources/Uses
Map of Project
Breakdown & Summary of Total Project Cost
Background Information on Northwest CCDC

BUSINESS

9. Sale of Property in First Ward to Trinity Episcopal School, a North Carolina Non-Profit Corporation

Action:

A. Approve publication of Notice of Sale and Ground Lease for property at the intersection of Ninth Street and McDowell Street to Trinity Episcopal School, a North Carolina Non-Profit Corporation.

B. Set a Public Hearing on the sale and ground lease of property at the intersection of Ninth Street and McDowell Street to Trinity Episcopal School, a North Carolina Non-Profit Corporation for September 28, 1998.

Staff Resource: Kent Winslow

Focus Area: Economic Development

Policy:

- Maximize the City's return from its current asset portfolio by pursuing alternative ownership/ management strategies which optimize the benefits of private ownership while meeting the City's public policy objectives (From *Guidelines for Service Contracting and Asset Management* adopted by City Council July 25, 1994).

- Create a vibrant, new, mixed income residential neighborhood in Uptown Charlotte and increase property values in First Ward and the tax base of the City of Charlotte and Mecklenburg County (From *First Ward Master Plan* adopted by City Council July 28, 1997).

Explanation:

- Trinity Episcopal School, Inc. presented a contract to purchase approximately two acres of land at fair market value of $337,590, for development of an Episcopal School. Trinity is also proposing a 49-year lease at $1.00 per year for approximately 1.8 acres of land at the intersection of Ninth Street and McDowell Street to be used for open space, playground area community park use, and access to the greenway system. This contract is in accordance with NCGS 160A-457 allowing the transfer of real estate within a community development project area through a private sale.

- Upon approval of this request, a Notice of Sale will be published in *The Mecklenburg Times* Tuesday, September 15, 1998, and Tuesday, September 22, 1998. At the September 28, 1998 Council Meeting, a Public Hearing will be held and a Request for Council Action for the approval of the sale of land and ground lease to Trinity Episcopal School will be presented.

- Councilmembers were provided a copy of the Notice of Sale, which will include terms of the contract in the September 11, 1998, Council-Manager Memo.

Background:

- July 28, 1997: City Council approved the First Ward Master Plan which outlines development goals and objectives for First Ward.

- July 27, 1998: City Council approved the designation of the First Ward Master Plan a Community Development Plan and the designation of First Ward a Community Development Project Area enabling the City to negotiate a private sale according to NCGS 160A-457.

- September 8, 1998: City Council was presented plans for proposed development in the Garden District by Trinity Episcopal School.

Attachment 6
Schedule of Future Actions
Map

10. Sale of Property in First Ward to NationsBank Community Development Corporation

Action:

A. Approve publication of Notice of Sale for property in the Garden District of First Ward to NationsBank Community Development Corporation (NBCDC).

B. Set a Public Hearing on the sale of property in the Garden District of First Ward to NationsBank Community Development Corporation (NBCDC) for September 28, 1998.

Staff Resource: Kent Winslow

Focus Area: Economic Development

Policy:

- Maximize the City's return from its current asset portfolio by pursuing alternative ownership/ management strategies which meet the City's public policy objective (From *Guidelines for Service Contracting and Asset Management* adopted by City Council July 25, 1994).

- Create a vibrant, new, mixed income residential neighborhood in Uptown Charlotte and increase property values in First Ward and the tax base of the City of Charlotte and Mecklenburg County (From *First Ward Master Plan* adopted by City Council July 28, 1997).

Explanation:

- NBCDC presented a contract to purchase approximately 7.9 acres, at fair market value of $1,593,360 in the Garden District of First Ward (bounded by Davidson, 11th, McDowell and 9th Streets) for development of mixed income housing. NBCDC is proposing to purchase this property to implement the First Ward Master Plan.

- Upon approval of this request, a Notice of Sale will be published in *The Mecklenburg Times* Tuesday, September 15, 1998, and Tuesday, September 22, 1998. At the September 28, 1998, Council Meeting, a Public Hearing will be held and a Request for Council Action for the approval of the sale of land to NBCDC will be presented.

- Councilmembers were provided a copy of the Notice of Sale, which will include terms of the contract, in the September 11, 1998, Council-Manager Memo.

Background:

- July 28, 1997: City Council approved the First Ward Master Plan which outlines development goals and objectives for First Ward.

- July 27, 1998: City Council approved the designation of the First Ward Master Plan as a Community Development Plan and the designation of First Ward as a Community Development Project Area enabling the City to negotiate a private sale according to NCGS 160A-457.

- September 8, 1998: City Council was presented plans for proposed development in the Garden District by NBCDC.

Attachment 6
Schedule of Future Actions
Map

Introduction to CONSENT

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

Consent I consists of routine items that have been approved in the budget, are low bid, and have met MWBD criteria.

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

Minority and Women Business Development Program (MWBD) Abbreviations:
BBE - African American
ABE - Asian American
NBE - Native American
HBE - Hispanic
WBE - Non-Minority Women

CONSENT I

11. Various Bids

A. Davis Lake and Highland Creek - 1997 Annexation Water Mains — CMU

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $577,841.26 by Propst Construction Company, Inc. of Concord, North Carolina.

Competition Status: N/A

MWBD Status:	Amount	% of Project	Project Goals
BBE	$15,000	2.6%	3%
WBE	$15,000	2.6%	4%

MWBD Compliance: Yes. The Utility Department has reviewed the Contractor's documentation and determined that the Contractor will and can self-perform the majority of work on this contract. The Contractor will continue to make the good faith effort to meet the goals on this contract if other subcontracting opportunities arise.

B. Water and Sewer Main Construction - FY 99 Contract C - Street Main Extensions **CMU**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $806,080.70 by 7 Star Construction, Incorporated of Rock Hill, South Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$806,080.70	100%	2%
WBE	0	0%	3%

MWBD Compliance: Yes. The Utility Department has reviewed the Contractor's documentation and determined that 7 Star Construction is a certified MBE with the City of Charlotte and will self-perform all the work on this contract.

C. Water and Sewer Main Construction - FY 99 Contract D - Street Main Extensions **CMU**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $850,577.90 by Tar Heel Construction Company of Lincolnton, Inc. of Denver, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	0	0%	2%
WBE	$34,000	4.0%	3%

MWBD Compliance: Yes. The Utility Department has reviewed the Contractor's documentation and determined that Tar Heel Construction Company of Lincolnton, Inc. has exceeded the WBE goal and has and will continue to make good faith effort to meet the BBE goal for this contract.

D. Water and Sewer Main Construction - FY 99 Contract E - Street Main Extensions **CMU**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $1,002,827.20 by McDaniel Construction Contractors, Inc. of Bostic, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	0	0%	2%
WBE	$1,002,827.20	100%	3%

MWBD Compliance: Yes. The Utility Department has reviewed the Contractor's documentation and determined that McDaniel Construction Contractors, Inc. is a certified WBE with the City of Charlotte and will self-perform all the work on this contract.

E. Water and Sewer Main Construction - FY 99 Contract F - Street Main Extensions — CMU

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $848,497.80 by Utilityworks, Inc. of Stanfield, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$17,000	2.0%	2%
WBE	$25,500	3.0%	3%

MWBD Compliance: Yes. The Utility Department has reviewed the Contractor's documentation and determined that Utilityworks, Inc. has meet the MWBD goals determined for this contract.

F. Residential Sound Insulation Construction Contract 98-8B — Aviation

Recommendation: The Aviation Director recommends the low bid of $195,000 by Moretti Construction of Charlotte, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
DBE	$31,200(BBE)	16%	10%

MWBD Compliance: Yes.

G. Satellite Parking Lot No. 1 - West Expansion — Aviation

Recommendation: The Aviation Director recommends the low bid of $661,055 by Crowder Construction Company of Charlotte, North Carolina.

Competition Status:

MWBD Status:	Amount	% of Project	Project Goals
MBE	$89,500	13.53%	
WBE	$10,825	1.63%	
DBE	$100,325	15.17%	15%

MWBD Compliance: Yes.

CONSENT II

12. Maintenance and Support Agreement for Geac Financial System

Action: **Approve a three-year agreement with Geac Computer System, Inc. (Geac) for maintenance and support related to the City's financial system. The Contract cost is estimated to be $117,000 per year.**

Explanation:

- The City's existing financial system is provided by Geac. It is used for maintaining the City's official financial records, purchasing goods and services, processing invoices and payments to vendors, payroll processing, preparing reports required by the State and other agencies, monitoring the legal budget and other related activities that are essential to the continued financial operation of the City.

- The maintenance and support agreement will entitle the City to receive:

  - software updates and enhancements from Geac (including year 2000 compliant releases)

  - telephone assistance from Geac to help resolve technical problems twenty-four hours per day, seven days per week

  - and access to Geac's Internet site for information, assistance and downloads.

  This maintenance and support is essential to the City's continued use of the Geac financial system.

- The City's previous three-year agreement with Geac has recently expired; therefore, the City can either continue to use the software without maintenance and support, pay Geac for maintenance and support at their standard rate or enter into a new agreement. For reasons specified above, using the software without maintenance and support is not a viable option.

- The new three-year agreement will represent a savings to the City of approximately $50,000 per year over Geac's standard rate. In addition, the agreement can be canceled at the City's option thus providing the City with maximum flexibility.

Source of Funding: Finance Department Operating Budget

13. Professional Services Contract Amendment Number 2 for the Six Mile Creek Pump Station and Force Main

Action: **Approve Amendment Number 2 totaling $191,000 to the professional services contract with Camp Dresser & McKee for Six Mile Creek Pump Station and Force Main design and construction administration services.**

Explanation:

- This professional services contract amendment with Camp Dresser and McKee is for additional construction administration services for the Six Mile Creek Sewage Pump Station Capital Project.

- These services are necessary because the pump station and force main construction period have been exceeded due to slow contractor performance. Liquidated damages have been retained from the contractor's payments to offset the cost of this amendment.

Background:

- The original contract with Camp Dresser and McKee for design services was approved by City Council on July 26, 1993 for $1,139,559. Amendment 1, for additional design services, bid phase services, and construction administration services, was approved by City Council on February 13, 1995 for $1,083,982. Approval of Amendment 2 will increase the total amount of the contract to $2,414,541.

14. Irwin Creek Wastewater Treatment Plant, Secondary Clarifier Improvements - Budget Ordinance and Contracts

Action:

A. Approve a Budget Ordinance appropriating $1,100,000 from Prior General Obligation Bonds to Irwin Creek Wastewater Treatment Plant - Phase II.

B. Award the lowest, responsive multiple prime bids totaling $6,875,095 and shown below:

General Construction - Pizzagalli Construction Company of South Burlington, Vermont for $5,770,140.

Electrical Construction - Energy Erectors of Leesburg, Florida for $975,704.

HVAC Construction - Acorn Industrial, Inc. of Raleigh, North Carolina for $129,251.

Explanation:

This project includes the construction of three new 125 foot diameter secondary clarifiers, a new sludge pumping station, and the rehabilitation of existing trickling filters at the Irwin Wastewater Treatment Plant. Associated piping, electrical work, grading, and paving is also included.

Pizzagalli Construction Co. - General

MWBD Status:	Amount	% of Project	Project Goals
BBE	$128,000	2.26%	3%
WBE	$ 53,000	0.94%	3%
HBE		0%	1%

Energy Erectors - Electrical

MWBD Status:	Amount	% of Project	Project Goals
BBE		0%	1%
WBE		0%	1%

Acorn Industrial, Inc. - HVAC

MWBD Status:	Amount	% of Project	Project Goals
BBE		0%	1%
WBE	$ 26,700	17%	1%

MWBD Compliance: Yes. The Utility Department has reviewed the Contractors' documentation and determined that the HVAC contractor has exceeded the WBE goal for this project. The Electrical contractor will and can self-perform the majority of work on this contract. The Contractors will continue to make the good faith effort to meet the goals on this contract if other subcontracting opportunities arise.

Funding: Water and Sewer Capital Investment Plan

15. H.C. Grimmer Development Company, LLC - Proposed Subdivision Water Contract

Action: **Approve a reimbursable water contract between the City and H.C. Grimmer Development Company, LLC.**

Policy: CMUD Extension Policy - 5- Year Reimbursement Program

Explanation:

- The Applicant, H.C. Grimmer Development Company, has requested a reimbursable contract for the design and construction of a water main to serve their proposed subdivision.

- This project will extend approximately 3,300 linear feet along Plaza Road Extension from Hood Road. The estimated cost of this project is $148,500. The applicant will pay the full cost of this project.

Funding: The applicant has deposited 15% of the estimated project cost with the remaining 85% to be deposited prior to construction.

16. Surveying Services

Action:

A. **Approve agreement for $100,000 with DSAtlantic for surveying services.**

B. **Approve agreement for $100,000 with Concord Engineering & Surveying, Inc., for surveying services.**

C. **Approve agreement for $150,000 with Power Engineering, Inc., for surveying services.**

Explanation:

- These agreements will provide field surveying services including construction staking for various City projects on an as-needed basis.
- These services are needed due to the City's limited in-house staff. Three firms were selected to provide maximum flexibility.
- These agreements may be amended in the future should the amount of City work require ongoing surveying services.
- Selections were made using the Council-approved selection process.
- The unit cost of these services is comparable in all three contracts to the cost of similar work for other construction projects.

Funding: General Capital Investment Plan

Attachment 7
List of Potential Projects

17. Roof Replacement - Charlotte Mecklenburg Utilities Building

Action:

A. Allow the apparent low bidder, A.A.R. of North Carolina to withdraw its bid of $118,745 due to a clerical error and return of A.A.R.'s bid bond, as required by NCGS 143-129.1.

B. Award contract for roof replacement at Charlotte Mecklenburg Utilities' 5100 Brookshire Boulevard facility to the next low bidder, C. J. Deans, Inc., for a base bid amount of $144,100 and alternate #2 for $12,000. Total contract amount is $156,100.

Explanation:

- This project will replace the existing deteriorated and leaking roof with a three-ply built-up roof system. The new roof system will be warranted for twenty years.

- Alternate # 2 includes the installation of metal panels to reinforce the parapet walls. This reinforcement provides a more sound roof system and a higher wind-uplift resistance.

MWBD: Contractor will self-perform.

Funding: General Capital Investment Plan

18. South Boulevard Phase 2 Storm Drainage Improvement

Action:

Approve agreement for $282,198.00 with CH2M Hill, Inc. for engineering planning and design phase services for the South Boulevard Phase 2 Storm Drainage Improvement.

Policy:

The set of policy statements recommended by the Storm Water Task Force and adopted by City Council in creating the Storm Water program include "Identify and prioritize storm water quality and quantity problems" and "Solve the worst storm water problems first."

Explanation:

- The South Boulevard Storm Drainage Improvement Project is a high priority capital project. There have been numerous citizen requests for storm water services due to house, street, and yard flooding; and severe channel erosion and system failures.

- Phase 1 of the project is under construction and addresses the flooding of South Boulevard just south of Woodlawn Road. Phase 2 will address existing problems downstream of South Boulevard and ensure that the drainage system is adequate to handle the improvements made in Phase 1.

- Phase 2 will provide for planning, design, and bid phase services for storm drainage improvements to the drainage system from Baylor Drive to Broadway Road. This agreement may be amended in the future to provide additional services, such as construction administration.

- CH2M Hill was selected using the Council-approved process.

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

MWBD: 3.5% WBE

Funding: Storm Water Capital Investment Plan

Attachment 8
Map

19. Pierson Pond Rehabilitation Change Order #1

Action: **Approve change order #1 for $117,965.90 to the contract with United Construction Company for completion of Pierson Pond Rehabilitation. The change order will increase the contract amount from $279,414.28 to $397,380.18.**

Explanation:

- City Council awarded the original contract January 26, 1998. The work includes repairs to the dam and the adjacent drainage channel to reduce downstream flooding, enhance water quality, and stabilize soil erosion.
- This change order will pay for additional materials needed to deal with unsuitable soil encountered during excavation.
- The prices for the change order are from existing contract prices and negotiated prices for new items and are appropriate for the work being performed.

MWBD: 100% ABE

Funding: Storm Water Capital Investment Plan

Attachment 9
Map

20. Airport Flight Information System Service Contract

Action: **Approve a three-year contract totaling $125,325 with ComNet Software Specialists, Inc. for preventative maintenance service of the Airport's Flight Information System.**

Explanation:

- The flight information system consists of TV monitors throughout the passenger terminal. Information includes flight numbers, gate locations, and arrival and departure times.

- ComNet was awarded a contract for $805,937 to provide and install the Airport's Flight Information Display System on January 29, 1996. Under the terms of that contract, ComNet was required to provide a one-year warranty on the equipment and installation.

- This service contract will extend the original ComNet warranty for three years and will provide preventative maintenance and emergency response for repairs within four hours, seven days a week, 24 hours a day.

- This service contract was included in the original bid proposal and provides a substantial discount from ComNet's normal service agreements. First year's cost represents three percent of the original installation contract.

Community Input: The Airport Advisory Committee recommends this action.

21. Public Auction for Disposal of Equipment

Action: **Declare specific vehicles, equipment, various parts and supplies and other miscellaneous items as surplus and approve a resolution authorizing them for sale at public auction on Saturday, September 26, 1998 at 10:00 am at the City-County Investment Recovery Facility, 7515-A Warren Road, Charlotte, North Carolina.**

Explanation: Pursuant to North Carolina G.S. 160A-270, approval is requested for a public auction on September 26, 1998 at 10:00 am to dispose of City owned property declared as surplus. The location of the auction is the City-County Investment Recovery Facility, 7515-A Warren Road, Charlotte, North Carolina.

Attachment 10
List of property to be declared surplus.

22. Sale of City Property - 2410 Carrington Court

Action: **Approve the sale of City owned property located at 2410 Carrington Court**

Explanation:

- The sale of City owned property is subject to compliance with the provisions of the North Carolina Statutes.
- The offer to purchase is $56,800 with the airport paying for a realty fee of 3%.
- The offer was advertised for 10 days in accordance with North Carolina General Statute 160A-269 for upset bid. No offers were received.

Summary:

Property Address:	2410 Carrington Court
Tax Code:	061-101-17
Buyer's Name:	Michael and Rose Jordan
Offer:	$56,800

Background:

- In accordance with the Part 150 Plan, the Airport acquired 32 homes in the Wandawood community, near Harding High School because they were located in the highest noise zones. Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 Plan (less than 75DNL).
- The Airport provided noise insulation to 2410 Carrington Court and listed the property in the Multiple Listing Service for sale to the public July 1998.
- On July 30, 1998 the airport received an offer to purchase this property for $54,000, which was subsequently advertised in the newspaper. On August 13, 1998, the Airport received this upset bid in the amount of $56,800.

23. Property Transactions

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

Acquisitions:

A. **Project**: 1997 Annexation-Steele Creek East, Parcel #27
Owner(s): AFAC, Inc. A Delaware Corporation
Property Address: 11325 Nations Ford Road
Property to be Acquired: Permanent easement 9,757.65 sq.ft. (.22 ac.) and temporary construction easement 13,703.65 sq.ft.
Improvements: None
Purchase Price: $10,500
Remarks: Permanent and temporary construction easements are needed to complete a sanitary sewer project. Consideration price is based on an independent appraisal.
Zoned: I-2 **Use**: Warehouse
Tax Value: $3,220,600
Tax Code: 205-051-25

B. **Project:** Master Plan Land Acquisition
Owner(s): William K. Mauney, Jr. and Ransom A. Carpenter
Property Address: Walkers Ferry Road
Property to be acquired: .137 acres
Improvements: none
Purchase Price: $550
Remarks: On July 28, 1997 Council approved a municipal agreement for NCDOT and the Airport to work together on those acquisitions that involve I-485 right-of-way and future Airport property. The purchase price was determined by an independent appraiser and was reviewed by a second appraiser. The acquisition is eligible for Federal funding.
Zoned: R-3 **Use:** vacant land
Tax Value: N/A(part of 53.979 acre tract)
Tax Code: part of 113-124-01

C. **Project:** Master Plan Land Acquisition
Owner(s):William K. Mauney, Jr. and Ransom A. Carpenter
Property Address: part of 8034 Briar Court
Property to be acquired: 2.347 acres
Improvements: vacant land
Purchase Price: $12,500
Remarks: On July 28, 1997 Council approved a municipal agreement for NCDOT and the Airport to work together on those acquisitions that involve I-485 right-of-way and future Airport property. The purchase price was determined by an independent appraiser and was reviewed by a second appraiser. The acquisition is eligible for Federal funding.
Zoned: R-3 **Use:** Vacant land
Tax Value: $9,100
Tax Code: part of 113-125-42

D. **Project:** Master Plan Land Acquisition
Owner(s): Elva M. Lingerfeldt
Property Address: 4308 Wallace Neel Road
Property to be acquired: .536 acres
Improvements: mobile home
Purchase Price: $32,000
Remarks: The purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the land. The tax value is determined on a more generic basis and will be higher or lower for land/ house with certain attributes. Property is acquired per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. The acquisition is eligible for Federal reimbursement
Zoned: R-3 **Use:** Mobile Home
Tax Value: $3,730
Tax Code: 113-133-05

Condemnations:

E. **Project**: Briar Creek/Central Avenue-ATP 3, Parcel #7
Owner(s): Edward J. Salem, Jr. & any other parties of interest
Property Address: 3826 Central Avenue
Property to be Acquired: 4,277 sq.ft. (0.098 ac.)
Improvements: Landscaping
Purchase Price: $9,500
Remarks: Areas to be acquired in fee simple and temporary construction easement are needed for street improvements along Central Avenue. City staff has yet to reach an agreement after numerous contacts and conversations. Property owner made a counter-offer of $20,000 without justification. Condemnation is based on an independent, certified appraisal.
Zoned: R-22 MF **Use**: Residential
Tax Value: $81,450
Tax Code: 129-063-02

F. **Project**: Beatties Ford Road Four Lane Widening, Parcel #53 & 54
Owner(s): Spurgeon N. Webber & wf., Loretta H. Webber and any other parties of interest.
Property Address: 1416 & 1420 Beatties Ford Road
Property to be Acquired: 2,614 sq.ft. (.060 ac.) fee simple and temporary construction easement.
Improvements: Tree
Purchase Price: 3,800
Remarks: Area needed for road widening project. Owner provided counter-offer of $12,480 without appraisal justification. City's offer of $3,800 is based on an independent, certified appraisal.
Zoned: 0-2 **Use**: Single Family Residential
Tax Value: $96,860
Tax Code: 075-073-25 & 24

G. **Project**: Beatties Ford Road Four Lane Widening, Parcel #52
Owner(s): Loretta Costner Scott & Wilvon L. Costner Devisees under Will of Rosena H. Costner & any other parties of interest.
Property Address: 1412 Beatties Ford Road
Property to be Acquired: 1,264 sq.ft. (.029 ac.) fee simple & temporary construction easement
Improvements: Trees
Purchase Price: $3,100
Remarks: Area needed for street widening and improvements. Condemnation requested due to numerous judgements against the owner. Compensation based on independent, certified appraisal.
Zoned: 0-2 **Use:** Single Family Residential
Tax Value: $44,620
Tax Code: 075-073-26

24. Minutes

Action: **Approve minutes as follows:**

- August 24, 1998 Business Meeting

ANNOUNCEMENTS

On October 12, 1998, City Council will make nominations to fill vacant positions on the following boards:

1. **AIRPORT ADVISORY COMMITTEE**
   Two recommendations by the Carolinas Partnership for a one year term beginning November, 1998. Stephen Gedney and Michael Stacy are not eligible to be reappointed.

2. **CITIZEN'S OVERSIGHT FOR CABLE TV COMMITTEE**
   One position beginning immediately and ending March 31, 2000 to replace Aaron Sanders, who has resigned.

3. **CLEAN CITY COMMITTEE**
   One position beginning immediately to fill an unexpired term ending June 30, 2000. Debrah Bovard has resigned.

   One position beginning immediately to fill an unexpired term ending June 30, 1999. Carol Simon has resigned.

4. **HOUSING AUTHORITY**
   One three year appointment beginning December 18, 1998. Joshua Neal is not eligible for reappointment.

5. **MAYOR'S INTERNATIONAL CABINET**
   One appointment representing the ethnic category beginning immdiately and ending 2001. Sherry Suttles has resigned

6. **NEIGHBORHOOD MATCHING GRANTS COMMITTEE**
   One position beginning immediately to fill an unexpired term ending April 15, 1999. Barbara Washington has resigned.

7. **TRANSIT ADVISORY COMMITTEE**
   One appointment beginning immediately to fill an unexpired term ending January 31, 2000. Blue Weber has resigned.

8. **TREE ADVISORY COMMISSION**
   One position beginning December 14, 1998 for three years. Carl Leonard is eligible to be reappointed.

Applications are available from the Office of the City Clerk, 600 East 4th Street, 336-7493, or on the Internet at *www.charmeck.nc.us/ciclerk/bdcommi1.html.* All applications must be received by October 5, 1998 at 5:00 p.m.