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The City Council of the City of Charlotte; North Carolina, met in Regular Session on Monday, October 3, 1977, at 3:00 o'clock p.m., in the Council Chamber, City Hall, with Mayor pro tem James B. Whittington presiding, and Councilmembers Betty Chafin, Louis M. Davis, Harvey G. Gantt, Pat Locke, Neil C. Williams and Joe D. Withrow present.

ABSENT: Mayor John M. Belk.

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#### INVOCATION.

The invocation was given by Dr. J. Randolph Taylor, Pastor of Myers Park Presbyterian Church.

#### MINUTES APPROVED.

Upon motion of Councilwoman Locke, seconded by Councilwoman Chafin, and unanimously carried, the minutes of the Special Hearing, on Wednesday, September 21, and the last regular meeting, on Monday, September 26, 1977, were approved as submitted.

#### CONTINUATION OF THE DISCUSSION ON PUBLIC HOUSING NEEDS IN CHARLOTTE AND RESOLUTION TO BE PLACED ON NEXT COUNCIL AGENDA.

Councilwoman Locke stated Councilman Davis should give Council a little bit more information about what he wants or a little more understanding about what he is trying to do.

Councilman Davis stated basically he would like to inform the Federal Government, which is the control agency for funds that are directed to public housing here in Charlotte, that (1) we have a low income housing problem and the needs are not being met - people do not have adequate places to live and (2) the efforts they are making are not being well-received by anyone that he has heard from - rich, poor or middle class; and given these positions, Council needs to consider whether the methods they are using to stimulate low cost public housing should be changed.

Councilwoman Locke asked if this is not addressing the same situation when the Council Assistance Plan comes back to Council for revisions and Councilman Davis replied in the last few weeks, Council has been asked to vote upon the location for public housing in Charlotte and it is hard for him to vote for the location of some property that no one seems to want when it is not solving the problem. It seems like a waste of resources.

He stated there are other methods that should be considered for doing this because in the Food Stamp Program, the poor are aided fairly anonymously. You can spend your food stamps in any store and they should be as good as anybody's money and no one needs to know you are purchasing with food stamps. There is no stigma at Harris Teeter, A & P or Kroger or anyone else who takes these food stamps. Whereas, in low cost housing projects, it is stigmatized, both as to the resident and also it tends to be ill-received by the neighbors.

Councilman Withrow stated Section 8 Housing lets you take existing apartment buildings and existing homes and put them anywhere you want. That down in Savannah, Section 8 Housing has created more furor than anything that has happened in Charlotte because they have approval to go up as high as \$204.00 per month, subsidizing the rent program. That he does not know if Charlotte can go that high or not.

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Councilman Davis asked if this program could not eventually become 100% subsidized housing and Councilman Withrow replied this program could take any existing housing and give the participants \$204.00 per month which the government will pay for him towards housing.

Councilman Davis asked where the housing projects take advantage of Section 8, do they not tend to become public housing projects when all the tenants are using it and Councilman Withrow replied he did not know the exact figures of Section 8 Program. That it used to be \$145.00 per month.

Councilman Gantt stated the fact is we have no experience at all with Section 8 new construction, as we have not done any. Councilwoman Locke stated that is right.

Mayor pro tem Whittington stated the question Mr. Burkhalter needs to know is if Council wants this on the next agenda.

Councilwoman Chafin stated she appreciates Councilman Davis' concern. That Charlotte does have a housing problem. A number of individuals, groups and organizations are attempting to address this problem at several levels in HUD. She has read a number of comments recently by Secretary Harris. That Mr. Davis' proposal is interesting but she is not sure it is the answer to this particular problem that Council is dealing with. She would have to have more specifics. We do need a comprehensive housing program for Charlotte but she is not sure how rent stamps would fit into this concept.

Councilman Williams stated he feels every Councilmember ought to have the right to place something on the agenda for the next meeting, even if at the next meeting, the majority of Council moves to table it. Councilman Withrow stated this is the system we now use and Councilman Gantt was in agreement.

Councilman Davis stated he would hope other members of Council will seek more information on this. That this is a very bare-boned type of resolution and his thought was that maybe there would be some other ideas and it would be improved upon but we ought to officially let HUD and the Federal Government know that the housing program is not being well-received, and if this is not correct, as Mr. Gantt indicates, then he would like to get more information on this - that maybe Council discussion is the way to get it.

Mayor pro tem Whittington asked if he would not want at least the Chairman of the Housing Authority to be present for such a discussion and Councilman Davis replied Council does not have too much input with the Housing Authority since the Mayor appoints the members but it would probably be helpful to stimulate the interest.

Councilman Withrow stated if you asked 90% of the people in the City of Charlotte about scattered low income housing, they would say "we need it, but just don't put it near me." That when he first came on Council, they had filled the west side full of scattered housing and he asked them to pass a resolution that there be no more public housing put on the west side of Charlotte until they were put into other sections of Charlotte. That he believes that still stands - the motion that no more be put on the west side of Charlotte until it was put into other sections of the City. He stated everyone will say, including some members of Council, that they "believe in public housing, but just don't put it close to them."

Councilwoman Chafin stated as long as we have an equitable formula.

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AMENDMENT TO CONTRACT WITH MOTION, INC. FOR CONSULTANT SERVICES IN THE DEVELOPMENT AND OPERATION OF HOUSING FOR LOW AND MODERATE INCOME PERSONS, APPROVED.

Councilman Gantt moved approval of an amendment to the contract with Motion, Inc. to extend the time of performance for 60 days and to increase the contract amount from \$286,000 to \$308,000 for a total increase of \$22,000. The motion was seconded by Councilwoman Chafin.

Councilman Gantt asked if Council recently gave Motion a two month extension so they would have time to prepare a contract and Mr. Vernon Sawyer, Director of Community Development, replied that is correct.

Councilman Gantt asked if they were having some problems in evaluating their programs and Mr. Sawyer replied they requested the first two month extension in order for the Budget and Evaluation Department to complete their evaluation of the contract, which was really a two-year evaluation, since they had not been able to evaluate it at the end of the first year as they do with all of their other contracts and also to give the Community Development Department time to make a recommendation for another contract. He stated they have received the B & E Report and they have considered what services they need that a non-profit could furnish. That he has sought additional information from staff; he has obtained some and he has requested staff members to furnish him with recommendations for services which a non-profit might provide. He stated they are just not ready at this time for another contract. That this is not an easy decision to make; they have had two years experience in preparing and administering the City's Housing Assistance Plan and they can better understand now the needs with respect to that Plan and the objectives of the CD Program. He stated they are now preparing a contract which he would be willing to recommend to the Manager and Council.

Councilman Gantt asked if he is suggesting the restructuring of the position of Motion with regard to the development of housing or providing housing services? Mr. Sawyer replied he is suggesting that they do not believe now that we need all the services which they contracted for. That the contract is now for 100% of Motion's time. The CD program is paying 100% of the overhead, salaries and rent for Motion. He does not think we need that.

Councilman Gantt asked what the City receives in return for this and Mr. Sawyer replied we contracted for a number of services including management services, counseling services, construction, marketing of urban renewal land, surveys of housing petitions and a pretty long list. That he does not know whether Councilman Gantt had received a copy of the B & E Report yet, but he feels we do need some of the services for the promotion of new construction in our project areas, and that is packaging of new construction. He does not know if Motion engages in any new construction as such; but it seems they can package some projects. He feels we need help with city-acquired properties in our project areas. Beyond that, he does not feel we need the other services at this time.

Councilman Gantt stated there is a lot of concern on his part and the other members of Council with regard to housing. That has been a substantial part of the discussion of this Council in the last year. That he senses a certain amount of foot-dragging in the Community Development Department in trying to decide what to do with Motion.

Councilman Gantt stated hopefully what we are going to have is a larger role for an organization like Motion. He stated he would like to see us not cutting back on what they are doing, but either emphasizing what their

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strong points are and giving them some more latitude to work to provide and help us to provide the kind of housing program we need. That he has not read the Budget and Evaluation Report but hopefully what we are talking about here is if they have some weak links, then he ought to be either strengthening those or deciding that they can better be performed other places. He stated he would hope that that agency is not going to end up being restricted - if anything, it ought to be strengthened to the point where they could assist the City a lot more in the packaging of public housing.

Mr. Burkhalter, City Manager, stated he has seen the Budget and Evaluation Report and forwarded it to the Motion people for them to review. That he has not seen their comments but he asked them to comment on it before it was sent out to Council. He stated in the meantime, he asked Mr. Sawyer to review it to see what he would recommend in the initial contract. That we do not have the time to do all that in this period of time and that is why he is asking Council for more time. He stated he thinks Council can debate their points and do them well at the time he brings this back to Council. That today he is not prepared but he is quite sure Council is going to find, without any question, that they are going to recommend some re-trenching in this activity but it will be in the areas where they have not performed. Mr. Burkhalter stated he has asked Mr. Sawyer to come back with something that they can conscientiously recommend to Council, after having reviewed what their accomplishments are and what they have performed. That after Council sees that, they can either agree or disagree and can then take steps from that point.

Councilman Withrow asked if Mr. Sawyer's department did the evaluation and Mr. Sawyer replied no, it is done by the Budget and Evaluation Department. Councilman Withrow asked if they give the cost per unit and Mr. Sawyer replied that was one of the items but he does not recall exactly what the figure was. That over the period of time that Motion has been in existence, it seems to him it is in the neighborhood of \$10,000. Councilman Withrow stated they have been giving money about every year he has been on Council to Motion and he would like to know the cost - that this is supposed to be non-profit and he would like to find out if the cost for Motion is cheaper than the cost for other contractors. Mr. Sawyer stated this is one of the points in the B & E Report.

Councilwoman Locke asked how soon Council will receive this report and Mr. Sawyer replied his recommendation would be ready within the next month; that he asked for two months just to be sure. Mr. Burkhalter stated he felt it would be much wiser to wait to have this information in front of them.

Councilman Williams asked about the figure of \$308,000 and Mr. Sawyer replied this is the accumulative total under the CD funds; the first year it was \$132,000, the second year it was \$132,000, the first extension of two months was \$22,000 and the second extension of two months will be \$22,000. That it takes about \$11,000 per month. Mr. Burkhalter stated you have got to recognize that some of this money is put into revolving funds, etc.

The vote was taken on the motion and carried unanimously.

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CONTRACT FOR THE EXPENDITURE OF GENERAL REVENUE SHARING FUNDS TO THE CHARLOTTE HOUSING AUTHORITY FOR IMPROVEMENTS TO BELVEDERE HOMES, APPROVED.

Upon motion of Councilman Gantt, seconded by Councilwoman Locke, and unanimously carried, subject contract was approved for the expenditure of \$208,000 in General Revenue Sharing Funds to the Charlotte Housing Authority for improvements to Belvedere Homes.

AMENDMENT TO CONTRACT WITH CONSOER-TOWNSEND AND ASSOCIATES, APPROVED.

Councilwoman Chafin moved adoption of an amendment to the contract with Consoer-Townsend and Associates for engineering, report preparation, design and inspection services for the Community Development Program, increasing the funding from \$400,000 to \$723,000. The motion was seconded by Councilman Davis.

Councilwoman Locke stated she feels the fee is excessive and would like to hear from Mr. Sawyer. Mr. Sawyer, Director of Community Development stated the percentage of multiple, 2½ times the cost, etc., is very much in line these days with other professional services and asked if she is talking about the total percentage of the engineering services represented versus the total amount of work and Councilwoman Locke replied she just wondered why some of our own staff could not perform some of this work and Mr. Sawyer replied the Engineering Department is doing a considerable amount of the work. That he thinks they are just so pushed and so busy to the point they cannot take on any more at this time.

Mr. Hopson, Director of Public Works, stated his department is doing about all they can in the next year or so with the various projects which they have underway - Discovery Place, Spirit Square, Freedom Park Project and other Community Development Projects they are working closely with Mr. Sawyer's department on. It appears that very shortly, they may be coming back to Council with some additional small bridgework so they are about at their capacity unless they put on more staff and looking past next year, unless we have a terrific bond program approved, he cannot see that he would need additional staff so then he would be gearing up for something that at that time they would have to cut their professional people off. That he would say that rather than do that, we should continue with the consultants in a very technical field where we need them and use as much of our staff as possible, which this contract does give us that permissiveness because the salaries for Consoer-Townsend or any engineering firm run between 2.5 and 3.25. He stated they think the 2.5 is fine so the \$473,000 item, with the \$323,000 added which allows \$723,000 total is an outside figure, based on our present knowledge and our present things which can be put in from Public Works.

He stated in regard to the 16.3%, which figures in there, the 6% is the work his department will do - that they will have surveyors doing and they will make topographic maps, inspections, etc. - the original amount of work that has been accomplished by Consoer-Townsend and Brice Moss for the Westside Neighborhood Center has run into 9.9%. They are taking an estimate that this will be 10%, based on this 2.5 figure. That they do not think the 10% is out of line.

Councilwoman Chafin asked why Council is being asked to approve a contract for a full three years and Mr. Hopson replied they decided that because he had had to come back to Council this year a little ahead of time. That they have money in this contract to run them through the month of October and they did not want to get into another crisis a year or so from now so they decided to come back to Council for the whole additional three year period for the Community Development Program itself. He stated that is another reason the percentages seem so high - these are mean jobs - they are not a Randolph Road, or Sharon Amity, or something like that; there may be a little rock here, curb and gutter there, drainage problem there; a home facing on a certain street over there - and these are jobs that do run up your time and cost additional monies. They are not just clear engineering jobs.

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Councilwoman Chafin asked if we can project we will have enough work for the 3 years, and Mr. Hopson replied that is judgment based on the capability of our current staff which they had not added to in the last seven or eight years and based on what they see in the Community Development program; and they will not spend this amount if they can do it with their own staff.

Councilman Gantt stated we have been looking at the Community Development program in three year slots where we received funding for the first three years and we do not have funding for the next three years because he does not think Congress has authorized it yet. He asked if he is saying we have funds left over from the original three years that we are now budgeting into a projected three year contract; and Mr. Sawyer replied no, we are expecting to get the next three years money; that the House Senate Congress Committee has just resolved their difference he understands.

Councilman Gantt asked if this is basically an upset contract that says we will expend any more than that?

Mr. Hopson stated if something happened that we did not get the money, then they would not spend it.

Mr. Sawyer stated some of this money will go into the fourth and fifth years because it is for Five Points and that was a project that was delayed. Third Ward, West Morehead and Five Points are the major projects right now that will be addressed in the next three year plan.

Councilman Gantt stated the question that he raised in the Informal Session about trying to re-examine our policy, would that require an amendment to the contract to expend funds in other areas other than the Target Areas and Mr. Sawyer replied no, as far as HUD is concerned, it is Council's money. That Council has already allocated the money for the first five years.

Mayor pro tem Whittington stated for the record he would like to know if this firm is doing the work in all the Target Areas and Mr. Sawyer replied that is correct. Mayor pro tem Whittington asked if we are not well ahead on some of these engineering studies and feasibility studies with this firm and Mr. Sawyer replied on the West Morehead area, all of the work has been on schedule, some of it has been ahead of schedule.

Councilman Williams stated he did not fully understand the staff participation in this and when you discount the staff participation which is a little bit high

That it occurs to him that if the City Staff did more work they would have to hire more people which would mean the General Fund might be used to pay them. and this is coming out of Community Development monies.

A vote was taken on the motion, and carried unanimously.

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CONTRACT WITH REA CONSTRUCTION COMPANY FOR IMPROVEMENTS TO TAXIWAYS AT DOUGLAS MUNICIPAL AIRPORT AND INSTALLATION OF LIGHTED WIND CONES, APPROVED.

Motion was made by Councilman Gantt, seconded by Councilwoman Chafin, and unanimously carried, approving a contract with Rea Construction Company, in the amount of \$137,665.15, for improvements to taxiways at Douglas Municipal Airport and for installation of lighted wind cones.

RESOLUTION APPROVING A MUNICIPAL AGREEMENT WITH NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE INSTALLATION OF FLASHERS AND GATES AT TWELVE RAILROAD GRADE CROSSINGS.

Councilman Withrow moved adoption of a resolution approving a Municipal Agreement with North Carolina Department of Transportation for the installation of flashers and gates at 12 railroad grade crossings. The motion was seconded by Councilman Williams and unanimously carried.

The resolution is recorded in full in Resolutions Book 13, at Page 41.

RESOLUTION AUTHORIZING THE FILING OF AN AMENDMENT TO CHARLOTTE'S URBAN MASS TRANSPORTATION ADMINISTRATION SECTION 3 CAPITAL ASSISTANCE GRANT.

Councilman Gantt moved adoption of subject resolution authorizing the filing of an amendment to Charlotte's Urban Mass Transportation Administration Section 3 Capital Assistance Grant. The motion was seconded by Councilwoman Locke.

Councilman Gantt asked if the buses had gone up almost 50% from what they estimated and Mr. Mike Kidd, Public Transit Coordinator, replied they have gone from around \$65,000 to an estimated \$90,000 or \$95,000. That they will know on the 17th of October when they open bids.

Mr. Kidd stated this is a different kind of bus. It is called an advanced design bus, a new generation of bus that has come out. They have had two of them in Charlotte on the square within the last year at different times. That a decision was made last year to try to purchase this advanced design type.

Mr. Burkhalter, City Manager, stated the reason for the delay was because there was a great argument among the manufacturers - some could not manufacture the newer design and they were about to make everybody buy the old design and finally the federal government removed that restriction and Charlotte was one of the 14 cities who were allowed to buy this new bus which will really serve the people much better.

Councilwoman Chafin stated she noticed we have in our line item budget 34 new buses and 2 buses for the elderly and handicapped. She asked if all the buses would not have some sort of special equipment for the elderly and handicapped and Mr. Kidd replied the 34 buses which we are bidding right now will have special equipment for the elderly and even special hand-holds

The vote was taken on the motion and carried unanimously.

The resolution is recorded in full in Resolutions Book 13, at Pages 42 and 43.

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CONTRACT WITH HARDY, HOLZMAN, PFEIFFER ASSOCIATES OF NEW YORK IN ASSOCIATION WITH MILLER, STEEVER, FINCH OF CHARLOTTE, APPROVED.

Councilwoman Locke moved approval of a contract with the firm of Hardy, Holzman, Pfeiffer Associates of New York, in the amount of \$255,000, in association with Miller, Steever, Finch of Charlotte for architectural services for the Spirit Square Project. The motion was seconded by Councilman Gantt.

Councilwoman Locke stated she was in on the selection of this firm by reason of being on the Spirit Square Board and she decided to sit in on this selection. That there were six firms to choose from; three members of the Committee were from the professional staff and three members are from the Spirit Square Board and two are present today.

She stated the six members voted unanimously for this architect and she concurred with the unanimous decision. That there are few architects who are able to do restoration work because this differs from other types of architectural works.

Councilwoman Locke stated this architect is excellent and has done work all over the United States and she would like to hear from Mr. Hopson as to what sort of work would be done on this building.

Mr. Hopson, Director of Public Works, stated again we are faced with a higher architectural fee but they consider this very essential in this particular project. That we are not only going to be faced with the old First Baptist Church with demolition but we are also going to be faced with re-doing facilities that we have none of the original plans for which means that during the demolition, there will be additional work by the architects following the demolition procedures itself - how far to go on foundation work and things like that and it is a whole new ball game when you go in and reconstruct old buildings. The amount of monies here would probably warrant a fee in the neighborhood for a new building of 6 to 8% but with a building of this type trying to go from what we have and save as much as we can and with a rather limited budget, they have been able, after about two months of negotiation with this firm, to get their fee to what they feel is a reasonable fee of \$190,000 or 12.1%, as he figures it.

He stated they also have been requested to furnish a full time inspector on the job for the year of construction, prepare the demolition contracts and do the necessary work to get us into business here. That the committee vote was unanimous and Bill Williamson, Harry Culbertson, and John Sheaffer, the Manager are here today. He stated it was a most difficult negotiation with the firm to get them to this point and he would sincerely recommend them to City Council.

Councilman Williams asked about the percentage figures. Mr. Hopson replied he has the basic cost of the contract as \$190,000. To that figure you add the full time representative, which normally Public Works might do, which is \$25,000, then the demolition and measuring of existing structures and things that are going to be so detailed, and that is an additional \$20,000 allowance. Then the upset figure at this point of around \$20,000 on expenses of this firm, not only coming back and forth from New York, and our local firm's expenses, but we may have to take some trips and see other museums and Spirit Square facilities throughout this area, long distance calls, and so forth. In addition to this, and that is the cost of the contract itself, \$255,000, which is around 15 plus percent, the Spirit Square folks themselves have a \$20,000 they are going to be able to use for special consultants in the theater field, acoustical field and things like that, which is far over and above what any person, we feel, can be found in the City of Charlotte.

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Mr. Hopson stated anyway you look at it, this is a lot of money but this is going to be a tough job to accomplish.

Councilman Williams asked based on Mr. Hopson's experience, is 15% about the going rate around the country and Mr. Hopson replied he has never had to deal with such a overhauling of an old structure; that he feels it is a reasonable figure.

Councilman Davis asked about the second best proposal and Mr. Hopson replied they did not seek proposals unless they dropped another one.

Councilman Gantt stated he agrees with Mr. Hopson if this was new construction, then this would be a ridiculous fee. That there are a number of things they are going to have to do, and we could probably all dicker about the fact that it might be \$10,000 lower. He understands the Committee brought this down from somewhere near \$300,000, and they should be commended for that.

He stated there is no question in his mind that the architectural firm which they selected is probably one of the best in the country to do that, and we pay for that, and maybe we beg the question of whether we need the best to do it. He stated it is very difficult kind of project to do. That he frankly does not see an alternative except to go through with the firm that has been involved to the extent the Hardy, Holzman, Pfeiffer firm has been involved at this point. That he has seconded the motion for the contract.

Councilman Williams asked if this was about what was budgeted in advance and Mr. Hopson replied it is the exact figure.

Councilman Gantt stated what scares the dickens out of him is that \$1.7 million sounds awfully meager in relationship to that fee. He hopes Council will approve it right away so they can move right away.

Councilwoman Locke stated she would like to commend the staff and the committee who negotiated this contract. That they spent almost three weeks, negotiating almost daily, and she would like to commend them.

A vote was taken on the motion, and carried unanimously.

Mr. Burkhalter, City Manager, stated a long time ago he was involved in the restoring of an old building. That he made up his mind if he was ever involved in restoring an old building, and had a choice, he would not. You really run into cost here.

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ORDINANCE NO. 749-X TRANSFERRING \$15,000 WITHIN THE PARKS AND RECREATION CAPITAL IMPROVEMENT PROJECT FUND TO PROVIDE AN APPROPRIATION TO REPLACE THE ROOF OF THE PARK CENTER.

Motion was made by Councilwoman Chafin, seconded by Councilman Withrow, and unanimously carried, adopting the subject ordinance which transfers \$15,000 within the Parks and Recreation Capital Improvement Project fund to provide an appropriation to replace the roof of the Park Center.

The ordinance is recorded in full in Ordinance Book 25, at Page 7.

AGREEMENT WITH CROWDER CONSTRUCTION COMPANY FOR LEASE OF CONSTRUCTION EQUIPMENT FOR THE SUGAR CREEK EROSION CONTROL PROJECT WITHIN FREEDOM PARK.

Motion was made by Councilwoman Locke, seconded by Councilman Withrow, to approve the subject agreement with Crowder Construction Company, in the amount of \$162,750, for lease of construction equipment for the Sugar Creek Erosion Control Project within Freedom Park.

Councilman Gantt stated he has some problems with this, and referred to his earlier comments in the Informal Session. He asked what the procedure was in terms of trying to notify minority firms with regard to this kind of project. Second, whether or not this kind of participation - the leasing of trucks of the specific types that they want, which would not require a license fee, bonding, and other such fees - would be an appropriate way to involve minority groups?

Mr. Robert Hopson, Director of Public Works, stated this is sort of a multi-faceted, many headed animal. If they will remember, when they were talking about the Sugar Creek Project originally, in this area, they had determined at that time, and so told Council, that they wanted a contractor, if possible, to handle the field operations. That by handling the field operations, it would mean that he would handle the personnel and the equipment.

That as they moved along into the project, with much speed and hurry, they went ahead and retained Al Groves and asked him to head up the personnel. That, as of this morning, there are 96 people who work down there. He invited members of Council to come down and see the progress. They are "hitting it right on the head." So, as Council approved of his going ahead and doing that, they thought from the knowledge they have of these types of operations, that if they could get a contractor involved that could not only furnish all of the equipment so they will not have to worry about managing that phase of it, except from an overall viewpoint, it would be desirable.

They went to ten contractors - C. M. Allen, F. T. Williams, Case Power, Cerco, Contractors Service and Rentals, Almond Grading, Rea, Propst, Dickerson and Crowder. Crowder was the only one that could fully quote on all equipment. He stated they did not go to the minority contractor who spoke to Council at the Informal Session. Had they known he was interested, they would certainly have tried to get him involved. That does not mean that they are not anxious to get the minority people involved.

He stated Crowder is not only going to give them the equipment - and he has researched in depth the last few days to be sure that it is a fair price - but they are also going to get from him some training of people included in the present 96 who might become good operators. Not only is it the leasing of equipment over these various periods, but it will be a training program also. In view of that and the fact that it is a reasonable price - every price quoted is the same as or less than the Blue Book (the bible of the State Highway Department). We, residing in a high-cost area, are very fortunate to get it at this price. Not only are the operators furnished, and all maintenance, but the training program was one of the main thrusts they also got from Crowder.

As far as the minorities, they will have plenty of minority operators, hopefully, come out of this program that will be able to operate some of this large equipment. He knows that does not answer the problem put before Council today, but he hopes they can get to that.

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Councilman Gantt stated he will not vote for this contract and he will tell them the reason. He appreciates the work Mr. Hopson has done on this and he is pleased to know they have 96 people working because that means there are 96 less people unemployed.

He stated there seems to be something very circuitous about the arguments that we will train some folks who are probably in large part minority now working out there, to operate this equipment when we have companies who have idle trucks sitting around with people already knowing how to operate this equipment. There is something that just does not seem to add up.

Secondly, it does seem to him that there really is not a great necessity, particularly if you have a supervisor who is going to coordinate this whole thing, that all of the equipment come from one contractor. That is exactly the kind of thing which you can contract with a number of people to get the same equipment and they all work under the guy who is superintending the job. He thinks we could have made an effort - Council did not specifically instruct Mr. Hopson to do that - but they have generally asked that he try everything possible to involve these people. It might have taken a little extra work, but it seems to him that this is one area in which we could have used the minority contractors.

Mr. Hopson stated that before they make up their minds, he would like to give them a little information on what they are trying to do in Public Works.

That, as Mr. Patton has said, they have been trying to assist these minority contractors in their bid lettings. They have had most of these folks in to talk with them about what can be done, but they all know that Community Development also has a section that works on this program. Public Works deals mostly with the federal government in a lot of fields and about half of their money is spent through the Community Development. They set up certain regulations that they have to abide by and wish to abide by, such as Affirmative Action statement, Equal Employment and the Davis-Bacon Act - things like that. They are working very closely in that field.

He stated their main thrust up to this point has been through the Development Division in the Community Development Department. That seeing what has happened here today, and trying their best to give the minority contractors at least an even chance, they have already started to set up a meeting with all of the various minority groups, the ones they have been able to find. He named the North Carolina Office of Minority Enterprise at Raleigh, the Office of Minority Business Enterprise, U. S. Department of Commerce - he talked with a young man from this group in his office about two weeks ago. So, it is not that they forgot about them. The other groups are the local Business Development Organization and the Charlotte Area Minority Contractors.

He stated that under the \$2.4 million monies we hope to get from the EDA program, it states the ten percent as a must; so we are not doing this totally selfishly. They are trying to cooperate with just what Councilman Gantt and Mr. Patton have said. He does not know what else they can do. They are learning. He knows it must seem that they are moving slowly, but he thinks they are moving relatively fast, as far as they can do.

This is a specific problem but if Mr. Patton, or any of his contractors, have trucks or things like that, they should make it known to them. They do not know these things. They will try to put them to use.

Councilman Gantt stated he appreciates his concern and Mr. Hopson replied "I am concerned." Councilman Gantt stated he thinks his motives are genuine, but in this case bids were received on the 27th and Mr. Patton got his on the 26th. Mr. Hopson replied that is because they did not know that he had equipment of this volume. That is why he wants to get this meeting of all the groups. He stated he has not cleared this with the City Manager, but that if Councilman Gantt or any member of Council wishes to attend this meeting he would be very happy to have them. They need to know where the resources in this community are.

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Councilman Withrow stated being in this kind of business himself he knows how complicated it is to go to one company for one item and another company for another item. It is just like in the architectural field, if you do one kind of drawing and have to go to another minority group to do another kind of drawing, you might not end up with the job you wanted. You have to, in this kind of business, go to some company that has all of what is needed for a certain job.

Councilman Gantt stated it seems to him that on the whole Sugar Creek project that the way they are doing it cannot be considered the most efficient way to do that project. He thinks they will all agree on that. They are hiring CETA workers, the whole effort is to bring about erosion control but at the same time to use largely untrained people to do the work. They could have put this out for bids like they do any other project and probably have fewer people out there and do it much more efficiently. We already have a superintendent who is charged and is paid very good fees to manage the entire project. So, the complications that are suggested in hiring two or three other people to provide equipment, he suggests is not complicated at all.

Councilman Davis stated that both this contract and the Spirit Square contract are significantly not appropriate for competitive bidding. Where there is no competitive bid, he would personally like to see more information with the agenda. That on Spirit Square they got voluminous information in advance. He thinks it is much preferable to have at least a summary of the information so that it appears in the records and can form a basis for the discussion that leads up to Council's vote. The same thing applies in this - the information Mr. Hopson has given about these rates being as low or on the level of the Blue Book figures and his explanation of the Blue Book figure. Just based on the information in the material he got to read over the week-end, he has no reasonable basis on which to vote for or against it. He does not want to burden the department with anymore paper work than they are already doing, but if it came in a different form it would be more convenient.

Mr. Hopson replied he agrees and all he can say is that he thinks this has been the most rushed job that Public Works has ever had. When you take on a \$2.0 million job that should have taken six months to prepare for and you only have about six weeks, they have not done as good a job policywise as they should have. They have had to do a lot of research on this in the past few days to justify a lot of it. But, he feels that all the figures are proper.

The vote was taken on the motion and it carried as follows:

YEAS: Councilmembers Chafin, Davis, Locke, Williams and Withrow.  
NAY: Councilman Gantt.

MAINTENANCE AGREEMENT BETWEEN THE CITY OF CHARLOTTE AND BURROUGHS CORPORATION TO MAINTAIN THE B2761 COMPUTER SYSTEM AT THE LAW ENFORCEMENT CENTER.

On motion of Councilman Williams, seconded by Councilwoman Chafin, and unanimously carried, the subject Maintenance Agreement with Burroughs Corporation in the amount of \$20,974.80, to maintain the B2761 Computer System at the Law Enforcement Center was approved.

LOCAL GOVERNMENT PRODUCTIVITY TASK FORCE ESTABLISHED BY JOINT RESOLUTION WITH THE MECKLENBURG COUNTY COMMISSION.

Councilwoman Chafin stated that members of Council will recall that on February 28, they adopted a resolution indicating their interest in undertaking, in cooperation with the Mecklenburg County Commission, a productivity study, the idea being that the study would be conducted primarily by volunteers from our local business community. That sometime after that the City Council and County Commission had a joint presentation with Mr. Archie Davis from Winston-Salem who was chairman of the North Carolina Efficiency Study and was also involved in a similar study in Winston-Salem.

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After that, the City Council and the County Commission once again adopted resolutions asking that the Mayor and the Chairman of the County Commission appoint a joint committee to pursue this project. The committee, composed of Councilman Withrow and herself from City Council and Mrs. Hair and Mr. Peacock from the County Commission, met sometime in the spring.

She stated that at their first meeting they decided they wanted to go out and recruit our own "Archie Davis" and find the best possible person in the Charlotte business community to chair a committee of business leaders who would commit resources from their own corporations and, in some cases, educational institutions, to supervise such a productivity study.

They also investigated similar studies in a number of other cities throughout the country and satisfied themselves that those cities which had participated in this kind of effort had, in fact, realized substantial cost savings and considerable improvement in their methods of delivering services.

She stated they were very fortunate in obtaining the agreement of Mr. Thomas Storrs, Chairman of the NCNB Corporation, to serve as chairman of our Productivity Council. With Mr. Storrs' help they have recruited a number of other business leaders from our community. They are all very enthusiastic about this. The County Commission approved their resolution this morning to proceed.

Councilwoman Chafin stated Mr. Storrs accepted the chairmanship only if the Committee would continue to function after the study is completed, after the recommendations are submitted to insure that the recommendations are implemented.

Councilwoman Chafin read the following resolution:

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE  
AND THE BOARD OF COMMISSIONERS OF MECKLENBURG COUNTY ESTABLISHING  
THE LOCAL GOVERNMENT PRODUCTIVITY TASK FORCE.

WHEREAS, the experiences of other local governments suggest that substantial savings in expenditures and substantial increases in the quality of services rendered by government can be achieved through an independent analysis of operational and administrative functions of city and county government; and

WHEREAS, a group of business and academic leaders in the city and county have agreed to undertake and provide manpower for such an analysis; and

WHEREAS, the City Council and the County Commission deem it desirable to establish a task force to analyze and study operational and administrative functions of city and county government.

NOW, THEREFORE, BE IT JOINTLY RESOLVED by the City Council of the City of Charlotte and the Board of Commissioners of Mecklenburg County that:

1. The attached report is approved from the Joint Committee to Study the Feasibility of a City/County Productivity (hereinafter referred to as the "Joint Committee");
2. The Local Government Productivity Task Force (hereinafter referred to as the "Task Force") is hereby established and authorized to undertake an analysis and study of local government operations and to make recommendations for increasing the cost effectiveness of such operations;
3. The Task Force shall consist of a chairman and such other members as the City Council and Board of County Commissioners shall determine to be appropriate. Thomas I. Storrs is hereby jointly appointed to serve as Chairman. The other members of the Task Force shall be nominated by the Joint Committee and shall be jointly appointed by the City Council and the Board of County Commissioners. Any vacancy that may occur on the Task Force shall be filled by the joint appointment of the Mayor of the City of Charlotte and the Chairman of the Board of Commissioners of Mecklenburg County.

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- 4. The Task Force shall make recommendations for joint approval by the City Council and Board of County Commissioners concerning retaining a consultant together with proposals for a budget, a time table and the scope of the consultant's study, and any other recommendations which the Task Force determines to be appropriate.

This the 3rd day of October, 1977.

Councilwoman Chafin stated they are asking Council to approve the Resolution which sets forth that the Task Force will interview and come back to Council with a recommendation for the consultant. At that time Council will be asked to approve an appropriation, along with the County, to pay for the services of the consultant.

The Committee includes the following persons:

- Thomas M. Belk, First Exec. Vice President, Belk Stores Services, Inc.
- William A. Bowen, Senior Vice President, Wachovia Bank & Trust Company
- C. C. Cameron, Chairman and President, First Union Corporation
- Dr. D. W. Colvard, Chancellor, University of North Carolina
- Charles H. Crutchfield, President, Jefferson-Pilot Broadcasting Company
- Donald Dixon, Partner, Arthur Andersen & Company
- S. P. Fishburne, Senior Vice President, Federal Reserve Bank
- M. D. Gill, General Manager, Westinghouse Electric Corporation
- Dr. Wilbert Greenfield, President, Johnson C. Smith University
- C. R. Harris, Chairman of the Board, Pneumafil Corporation
- Carl Horn, Jr., Chairman of the Board, Duke Power Company
- George M. Ivey, Jr., Chairman of the Board, J. B. Ivey & Company
- Freeman R. Jones, Vice President, Cox Broadcasting Company
- Scott C. Lea, President, Rexham Corporation
- Rolfe Neill, President & Publisher, Knight Publishing Company
- Roger R. Regelbrugge, President, Korf Industries, Inc.
- Oliver R. Rowe, Chairman and President, Rowe Corporation
- B. Franklin Skinner, Vice President and General Manager, Southern Bell Tel. & Tel. Company
- Alfred F. Sloan, Chairman of the Board, Lance, Inc.
- T. Frank Smith, Jr., Southeast Region Manager, Exxon Company, USA
- Dr. Samuel R. Spencer, Jr., President, Davidson College.
- Thomas I. Storrs, Chairman of the Board, NCNB Corporation
- David Taylor, Corporate Vice President, Celanese Corporation
- John E. Wilson, Branch Manager, Data Processing Division, IBM Corporation
- Bland W. Worley, Chairman and President, American Credit Corporation.

Councilwoman Chafin stated these gentlemen will bring into city and county government possibly the best managerial and administrative expertise we could hope to find.

Councilwoman Chafin moved the adoption of the resolution and the appointment of the Task Force. The motion was seconded by Councilwoman Locke.

Councilman Davis stated he has no questions about the resolution as he thinks it is sufficiently broad; but in the discussion of the study scope this could be quite important. One phrase seems to unnecessarily restrict the activities of the study group. That he is referring to the last line on the first page of staff's report, and the second page, which reads as follows: "The desirability of services will not be considered by the task force, only the cost effectiveness of service delivery will be analyzed." He stated that is in line with the primary purpose of this; but it does seem unnecessarily restrictive. That he would prefer wording such as this: "The study is designed to analyze cost effectiveness of service delivery. Desirability of service is not specifically addressed although the Committee may recommend that local government give further consideration to services that appear to be uneconomical or unnecessary." That an exaggerated example - Suppose they are analyzing the delivery of animals. You could eliminate one person in the city and one person in the county. They come back with that recommendation, and we say that is good. Then a year later we find that actually you could have consolidated it and eliminated five persons. Then we would ask why they did not tell us that, and they would reply because it was not asked.

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Councilman Davis stated he would like to preclude this Council facing any restrictions that would prevent them from making any recommendation they see fit. Councilwoman Chafin replied that phrase is in there at the request of Mr. Storrs. He feels very strongly that the task force should not address the question of the kinds of services that are provided by the city and county as those are policy decisions, but rather they want to look at how the services are delivered. She stated it is conceivable the task force might come back with a recommendation that some areas or some functions be consolidated. They would not come back and say that "we recommend that you no longer, or terminate the delivery of a particular kind of service."

Councilman Davis stated his wording addresses her comments here - "The study committee is designed to analyze cost effectiveness of service delivery. The desirability of service is not to be specifically addressed. Although the Committee may recommend that local government give further consideration to services if they appear to be un-economical or unnecessary." That means in the course of the study if they see information, or develop something that indicates the service may not be necessary, that he would hate to restrict them from giving us that kind of information that might result in further study by us.

Councilman Withrow stated the resolution may not tie their hands from doing anything. That Mr. Storrs wanted that phrase included. But it is assumed they will recommend consolidation and all these other things where necessary. Councilman Davis stated he hopes they will; but it seems to specifically exclude that.

Councilwoman Locke stated this is an impressive list; but she sees no women included. Councilwoman Chafin replied she recognizes that also; but unfortunately there are no women who head up corporations or educational institutions. That some persons were contacted and they do not have within their own business the kind of resources or manpower to deliver. That in Mr. Storrs opinion this would preclude them from this list. There are only persons on the committee who would commit resources from their institution.

The vote was taken on the motion, and carried unanimously.

The resolution is recorded in full in Resolutions Book 13, at Pages 44 and 45.

Mayor pro tem Whittington stated he would like to commend Ms. Chafin and thank her for what she has done for Council and for this City in this study. Also he would like to thank Mr. Withrow.

Mr. Burkhalter, City Manager, advised that the County Commissioners adopted the resolution as is this morning.

RESOLUTION PROVIDING FOR PUBLIC HEARING ON THURSDAY, OCTOBER 27 ON PETITIONS NO. 77-50 AND 77-57 FOR SPECIAL USE PERMITS.

Motion was made by Councilman Gantt, seconded by Councilman Davis and un-animously carried to adopt the resolution providing for public hearings on Thursday, October 27, 1977 at 2:00 o'clock p.m., in the Council Chamber, on Petition No. 77-50 by Charles L. Helton and wife for special use permit and Petition No. 77-57 by Charlotte-Mecklenburg Hospital Authority for two special use permits.

The resolution is recorded in full in Resolutions Book 13, at Page 46.

RESOLUTION PROVIDING FOR PUBLIC HEARINGS ON MONDAY, OCTOBER 24 ON PETITIONS NO. 77-53 THROUGH 77-56 FOR ZONING CHANGES.

Councilman Withrow moved adoption of a resolution providing for public hearings on Monday, October 24, at 2:30 P.M. in the Council Chamber on Petition No. 77-53 through Petition No. 77-56 for zoning changes. The motion was seconded by Councilwoman Locke, and carried unanimously.

The resolution is recorded in full in Resolutions Book 13, at Page 47.

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CONTRACT AWARDED AFTEC, INC. FOR POLICE HELICOPTER FUELING FACILITY.

Motion was made by Councilman Withrow seconded by Councilwoman Locke, and carried unanimously, awarding contract to the low bidder, Aftec, Inc., in the amount of \$17,540, on a unit price basis, for construction of an aircraft fueling facility for the police helicopter.

The following bids were received:

Aftec, Inc.	\$ 17,540.00
Hipp Construction Company	19,642.00

RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS FOR ACQUISITION OF PROPERTY FOR THE McDOWELL CREEK OUTFALL - PHASE III PROJECT.

On motion of Councilman Withrow, seconded by Councilwoman Locke, and unanimously carried, a resolution was adopted authorizing condemnation proceedings for the acquisition of property belonging to the Heirs of Brice G. Torrence located on a vacant lot west side of U. S. Highway 21, near its intersection with I-77 south of N. C. Highway 73 in the County of Mecklenburg for the McDowell Creek Outfall - Phase III Project.

The resolution is recorded in full in Resolutions Book 13, at Page 48.

CONSENT AGENDA APPROVED.

Councilwoman Locke moved approval of the following Consent Agenda items. The motion was seconded by Councilman Withrow, and unanimously carried.

1. Loan Agreements with:
  - (a) Mary Sue Porter, 1515 Wilmore Drive, in the amount of \$5,700 - Wilmore/Dilworth Target Area.
  - (b) Jean P. Williams, 915 Woodside Avenue, in the amount of \$7,750, North Charlotte Target Area.
  - (c) William R. and Jessie Williams, 2820 North Davidson Street, in the amount of \$5,400 - North Charlotte Target Area.
  - (d) Willie & Beatrice Newsome, 1009 Leigh Avenue, in the amount of \$16,750 - North Charlotte Target Area.
  - (e) Parks H. & Mary Elliott, 1027 Woodside Avenue, in the amount of \$5,500 - North Charlotte Target Area.
  - (f) Fred S. & Amanda Russell, 317 Fannie Circle, in the amount of \$6,100, Grier Heights Target Area.
  - (g) Thomas L. & Arnetha Sinclair, 1008 Grove Street, in the amount of \$6,500, Third Ward Target Area.
  
2. Encroachment Agreements with North Carolina Department of Transportation for:
  - (a) 12-inch water main in North Tryon Street at East Ninth Street.
  - (b) Existing water and sewer lines in new Subdivisions Stonehaven 18, 19 and 20.
  
3. Property Transactions:
  - (a) Acquisition of 30' x 967.15' of easement on west side of Highway 21, at Mt. Holly-Huntersville Road, from Bradford Bros., Inc., at \$6,800, for Torrence Creek Outfall, Phase III.
  - (b) Acquisition of 15' x 376.51' of easement at 6600 Providence Road, from James Carlin Hansbrough & Louise J. Hansbrough, at \$1.00, for sanitary sewer to serve 6600 Providence Road.

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4. Ordinances ordering the removal of weeds, grass, trash and rubbish:
- (a) Ordinance No. 750-X ordering the removal of trash and rubbish at 4030 Strangford Drive.
  - (b) Ordinance No. 751-X ordering the removal of weeds and grass at 4526 Cloverdale Avenue.
  - (c) Ordinance No. 752-X ordering the removal of weeds and grass from two vacant lots adjacent to 724 Jackson Avenue.
  - (d) Ordinance No. 753-X ordering the removal of weeds and grass at 2529 Commonwealth Avenue.
  - (e) Ordinance No. 754-X ordering the removal of weeds and grass from vacant lot at rear of 1724 Hawthorne Lane.
  - (f) Ordinance No. 755-X ordering the removal of weeds and grass to the right of 2300 North Tryon Street.
  - (g) Ordinance No. 756-X ordering the removal of weeds and grass from vacant lot adjacent to 3040 Ridge Avenue.
  - (h) Ordinance No. 757-X ordering the removal of weeds and grass from vacant lot adjacent to 4814 Greywood Drive.

The ordinances are recorded in full in Ordinance Book 24, beginning at Page 8 and ending at Page 15.

5. Renewal of Special Officer permits, for a period of one year, for use on premises of Park & Recreation Commission.
- (a) To Robert C. Lawing, 2224-1 York Hills Drive.
  - (b) To Gil McElravy, 230 West Summit Avenue.

ARTHUR LYNCH NOMINATED FOR REAPPOINTMENT TO CHARLOTTE AREA FUND BOARD OF DIRECTORS.

Councilman Gantt placed in nomination the name of Arthur Lynch for reappointment to the Charlotte Area Fund Board of Directors for a one year term.

REPORT TO COUNCIL ON APPOINTMENTS BY BOARD OF EDUCATION TO THE LIAISON COMMITTEE OF CITY COUNCIL, COUNTY COMMISSION AND BOARD OF EDUCATION.

Mayor pro tem Whittington stated Mayor Belk has received a letter from Dr. Jay M. Robinson, Superintendent of Charlotte-Mecklenburg Schools, advising the Chairman of the Board of Education has appointed Mrs. Carrie Winter and Mr. John McLaughlin to represent the Board of Education on the Liaison Committee of the City Council, County Commission and the Board of Education.

Mayor pro tem Whittington stated he would think Mayor Belk would want to appoint someone from City Council to this Committee.

CITY MANAGER COMMENDED ON APPOINTMENT OF NEW BUDGET DIRECTOR.

Councilwoman Chafin stated she would like to commend Mr. Burkhalter, City Manager, on his appointment of a new budget director. It looks as if he is following in the fine tradition of Jerry Coffman and Bill Stuart. That Mr. Tom Finnie has excellent credentials and interestingly is from a consolidated government - Nashville, Tennessee.

COMMENT ON DRAINAGE MANAGEMENT STUDY REPORT.

Councilwoman Chafin stated the Drainage Management Study Report received by Council recently is excellent. It is one of the most comprehensible, and most understandable report on the subject that she has seen to date. She hopes all council members will read it, and at sometime in the future we will have a staff presentation, and will give our staff some directions in this area.

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BEST WISHES EXTENDED TO SCOTT TYLER, FORMER ASSISTANT MANAGER TO THE CITY MANAGER, WHO HAS RESIGNED.

Mayor pro tem Whittington stated Scott Tyler is in the audience, and Friday was his last day with the City serving as Assistant to the City Manager.

He stated he and all members of Council would like to extend their best wishes to him in whatever ventures he undertakes.

Mr. Burkhalter, City Manager, stated Mr. Tyler is the only one who has been working on the cablevision contract, and he has persuaded him to come in from time to time to be able to discuss with Council this matter as it is very complicated.

Councilwoman Chafin stated that Mr. Tyler has also been a tremendous help in pulling together all the information on the Productivity Task Force.

ADJOURNMENT.

Upon motion of Councilwoman Locke, seconded by Councilman Withrow, and un-animously carried, the meeting adjourned.

  
Ruth Armstrong, City Clerk