AGENDA

Meeting Type:	B
Date:	03-11-1985

City of Charlotte, City Clerk's Office

Meetings in March '85

THE WEEK OF MARCH 3 - 9

4	Monday, 10 00 a.m.	ECONOMIC DEVELOPMENT STUDY COMMITTEE - Chamber of Commerce, Action Center
	Monday, 7 30 p.m.	CITY COUNCIL/SPECIAL ZONING MEETING - Education Center, Board Room
5	Tuesday, 5 30 p.m.	PLANNING COMMISSION/Plan Implementation Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Tuesday, 6 00 p.m.	PARKS ADVISORY COMMITTEE - Naomi Drenan Recreation Center, 750 Beal St.
	Tuesday, 7 15 p.m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg., Planning Commission, Small Conference Room
	Tuesday, 7 30 p.m.	PLANNING COMMISSION - Cameron-Brown Bldg., 1st Floor Conference Room
6	Wednesday, 7 30 a.m.	TRANSPORTATION PRIORITIES WORKSHOP (City Council, County Commission & Metropolitan Planning Organization - Convention Center, VIP Room B

THE WEEK OF MARCH 10 - 16

11	Monday, 11 00 a.m	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Convention Center, Conference Room
	Monday, 12 00 Noon	PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg., 1st Floor Conference Room
	Monday, 7 00 p.m	CITIZENS HEARING - Harding High School, 2001 Alleghany Street
	Monday, 7 30 p m.	CITY COUNCIL MEETING - Harding High School, 2001 Alleghany Street
12	Tuesday, 7.30 a m.	PLANNING COMMISSION/2005 Plan Advisory Task Force & Planning Liaison Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Tuesday, 8 00 a.m.	AIRPORT ADVISORY COMMITTEE - Dobbs Catering Kitchen, 4700 Browhill St.
	Tuesday, 9·00 a.m.	HISTORIC DISTRICT COMMISSION - Edwin Towers, 1st Floor Conference Room
	Tuesday, 12 Noon	BUSINESS OPPORTUNITY NETWORK - Chamber of Commerce, Action Center
	Tuesday, 4 00 p.m.	MINOR SPECIAL USE PERMIT BOARD - Planning Commission, Cameron-Brown Bldg , 1st Floor Conference Room
13	Wednesday, 8 00 a.m.	PRIVATE INDUSTRY COUNCIL - Chamber of Commerce, Action Room A
	Wednesday, 9.00 a.m	CIVIL SERVICE BOARD/Hearings - City Hall, Council Chamber
	Wednesday, 3·00 p.m.	CITIZENS ADVISORY COUNCIL FOR HAZARDOUS CHEMICALS - City Hall Annex, Fire Department, 3rd Floor Conference Room
	Wednesday, 7 00 p.m.	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
	Wednesday, 7 30 p.m.	HISTORIC PROPERTIES COMMISSION - City Hall, 2nd Floor Conference Room
14	Thursday, 7:00 p.m	PUBLIC HEARING ON TYVOLA ROAD EXTENSION - Police & Fire Training Academy, Auditorium, 1750 Shopton Road

(Continued on back)

THE WEEK OF MARCH 17 - 23

18	Monday, 5.00 p.m.	CITY COUNCIL/COUNTY COMMISSION/SCHOOL BOARD/PLANNING COMMISSION (Update on 2005 Plan) - Education Center
	Monday, 6 00 p.m.	CITY COUNCIL MEETING/Zoning Hearings - Education Center, Board Room
19	Tuesday, 2·00 p.m.	HOUSING AUTHORITY - Administrative Offices, 1301 S. Boulevard
20	Wednesday, 8 30 a.m.	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
	Wednesday, 10·00 a.m.	CIVIL SERVICE BOARD/Hearings - City Hall, Council Chamber
	Wednesday, 2:00 p.m.	TECHNICAL COORDINATING COMMITTEE - City Hall Annex, Dept. of Transportation Conference Room
	Wednesday, 7·00 p.m.	PUBLIC HEARING ON 1986 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS - City Hall, Council Chamber
	Wednesday, 7:00 p.m.	METROPOLITAN PLANNING ORGANIZATION - City Hall Annex, Dept of Transportation Conference Room
21	Thursday, 7:30 p.m.	CHARLOTTE TREE COMMISSION - Park Operations Conference Room, 701 Tuckaseegee Road
	Thursday, 4.00 p.m.	PLANNING COMMISSION (Deferred Rezoning) - Cameron-Brown Bldg., 1st Floor Conference Room

THE WEEK OF MARCH 24 - 30

25	Monday, 4:00 p.m.	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Monday, 7 30 p.m.	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE - City Hall, 3rd Floor Conference Room
26	Tuesday, 4.30 p.m.	MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Bldg., 3rd Floor Conference Room
27	Wednesday, 7:00 p.m.	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
28	Thursday, 3·30 p.m.	ADVISORY BOARD FOR CITIZENS WITH DISABILITIES - Metrolina Independent Living Center, 1012 S. Kings Drive

Charlotte

CITY COUNCIL AGENDA
District 3 Council Meeting

Monday, March 11, 1985

Harding High School
2001 Alleghany Street

5:00 PM	-	Dinner, Home Economics Room Presentations. District Realignment Billy Graham Parkway and Derita Small Area Plans
7:00 PM	-	Citizens Hearing
7·30 PM	-	City Council Meeting Auditorium

ITEM NO.

1. Invocation by the Reverend John W. Sloan, Jr. of Calvary Baptist Church.

2. Consider approval of minutes of the regular meeting of February 11 and the Zoning Hearing of February 18, 1985.

PUBLIC HEARING

3. A. Conduct a public hearing to consider adoption of Resolutions relating to a loan to QSM Properties, a North Carolina Limited Partnership, for renovation and rehabilitation of the Query-Spivey-McGee building (600 South College Street-Redevelopment Area #4) in the amount of $3.0 million.

   B. Recommend adoption of Resolutions relating to a loan to QSM Properties, a North Carolina Limited Partnership, for renovation and rehabilitation of the Query-Spivey-McGee building (600 South College Street - Redevelopment Area #4) in the amount of $3.0 million.

council agenda

Mayor Harvey B Gantt Mayor Pro Tem Minette Conrad Trosch

Charlie S Dannelly
Laura Page Frech
Ann Hammond

Paul Francis Juneau
Ron Leeper
Sue Myrick
Pamella G Patterson

Herbert Spaugh, Jr
Richard Vinroot
Velva W Woollen

A "Separate Loan Program" was established between the City of Charlotte and the Charlotte Uptown Development Corporation, whereby long-term commercial mortgage loans may be made to a "separate borrower" by the City with money coming from an individual lender rather than from the $5 million loan pool. Projects must comply with the Uptown Redevelopment Plan.

QSM Properties plans to rehabilitate the three story Query-Spivey-McGee building into office space. The brick exterior will be cleaned and repainted, existing windows will be replaced with bronze-tinted insulating glass, and a new brick wall with landscaped open space will be placed between the wall and building. An existing elevator shaft will be enlarged to provide a three-story main entrance lobby with a skylight. The interior will be modernized and will have 36,000 square feet of leasable space.

The Query-Spivey-McGee building has been designated as historic by the Charlotte-Mecklenburg Historic Properties Commission. The developer submitted an application to renovate the property to the Commission and a Certificate of Appropriateness has been issued.

The Committee of the Charlotte Uptown Development Corporation has reviewed the loan request, found that the completed project will accomplish the public purposes of the Uptown Redevelopment Plan, and recommends adoption of the resolution authorizing the loan to the partnership.

QSM Properties has obtained a financing commitment from Branch Banking and Trust to make a separate loan to the City of Charlotte. The City of Charlotte will have no liability to repay the redevelopment loan under this program.

POLICY

4. Consider recommendation of Council Transportation Committee on transportation priorities.

City Council will hold a workshop Wednesday morning, March 6, at which transportation priorities will be discussed. The Committee's recommendations and minutes will be sent out in Friday's Council-Manager memorandum.

5. Consider options regarding strengthening the City's M/WBE Program.

The Mayor and City Council recently discussed the City's M/WBE program and ways of strengthening the program. City staff considered two legislative proposals and a third option of strengthening the plan without legislation. These are as follows

A. AN ACT AUTHORIZING THE CITY TO ESTABLISH MINIMUM M/WBE REQUIREMENTS IN CONTRACTS AND TO REQUIRE SUBCONTRACTING IN CERTAIN CONSTRUCTION CONTRACTS.

This act would provide the City with basically the same authority it has in the Airport M/WBE Plan which is required by Federal regulations regarding setting minimum requirements for M/WBE utilization as a basis for awarding a bid. The act would also allow the City to require a bidder to subcontract a portion of a construction or repair project when there appears to be reasonable subcontracting opportunity.

Once legislation is authorized the City would need to adopt a new plan that would outline when and how these two components would be required and set goals. Under this plan the City could refuse to award a contract to a bidder if it determines the bidder has failed to comply with the requirements of the plan and contract specifications.

This option would provide the greatest flexibility to the City in attaining M/WBE utilization.

B. AN ACT ALLOWING THE CITY TO REQUIRE SUBCONTRACTING IN CERTAIN CONSTRUCTION CONTRACTS.

This act would strengthen the existing plan by increasing subcontracting opportunities. When there appears to be reasonable subcontracting opportunity, the City may establish specifications requiring bidders to subcontract a certain designated portion of the construction or repair work. Under this authority Council may refuse to award a contract to a bidder if it determines the bidder failed to comply with subcontracting requirements.

While this does not provide the flexibility as the legislation described in A, it does significantly strengthen the existing plan.

C. MINOR AMENDMENTS TO THE GOOD FAITH EFFORT PLAN AND AN INCREASE IN STAFF RESOURCES TO ASSIST M/WBE's AND MAJORITY COMPANIES IN ATTAINING M/WBE UTILIZATION.

1. Limit the instances when contractors perform the total contract with their own work forces to only those companies that do this as a normal business practice. (AGC Proposal)

2. Decrease the payment schedule for City contracts from 30 to 15 days.

3. Increase staff resources in the Engineering and Utility Departments to perform a variety of activities which assist the M/WBE firms and the majority firms in working with each other in doing business for the City. A list of these activities is attached. If City Council chooses this option, the additional positions could be discussed in budget sessions.

Staff feels this effort will increase M/WBE utilization but still relies heavily on the good faith effort of prime contractors in attaining goals, and therefore is the least flexible of the options.

Attachment No. 1

BUSINESS

6. Recommend approval of the 1985 Job Training Plan funded by the Job Training Partnership Act (JTPA) through the North Carolina Division of Employment and Training in the amount of $3,167,807 for programs to be operated from July 1, 1985 to June 30, 1986.

The Job Training Plan is a comprehensive program to provide job training, services, and summer work experience to approximately 3,324 economically disadvantaged residents of Mecklenburg County including high school dropouts, welfare recipients, criminal offenders, the handicapped, and the elderly. The program's goal is to provide these individuals with the basic skills to enter the labor force and obtain productive employment.

Of the 3,324 people to be served during the 1985 program year, approximately 800 will receive intake services only to certify their eligibility for the program and refer them to the appropriate job placement agency. Following are other program components.

Program components	No. Served	Cost
Institutional Skills Training (provided by CPCC and other private sector businesses). Services to welfare recipients will be a priority.	365	$493,827
On the Job Training Of total cost, $79,485 will fund services to youth, handicapped, and single dropouts and other youth.	190	$227,587

Educational Training Basic Education and limited work experience for high school dropouts and other youth.	320	$331,544
Services Only 1. Staff costs for eligibility determination, assessment, counseling, etc.		$133,204
2. Services to offenders to provide smooth reintegration into the community and the work force	205	$101,245
3. Supported Work/Job Development and Placement Program to offer employment generating services to handicapped.	75	$ 77,754
Exemplary Youth Program Courses for high school seniors in job seeking skills through school system and job placement services upon graduation.	225	$254,238
Older Workers On-the-job training opportunities.	80	$101,404
Summer Youth Employment Program Work experience for participants between the ages of 14 - 21.	1,074	$1,007,185
Administrative Costs Project-related expenditures of Employment and Training Department and the administrative expenses for project subcontractors.		$439,814

The total projected cost for the 1985 Job Training Program is $3,167,807. Of this amount, $783,424 will consist of funds carried over from the 1984 program. These funds are included as a part of Employment and Training's budget and, as such, are reviewed by Budget and Evaluation. All funds are allocated to the City through a grant from the North Carolina Division of Employment and Training. The Private Industry Council, which represents the private sector businesses participating in the project, will approve the plan at its March 13 meeting. Contracts implementing these programs are evaluated by the Budget and Evaluation Department.

7. Recommend approval of a contract between the City of Charlotte and the Employment Security Commission of North Carolina in the amount of $403,702 in Job Training Partnership Act (JTPA) funds for planning, implementing and operating the 1985 Summer Youth Employment Program.

Charlotte-Mecklenburg is designated to receive a grant allocation of $1,184,923 for the 1985 Summer Youth Employment Program. Of this amount, $290,892 represents funds carried over from the previous year, and $894,031 will be authorized as a new grant allocation.

Because the program year does not coincide with our fiscal year, the contract with the Employment Security Commission has to be approved in two parts. the first part is March 12 - June 30; the second, July 1 - September 30. We will come back to Council at a later date with the second contract.

Approval of the contract for $403,702 with Employment Securities Commission of North Carolina will allow immediate start-up of the federally-funded summer program.

The Summer Youth Employment Program provides eight to nine weeks of meaningful work experience to 1,074 economically disadvantaged youths from the ages of 14-21. These youths will be placed on worksites within both public and private non-profit agencies. They will develop the necessary basic job skills and good work habits to enhance their future chances of employment. Each participant will work 30 to 40 hours per week and will be paid the federal minimum wage rate of $3.35 per hour.

Program planning and implementation will begin March 12 when staff members are hired. Specific functions of the planning staff will be:

1. worksite development
2. outreach and recruitment
3. intake services, including eligibility determination and participant selection and enrollment
4. assessment and orientation, including assessment of participant needs and program orientation for participants and worksite supervisors.

Staff costs will total $93,488 and wages and fringe benefits for participants from June 12 to June 30, 1985 will total $310,214

The contract has been reviewed by the Budget and Evaluation Department and the City Attorney.

8. Recommend consideration of and indicate intent to accept a proposal of the Junior League to amend the present lease and to enter into a new 50-year lease at the expiration of the present lease for property located at 1332 Maryland Avenue.

The Junior League leases property from the City on Maryland Avenue adjoining the tennis courts at Freedom Park. Under the terms of that lease, the Junior League owns the building and other improvements made on the premises and has the right to remove the same upon termination of the lease.

The Junior League would like to undertake a $300,000 expansion program of the present structure that would require an amendment to the setback lines in the present lease. The change in the setback lines is within the requirements of the zoning ordinance. Before making the investment, the Junior League would also like for the present lease to be amended to include a waiver of termination by the lessor, and would like the City to enter into a 50-year lease extending the term of the present lease which will expire October 21, 1989.

The lease would allow the Junior League to continue to use the entranceway to the tennis courts located on City-owned property adjacent to the leased premises and would provide that upon the expiration or termination of the lease, title to the building and other improvements would revert to the City. Rental for the property in question would be $1.00 per year. Due to the short term remaining on the present lease and the cost of the proposed expansion, the Junior League does not feel it can undertake this construction project without the 50-year lease.

A copy of the December 6, 1984 Council-Manager memorandum on this subject is attached.

City Council is asked to consider the request of the Junior League and to indicate its intent to accept the proposal. If such an indication is made, by State law a notice of the proposal must be published, the notice must contain the terms of the offer, and other persons will be allowed to make an upset bid or proposal. If no further qualifying upset bids or proposals are received, there will be an action on a future agenda for amending the present lease and entering into a 50-year lease with the Junior League.

No City funds are required.

City Attorney's Office, Parks and Recreation Department, Planning Commission, Zoning Division of Building Standards Department, and Engineering/Real Estate concur in this request.

Attachment No. 2

9. A. Recommend approval of a contract for Consulting Services with Howard Needles Tammen & Bergendoff for Airport Master Plan Update.

B. Recommend adoption of a Resolution accepting Federal Aviation Administration Grant in amount of $250,711.

C. Recommend adoption of a budget ordinance appropriating $334,281 for the Project.

The Federal Aviation Administration requires that airport master plans be updated periodically as a basis for on-going airport improvement programs and Federal participation in the funding of these programs. This update is conducted in accordance with FAA's requirements and must reflect facility changes that have occurred to date and those projected for a 20-year period. The most recent complete master plan for the airport was prepared in 1968, with partial updates and revisions in the period through 1978.

Attached is a copy of the Council-Manager memorandum in which we explained the consultant selection process and our reasons for selecting Howard Needles Tammen & Bergendoff (HNTB) as the firm to prepare the Airport Master Plan Update. Also attached is information on the study process, including citizen and neighborhood involvement, to be carried out by the consultant.

In accordance with FAA regulations, the contract has been negotiated as a lump sum contract for $334,281 by reviewing the expected man hours required for each part of the projected 13-month study. A MBE goal of 4% was approved by FAA for the proposed study. HNTB has met this goal by associating with a local MBE firm, Ken Koontz and Associates, who will coordinate citizen involvement. FAA has reviewed the proposed study design and has determined the costs to be reasonable and eligible for 75% Federal participation.

This action appropriates Federal grant funds in the amount of $250,711 and Airport funds in the amount of $83,570 to fund this planning study.

The Airport Manager and the Planning Director concur in this request.

Attachment No. 3

10. Nominations for Appointment to Boards and Commissions.

1. Council on Aging - One position for a three-year term. The first full term of Dorothea Lakin expires March 30, 1985. Attendance records indicate that she has attended ten of eleven meetings held in 1984.

2. Housing Appeals Board - One position for a three-year term, in the Tenant-Occupant, No Salary Limit category. Rickey B. Reed is completing his first full term, which expires April 4, 1985. No meetings were held in 1984.

3. Auditorium-Coliseum-Convention Center Authority - Two positions for three-year terms. The terms of Laurence Cobb and C. C. Hope expire April 25, 1985. Mr. Cobb is completing his first full term; he attended all of the ten meetings held in 1984. Mr. Hope has served since 1975, he attended all of the ten meetings held in 1984. There is no stated limit on number of terms.

4. Certified Development Corporation - Six positions for three-year terms. In the Private Lending Institution category, Bernard Johnson is completing an unexpired term. He attended two of four meetings in 1984. Thomas Shaw is completing his first full term. He attended nine of eleven meetings in 1984, the two absences being excused.

   In the Business Organization category, Paul E. Gibson and Karen E. Harris are completing unexpired terms. Mr. Gibson attended all of the nine meetings for which he was eligible in 1984; Ms. Harris was appointed in December.

   In the Community Organization category, Spencer Thompson is completing an unexpired term to which he was appointed in January. H. M. (Hank) Neely, Jr. is completing his first full term. Attendance records indicate he attended none of the four meetings held in 1984.

   All six terms expire April 30, 1985.

5. Municipal Information Advisory Board - Two positions for three-year terms. The terms of Reginald Withers and Francis (Chip) Clark expire April 30, 1985. Both were appointed to fill unexpired terms. Mr. Withers attended six of eight meetings in 1984 with one absence being excused. Mr. Clark attended all five meetings for which he was eligible in 1984

Attachment No. 4

* * * * * * * * *

The City Attorney advises that agenda items no. 11 through 33 may be considered in one motion. However, any member of Council may request that an item may be divided and voted on separately.

* * * * * * * * *

BUDGET ORDINANCES

11. Recommend adoption of a budget ordinance for $58,441 in additional funds provided by the Afro-American Cultural Center for the Phase II Renovation of the AACC facilities.

The City acquired the Old Little Rock AME Zion Church in 1979. Phase I construction, funded by the City, was completed in September, 1984.

Phase II construction, is being funded by the Afro-American Cultural Center (AACC).

Bids for Phase II came in $206,788 over the maximum construction limit of $632,000. Through negotiations with the low bidders and revisions to the design, the difference was reduced to $58,441. The AACC Board of Directors approved the revised design, and agreed to pay the difference.

This budget ordinance is a bookkeeping measure which provides for the additional appropriation of $58,441 to fund Phase II construction. The additional funds have been received from the AACC. Bids for Phase II construction are listed later in the agenda.

Budget and Evaluation and Community Development concur with this recommendation.

12. Recommend adoption of a budget ordinance for the payment of an Airport Revenue Bond Anticipation Note due March 28, 1985, in the amount of $5.5 million.

On March 24, 1980, Council approved a resolution amending a 1972 bond resolution for the purpose of providing funding for the construction of air cargo facilities at Charlotte/Douglas International Airport in the amount of $5.5 million. Subsequent to this action, request for proposals were received and evaluated and Revenue Bond Anticipation notes in the amount of $5.5 million were sold to N.C.N.B. National Bank of North Carolina. These notes are scheduled to mature on March 28, 1985. The air cargo facilities' proposed financial plan adopted at the time of issuance

of the bond anticipation notes provided that excess net revenues from air cargo facilities operations would be used as a resource for retiring the note principal at maturity.

Since the issuance of these notes, substantial equity has been generated from the net revenues from operations of the air cargo facilities and, along with use of other equity, the principal amount of the note will be retired. Rather than float a new bond issue, the Finance Director recommends using the existing fund balances to pay off the note.

The requested budget ordinance will appropriate funds as follows to pay the principal of $5.5 million in Airport Cargo Facilities Revenue Bond Anticipation Notes: $1,268,826.73, 1980 Project Fund Balance; $963,252.83, from air cargo facilities' lease payments; and $3,267,920.44, Unappropriated Balance of Airport Operating Fund.

The Finance Director recommends approval of this budget ordinance.

13. Recommend adoption of a budget ordinance to appropriate $526,000 for the purpose of funding Rental Rehabilitation loans for approximately 105 privately owned substandard low-income rental housing units.

In November, 1984, HUD requested that all Rental Rehabilitation Demonstration participating cities suspend, at least temporarily, the Demonstration effort and shift to the new Rental Rehabilitation Program.

The Rental Rehabilitation Program is: 1) a public/private partnership designed to encourage private reinvestment; 2) primarily for the rehabilitation of occupied rental units and thus reduces the need for tenant displacement; 3) it helps extend the life of the housing stock, and 4) allows participation by private corporations, partnerships, and individuals. In addition, HUD Section 8 rental assistance is available for each unit to help eligible low-income tenants deal with possible higher after-rehab rents.

A more detailed explanation is attached.

Approval of this budget ordinance will authorize the expenditure of up to $526,000 in HUD grant funds to make rehabilitation loans to private owners of up to 105 low income rental properties in an effort to extend the life of existing housing stock and reduce the need for displacement.

Funding is from the Department of Housing and Urban Development. The Community Development and Budget and Evaluation Departments concur.

Attachment No. 5

14. Recommend adoption of a budget ordinance for $6,250.00 to provide funding for the Business Opportunity Network to continue program activities through the months of April, May, and June, 1985; and, to commit funding for two additional years beginning with $25,000 for the 1985-86 fiscal year.

The Business Opportunity Network (BON) program is designed to support the development of minority/women owned businesses in Charlotte-Mecklenburg and has been jointly funded by the City, County and Chamber of Commerce since FY83.

Since that time, the program has received a positive evaluation in initiating valuable contacts between minority businesses and major corporations within the community. As a result of these contacts, major companies have solicited services from minority/women owned businesses.

The City's FY85 General Fund budget provided funding for $19,633 to pay the City's share in supporting BON during the fiscal year. The funding cycle for BON terminates on April 1, 1985 which has prompted the organization to request additional funds from the City, County and Chamber of Commerce to extend program operations through June 30, 1985. Mecklenburg County and the Chamber of Commerce have approved an equal share for additional funding; therefore, we recommend that City Council appropriate $6,250 additional funding to BON as the City's share in continued support of the program. Attached are several letters on this subject.

In addition, it is recommended that City Council consider committing $25,000 annually for two additional years beginning with the 1985-86 fiscal year. Final commitment for the two additional years would be contingent upon equal participation by the County and the Chamber of Commerce. This will be discussed during the budget deliberations.

Funding will come from the FY85 General Fund Contingency Account.

Attachment No. 6

CONTRACT AMENDMENT

15. Recommend approval of a contract amendment between the City of Charlotte and CIS Leasing Corporation at a rate of $886 per month for 24 months ($21,264 total) for the lease of 13 IBM computer terminals.

The City leases its IBM computer and word processing equipment through CIS Leasing Corporation. The Finance Department needs an additional 13 computer terminals in areas such as Accounts Payable, Budgetary Control and General Ledger Systems. The terminals will provide a significant increase in the speed with

which financial transactions are carried out and will also allow us to provide faster and better information for query and analysis purposes.

The requested contract is a 24-month schedule which represents an addition to our base contract with CIS which Council approved on June 14, 1982 and which expires in two years. Funds to cover the additional contract expense this fiscal year are available in the Finance Department budget. Funding for the balance of this contract expense would be placed in the MIS Department budget for subsequent fiscal years.

MIS, Finance and Budget and Evaluation Departments concur.

CHANGE ORDERS

16. A. Recommend approval of Change Order No. 1 in the amount of $134,401.87 to contract with Blythe Industries, Inc. for constructing taxilanes, entrance roads and parking lots for New General Aviation Area at the Airport.

Contract - Construct Taxilanes, Entrance Roads and Parking Lots for new FBO Area

Blythe Industries, Inc.
Award Date: September 26, 1983
Contract Amount to Date· $621,173.75
Change Order No. 1: $134,401.87
New Contract Amount: $755,575.62

This change order provides additional or revised work in three basic areas·

1) The first, for $85,546.64, is for additional earth work and storm drainage, curb and gutter along Airport Drive, installation of additional sanitary sewer, and an additional underground electric duct required by Duke Power Company.

2) The second, for $44,552.71, covers additional asphalt paving for a drive on the airfield side of the new Crash-Fire-Rescue station. It also covers automobile parking and access for the City's hangar area, widening Airport Drive and paving additional aircraft ramp.

3) The third, for $4,302.52, covers the purchase of 6" and 12" ductile iron pipe.

Funds are available and have been budgeted in project contingency.

ITEM NO.

B. Recommend approval of Change Orders to construct Airport Terminal Expansion for Piedmont Airlines increasing total contract amounts by $464,009.93.

Piedmont Airlines requested that the Airport Terminal be expanded to provide four additional boarding gates and additional operations areas.

Council has awarded contracts totaling $9.96 million to accommodate Piedmont's operational requirements. Piedmont, and the City's architect, Odell Associates, concur in these changes.

1. Contract - General Construction
   John B. Pike & Son, Inc./Robert H. Pinnix Division
   Award Date: June 25, 1984
   Contract Amount to Date: $3,777,293.00
   Change Order No. 3: $273,219.38
   New Contract Amount: $4,050,512.38

2. Contract - Electrical Construction
   Port City Electric Company, Inc.
   Award Date: June 25, 1984
   Contract to Date· $424,949
   Change Order No. 3: $72,117
   New Contract Amount· $497,066

3. Contract - Mechanical Construction
   Alpha Mechanical, Inc.
   Award Date: June 25, 1984
   Contract to Date: $700,451
   Change Order No. 2. $118,673.55
   New Contract Amount. $819,124.55

Council has previously appropriated Airport Revenue Issues in the amount of $8,630,000 to Fund Airport Terminal Expansion for Piedmont. Funds are available in project contingency to cover this work. These change orders are included in project costs which will be debt serviced by Piedmont through facility rental paid to the City.

RESOLUTIONS

17. Recommend adoption of a Resolution approving amendment to Federal Aviation Administration Grant for Airport Development and Aid Program (ADAP) Project 8-37-0012-03 to assist Project Completion.

The FAA has offered to amend the project description of a 1972 grant by adding six additional parcels which have already been acquired by the City. This amendment will allow the City to recover 50 percent of its acquisition costs, $190,000.

18. Recommend adoption of a Resolution calling for a public hearing on April 1, 1985, 3:00 PM in the Council Chamber to consider a proposal by Avraham Massachi for the purchase of land and structure known as Block 3, Parcel No. 3, located at 116-118 Frazier Avenue, in Five Points Neighborhood Strategy Area.

19. Recommend adoption of a Resolution of Intent to abandon a portion of Insurance Lane and set Monday, April 22, 1985 at 3.00 PM in the City Council Chamber for a public hearing.

20. Recommend adoption of a Resolution of Intent to abandon a portion of an alleyway off Kensington Drive and set Monday, April 22, 1985 at 3:00 PM in the City Council Chamber for a public hearing.

ADDITION TO LEGISLATIVE PROGRAM

21. Recommend adding proposed changes to the Charlotte Firemen's Retirement Act to the City's Legislative Program as recommended by the Retirement System Board of Trustees.

The Charlotte Firemen's Retirement System is administered by a ten member Board of Trustees. Over the past several months, the Board has reviewed certain proposed changes in the 1947 local act that established the retirement system, and has voted unanimously to recommend four changes for Council consideration and possible action by the General Assembly.

The first substitutes current job positions of persons from the Finance Department who are eligible to serve on the Board. The second allows members to purchase credit for military service which is a benefit available in the Local Governmental Employees' Retirement System. The last two recommendations result from the elimination of the maximum entry age of 31 which is already part of the City's 1985 Legislative Program. They allow a fireman to retire with less than 30 years of service and reduces the retirement formula for those with less than 30 years of service. These changes do not affect the retirement formula for normal retirements.

ITEM NO.

BID LIST

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

AACC

A. Afro-American Cultural Center

The project consists of the Phase II restoration and alteration of the Old Little Rock AME Zion Church (at the intersection of N. Myers and E. 7th Streets) to become the Afro-American Cultural Center. The construction includes the removing, restoration and refitting of some interior items, new construction, curb and gutter, and storm drainage and other site work. Total cost is $690,441.

Phase II, General Contract

Recommendation: By the City Engineer that the negotiated low bid of $508,200.00 as submitted by T. K. Browne Construction Co., be accepted for award on a lump sum basis.

Phase II, Mechanical Contract

Recommendation: By the City Engineer that the negotiated low bid of $31,290.00 as submitted by Tompkins & Johnston, be accepted for award on a lump sum basis.

Phase II, Plumbing Contract

Recommendation: By the City Engineer that the negotiated low bid of $8,411.00, as submitted by Tri-Meck Mechanical, Inc., be accepted for award on a lump sum basis.

Phase II, Electrical Contract

Recommendation: By the City Engineer that the negotiated low bid of $142,540.00, as submitted by Driggers Electric & Control, be accepted for award on a lump sum basis.

Source of Funding: General Capital Improvement Fund - Afro-American Cultural Center.

B. Fire Station No. 9 Fire Department

This project consists of the renovation of the existing Providence Volunteer Fire Station, and the construction of additional space. The work will include upgrading the existing parking lot, construction of additional sleeping quarters, a new roof, additions to the plumbing system and replacement of the existing mechanical and electrical systems. Total cost is $286,873.

General Contract

Recommendation: By the City Engineer that the non-execution of the low bidder's Bid Bond be waived as a technicality and that the low bid of $207,291.00, as submitted by R. H. Wheatley Co., be accepted for award on a lump sum basis. The City Attorney's office has rendered an option that this item may be waived as a technicality. The bidder has subsequently executed this form.

Mechanical Contract

Recommendation: By the City Engineer that the low bid of $17,704.00, as submitted by Tompkins-Johnston Co., Inc., be accepted for award on a lump sum basis.

Plumbing Contract

Recommendation: By the City Engineer that the low bid of $27,867.00, as submitted by Tompkins-Johnston Co., Inc., be accepted for award on a lump sum basis.

Electrical Contract

Recommendation By the City Engineer that the low bid of $34,011.00, as submitted by Ind-Com Electric Co., be accepted for award on a lump sum basis

Source of Funding: General Capital Improvement Fund (General Revenue Sharing Funds) - Annexation Fire Station.

ITEM NO.

C. Spring Resurfacing - 1985 Operations

Recommendation: By the City Engineer that the negotiated low bid of $1,865,877.60, as submitted by Rea Construction Co., be accepted for award on a unit price basis.

Project Description: This is one of two contracts let each year to resurface a portion of the City's approximately 1300 miles of streets. These funds are allocated by the State from the gasoline tax revenue distributed annually to cities and towns. This project will include the resurfacing of approximately 59 miles of streets throughout the City.

Source of Funding: Powell Bill Fund - Contract Asphalt Street Resurfacing.

D. Pearl Street Park Pedestrian Bridge Park & Rec.

Recommendation: By the City Engineer that the low bid of $50,490.00, as submitted by Crowder Construction Co., be accepted for award on a unit price basis.

Project Description: This project includes replacement of an existing bridge over a tributary to Sugar Creek which runs through Pearl Street Park. The bridge had deteriorated and could not be repaired. Channel improvements to the tributary are also included.

Source of Funding: General Capital Improvements - Improvements to Existing Parks.

E. Additions and Alterations -
Sugar and Irwin Creek Wastewater Treatment Plants

The following three projects were originally advertised in December, 1984 for bids in January, 1985. At that time, one bid was received for each project. The projects were readvertised. Again, only one bid was received for each project. In accordance with State law, one bid may be received on a readvertised project. After evaluation by the consulting engineer and Utility staff, it is recommended that the following bids be accepted on a lump sum basis.

Additions and Alterations - Utility Department
Sugar Creek Wastewater Treatment Plant
EPA Project No. C-370377-06
Contract Two - Plumbing

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the bid by R. L. Walker Plumbing Company, Charlotte, North Carolina in the amount of $5,575.00 be accepted for award of contract on a lump sum basis.

Project Description: This project consists of plumbing work generally comprising construction of potable cold water, rainwater and sanitary drainage systems.

Source of Funding Water and Sewer Capital Improvement - Sugar Creek Wastewater Treatment Plant Upgrading.

Additions and Alterations Utility Department
Irwin Creek Wastewater Treatment
Plant EPA Project No. C-370377-05
Contract Two - Plumbing

Recommendation· Director, Charlotte-Mecklenburg Utlity Department recommends that the bid by R. L. Walker Plumbing Company of Charlotte, North Carolina in the amount of $41,975.00 be accepted for award of contract on a lump sum basis.

Project Description: This project consists of plumbing work generally comprising construction of potable hot and cold water systems.

Source of Funding: Water and Sewer Capital Improvement Fund Irwin Creek Wastewater Treatment Plant Upgrading.

Additions and Alterations Utility Department
Irwin Creek Wastewater Treatment
Plant EPA Project No. C-3730377-05
Contract Three - Heating & Ventilating

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the bid by P. C. Godfrey, Incorporated of Charlotte, North Carolina in the amount of $31,645.00 be accepted for award of contract on a lump sum basis.

Project Description: This project consists of heating and ventilation work generally comprising construction of power ventilation systems and electric unit heater installations.

Source of Funding. Water and Sewer Capital Improvement Fund Irwin Creek Wastewater Treatment Plant Upgrading.

F. Additions and Alterations — Utility Department
Sugar Creek Wastewater Treatment
Plant EPA Project No. C-370377-06
Contract Three - Heating & Ventilating

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by P. C. Godfrey, Incorporated of Charlotte, North Carolina in the amount of $164,950.00 be accepted for award of contract on a lump sum basis.

Project Description: This project consists of heating and ventilating work generally comprising construction of power ventilation systems, and electric unit heater installation.

Source of Funding: Water and Sewer Capital Improvement Fund, Sugar Creek Wastewater Treatment Plant Upgrading.

G. Sanitary Sewer Construction — Utility Department
Beards Creek Interceptor

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low base bid and Alternate A by Sanders Brothers, Incorporated of Charlotte, North Carolina in the amount of $267,596.00 be accepted for award of contract on a unit price basis.

Project Description: Construction of this project would extend sewer service to the Crown Point Industrial Business Park. Funds for this project will be provided by Sardis North Associates, Ltd., the applicant, as determined by the City's refundable sewer extension policy.

Source of Funding: Construction Fund - Sardis N.C. Ltd. (Per Water and Sewer Extension Policy).

H. Thermoplastic Pump-Type Striping Truck — Transportation

Recommendation: By Transportation Director and Purchasing Director that the low bid Marcato Enterprises, Inc., Montgomery, Alabama, in the amount of $83,839.00 be accepted for award of contract on a unit price basis.

Project Description. The product is a long line thermoplastic striping truck and will be used to apply "long life" thermoplastic centerline and lane line material to pavement.

Source of Funding: General Fund - Transportation Operations - Lease/Purchase.

LEASE AMENDMENT

23. Recommend approval of supplemental Agreement No. 2 to lease No. DOTFA80SO-12377 with the Federal Aviation Administration for Office Space in GADO Building at the Airport.

The first floor of the General Aviation District Office (GADO) building is leased to the Federal Aviation Administration. The FAA no longer requires use of the entire first floor area and Butler Aviation has agreed to lease the space released by FAA.

Council is requested to approve the supplemental lease agreement which amends the original lease with FAA in two basic areas.

First, the agreement reduces the amount of space leased to FAA from 3445 square feet to 2288 square feet and reduces the basic rent from $21,126 per year to $19,941. Butler has agreed to pay $13,783 per year in rental payments for the space released by FAA. Rental payments include base rent, plus maintenance and operating costs. The agreement provides that the maintnenance and operating costs are to be reviewed every three years and adjusted according to changes in costs.

No City funds are required.

ITEM NO.

HOUSING LOANS

24. Recommend approval of loans totalling $238,300 for permanent financing to purchase property in the Third Ward Area under the Third Ward Loan Program.

The Third Ward Loan Agreement between the City and North Carolina National Bank in the amount of $15,000,000 was entered into on December 14, 1981 and amended December 19, 1983. The interest rate on loans under the program is 9-3/4%.

The loan applications have been reviewed by the City Loan Officer, Community Development Department, and the loan applications contain sufficient information to form the basis for approval of the loans.

Borrower	Property Address	Loan Amount	Appraised Value
William L. Fowler	216 South Clarkson St., Unit F	$61,700	$64,950
Norman L. Brame	1100 Greenleaf Ave., A2B	76,050	80,073
W. Frye Gaillard	306-10 South Cedar St.	52,600	55,400
Thomas Edward Low	1100 Greenleaf Ave., A1A	47,950	50,500

LAST RESORT GRANT

25. Recommend approval of a Last Resort Grant in an amount up to $500 to enable an elderly Cherry tenant to rent an affordable replacement housing unit pursuant to the Section 8 housing subsidy program.

Through the Code Enforcement process, Ms. Mary White Cubean, who lived at 332 South Torrence Street, was placed on the relocation workload in November, 1984. She rejected several units offered to her, does not want public housing, and, on her own, moved into a 3-bedroom unit at 311 South Torrence Street in order to remain in the Cherry community where she has lived and been active in church and community work for 30 years.

With a Section 8 housing subsidy which she receives, the unit at 311 South Torrence Street is affordable to Ms. Cubean and she wishes to remain. However, the unit was inspected and found to be substandard. The estimated cost of repairs, which would bring it in compliance with the housing code, is $1,000. The property is owned by Mr. and Mrs. Benjamin Bryant. The Bryants are also elderly, living on a fixed income, and they do not have the money to make the needed repairs. The owners have agreed to keep the rent within the approved Section 8 range if the City can assist with needed repairs.

Fifty percent of the cost of repairs will be absorbed through the Minor Repair Program. It is therefore recommended that the balance, up to $500, be approved as a Last Resort Grant. Funding will come from Community Development Block Grant funds.

The Community Development Department recommends approval.

ENCROACHMENT AGREEMENT

26. Recommend approval of a Right of Way Encroachment Agreement between the City and Vinson Realty Co., Inc. for the construction of a pilaster veneer finish to the exterior of the building located at 223-229 South Church Street.

In conjunction with the renovations of the building located at 223-229 South Church Street, Vinson Realty Co. plans to construct a new exterior veneer finish. They wish to enter into a right of way encroachment agreement with the City because the veneer will protrude 2¼ inches into the right of way of South Church Street and West Third Street. Through this agreement, Vinson Realty Co. accepts full responsibility for the construction and maintenance of this veneer.

The City Attorney, Insurance & Risk Management and the Engineering Department have reviewed the encroachment agreement and found it to be acceptable.

SPEED LIMIT

27. Recommend adoption of an ordinance lowering the speed limit on three neighborhood streets from 35 miles per hour to 25 miles per hour.

1. Dilworth Road West - Dilworth
2. Ewing Avenue - Dilworth
3. Kingston Avenue (between Euclid Avenue and South Boulevard) - Dilworth

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

ITEM NO.

SURPLUS PROPERTY

28. Recommend the property located at 119 North Pine Street be declared surplus and offered for sale.

This is a piece of surplus property which was purchased in June, 1967 for the Poplar Street widening project. Due to the size (approximately 226 square feet) and shape, this parcel is not suitable for development and should be sold to an adjacent property owner for assemblage.

All departments have been polled with none expressing an interest in keeping the property. The Planning Commission has recommended the disposition.

STREET NAME CHANGE

29. Recommend that Derek Drive be renamed as Brandermill Place.

Mr. Robert F. Myers, Jr., 4901 Brandermill Place, has submitted a petition requesting that Derek Drive be renamed Brandermill Place. There is confusion indentifying Brandermill Place which is a short cul-de-sac immediately off another cul-de-sac named Derek Drive.

Mr. Myers has sent letters to all the property owners on Derek Drive, and all agree with the proposed name change.

The Planning staff has investigated the request, and recommends the name change.

TAX REFUND

30. Recommend adoption of a Resolution authorizing the refund of certain taxes in the total amount of $6,845.09 which were assessed through clerical error or illegal levy against 28 tax accounts.

ORDINANCE

31. Recommend adoption of an Ordinance amending Chapter 11 "Licenses" of the City Code to reflect changes to be made in Privilege License Taxes.

On an annual basis, the Licensing Division of the City-County Tax Department reviews the Privilege License Tax Ordinance set in Chapter 11 of the City Code to see that it is current with the limitations of the State Revenue Act and other relevant statutes. The Licensing Division also makes recommendations to the City Council on increasing certain license fees, as long as they are reasonable, and on establishing new classifications to better accommodate new businesses. One of the recommendations is to limit garage/attic sales to four times a year at a specific location. This is in response to numerous complaints.

Attached are the proposed changes to the Privilege License Tax Ordinance requested by the Licensing Division of the City-County Tax Department and the reasons for the requests.

No funding will be necessary to implement these changes.

The City-County Tax Collector and the Legal Department have approved the requested changes.

Attachment No. 7

UTILITY CONTRACTS

32. Recommend approval of the following contract between the City of Charlotte and the applicant listed below:

The applicants are to construct the entire system at their own proper cost and expense. The City is to own, maintain and operate said system. The City is to retain all revenue. There is no cost to the City, and no funds are needed.

Sardis North Associates, Ltd., to construct 1,535 linear feet of 8-inch sanitary sewer main to serve Sardis Road North Extension, Phase II, located west of Independence Boulevard and east of Monroe Road, outside the Charlotte City Limits. Estimated Cost - $53,725.00. Sanitary Sewer Job No. 621-85-007.

Utility Director recommends approval.

ITEM NO.

PROPERTY TRANSACTIONS

33. Recommend approval of the following right of way acquisitions:

A. Acquisition of 230.02 linear feet plus severance manhole and construction easement, at 717 Stratfordshire Drive, from Howard A. Hensley and Betty H. Hensley, for $330.00, for Sanitary Sewer to serve Benton Woods Subdivision. (Easement)

B. Acquisition of 5 square feet of permanent easement for a traffic signal pole, at 501 West Trade Street, from Helen K. Theos and Sophia L. Trakas, for $50.00, for the West Trade Street Boulevard. (Right of Way Agreement)

C. Acquisition of 159 square feet plus temporary construction easement, at 6053 Wilora Lake Drive, from Kings Forest, Inc., for $200.00, for the Wilora Lake Cul-De-Sac. (Right of Way Agreement)

D. Acquisition of 8,120 square feet, at Muddy Pond Lane at South Boulevard, from the P. S. Carolinas Balanced Fund, Ltd., for $10.00, for the Proposed Acquisition-Muddy Pond Lane. (Right of Way Agreement)

E. Acquisition of 132 square feet of right of way plus temporary construction easement for radius improvements, at 4201 Hovis Road, from Jerry E. Russell and wife, Sally W. Russell, for $500.00, for the Transit Radius Improvement-Hoskins Road at Hovis Road. (Right of Way Agreement)

F. Acquisition of 1,536 square feet for improvements to Reddman Road, at the west side of Reddman Road, from Crow, Charlotte Associates #1, for $10.00, for the Right of Way Acquisition on Reddman Road at Forest Ridge. (Right of Way Agreement)

- *SCHEDULE OF MEETINGS* -
March 11 - 15, 1985

Monday, March 11	DINNER - *Staff Presentations*	5 00 p m.
	CITIZENS' HEARING	7 00 p m.
	CITY COUNCIL MEETING	7·30 p m
	Harding High School	
	2001 Alleghany Street	