AGENDA

Meeting Type:	B
Date:	10-08-1984

City of Charlotte, City Clerk's Office

M E M O R A N D U M

DATE: October 8, 1984

TO: Pat Sharkey
City Clerk

FROM: Gwen Harvey
City Manager's Office

RE: AGENDA CORRECTIONS - OCTOBER 8

Please make the following announcements concerning these agenda items at today's meeting.

2 ~~(1)~~ Page 11, Item 12D - There were Three other bids received that were lower than Night-Al for Area 5 and not Four as shown.

3. ~~(2)~~ Page 18, Item 21 - The Home Loan Improvement Program will be administered by the City and not the State Housing Finance Agency as shown.

1 ~~(3)~~ Page 4, Item 7 - The General Fund Contingency balance is $188,931 and not $100,900 as shown.

Thank you for your help in making these corrections known to City Council before the meeting.

cc: O. Wendell White
Tom Finnie

Charlotte

Public Service & Information Department
City Hall 600 E Trade Street
Charlotte, North Carolina 28202
704/336-2395

Meetings in October '84

OCTOBER 1 - OCTOBER 6

2	Tuesday, 4 30 p.m.	PARKS ADVISORY COMMITTEE - Leave from Park Center at 4 30. Meeting to be held at Reedy Creek Park, Rocky River Road
	Tuesday, 7 30 p.m.	PLANNING COMMISSION - Cameron-Brown Bldg., 1st Floor Conference Room
3	Wednesday, 4 30 p m.	COMMUNITY RELATIONS COMMITTEE - Community Relations Office, 623 E. Trade Street, Suite 410
4	Thursday, 7.30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Small Conference Room
	Thursday, 8 00 a.m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 9 00 a.m.	CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber
6	Saturday, 10 00 a m.	M/WBE QUARTERLY CONFERENCE - Chamber of Commerce, 129 W. Trade St.

THE WEEK OF OCTOBER 7 - OCTOBER 13

8	Monday, 12 Noon	PLANNING COMMISSION/Work Session - Cameron-Brown Bldg., 1st Floor Conference Room
	Monday, 2 00 p.m.	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p.m	CITY COUNCIL MEETING - City Hall, Council Chamber
9	Tuesday, 7 30 a.m.	ECONOMIC DEVELOPMENT STUDY COMMISSION - City Hall Annex, Training Center
	Tuesday, 7 30 a.m	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Conference Room
	Tuesday, 8 00 a.m.	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 9 00 a.m.	HISTORIC DISTRICT COMMISSION - Edwin Towers, 1st Floor Conference Room
10	Wednesday, 8 00 a.m.	PRIVATE INDUSTRY COUNCIL - Chamber of Commerce, , 129 W. Trade St., Action Room A
	Wednesday, 7 30 p.m.	HISTORIC PROPERTIES COMMISSION - City Hall, 2nd Floor Conference Room
11	Thursday, 3 00 p.m.	SPECIAL USE PERMIT HEARING/Minor - Cameron-Brown Bldg., 1st Floor Conference Room

(Continued on Back)

THE WEEK OF OCTOBER 14 - OCTOBER 20

15	Monday, 5 00 p.m.	CITY COUNCIL/COUNTY COMMISSION/PLANNING COMMISSION/SCHOOL BOARD(2005 Plan Update) - Education Center, Rooms 237 and 239
	Monday, 6 00 p.m.	CITY COUNCIL MEETING/Zoning Hearings - Education Center, Board Room
16	Tuesday, 11 00 a.m.	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Convention Center Conference Room, 101 S. College St.
	Tuesday, 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY - County Office Bldg., 4th Floor Conference Room
	Tuesday, 2 00 p.m.	HOUSING AUTHORITY - Administrative Office, 1301 South Boulevard
	Tuesday, 3 00 p.m.	SPECIAL USE PERMIT HEARING/Minor - Cameron-Brown Bldg., 1st Floor Conference Room
17	Wednesday, 8 30 a.m.	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
18	Thursday, 7 30 a.m.	PLANNING COMMISSION/2005 Plan Advisory Task Force - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 8 00 a.m.	CLEAN CITY COMMITTEE - Cameron-Brown Bldg., 5th Floor Conference Room
	Thursday, 3 00 p.m.	ADVISORY ENERGY COMMISSION - County Office Bldg., 4th Floor, Commissioner's Conference Room
	Thursday, 4 00 p.m.	PLANNING COMMISSION/Deferred Rezonning - Cameron-Brown Bldg., 1st Floor Conference Room
	Thursday, 7 30 p.m.	CHARLOTTE TREE COMMISSION - Park Operations Conference Room, 701 Tuckaseegee Road

THE WEEK OF OCTOBER 21 - OCTOBER 27

22	Monday, 2 00 p.m.	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p.m.	CITY COUNCIL CHAMBER - City Hall, Council Chamber
23	Tuesday, 3 00 p.m.	COMMUNITY FACILITIES COMMITTEE - Utility Dept. Conference Room, 5100 Brookshire Blvd.
	Tuesday, 4 30 p.m.	MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Bldg., 3rd Floor Conference Room

OCTOBER 28-31

28-30	Sunday - Tuesday	NORTH CAROLINA LEAGUE OF MUNICIPALITIES - Winston-Salem
29	Monday, 4 00 p.m.	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg., 1st Floor Conference Room

Charlotte

CITY COUNCIL AGENDA
Monday, October 8, 1984

2:00 PM - 3.00 PM	-	Citizens Hearing and Council Discussion Annual Report from the Certified Development Company (CDC)
3:00 PM	-	City Council Meeting Council Chamber City Hall

ITEM NO.

1. INVOCATION BY THE REVEREND JAMES MCLURKIN OF NEW COVENANT ASSOCIATE REFORMED PRESBYTERIAN CHURCH.

2. CONSIDER APPROVAL OF MINUTES OF THE MEETING ON MONDAY, SEPTEMBER 10, 1984 AND THE ZONING MEETING OF SEPTEMBER 17, 1984.

PUBLIC HEARINGS

3. A. CONDUCT A PUBLIC HEARING TO DETERMINE IF A SIGHT OBSTRUCTION AT THE CORNER OF BENTLEY PLACE AND GREENCREST DRIVE IS A PUBLIC NUISANCE.

   B. CONSIDER ADOPTION OF A MOTION DECLARING THE OBSTRUCTION AT THE CORNER OF BENTLEY PLACE AND GREENCREST DRIVE TO BE A PUBLIC NUISANCE.

Section 20-15.1 of the City Code makes it unlawful to install, set out or maintain any shrub which obstructs cross-visibility at highway intersections. The purpose of this section is to help ensure safe movement of both motorists and pedestrians at an intersection.

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

Mr. Mark Nettles of 2000 Bentley Place was notified by the Charlotte Department of Transportation through registered letter and by telephone of a sight obstruction on his property. The sight obstruction is a large juniper bush approximately eight feet high. The bush completely fills the right-of-way and the 35-foot visibility triangle, a measure prescribed in the City Code for determining whether or not a shrub creates a sight obstruction. Mr. Nettles was requested to trim the bush to 30 inches, but he has refused to do so. Under the City Code he is entitled to request a public hearing before the City Council to allow the Council to determine if the obstruction is a public nuisance.

If City Council determines that the obstruction is a public nuisance, Mr. Nettles has ten days in which to correct it. If he does not, the Department of Transportation will correct it and bill the owner.

A picture of the sight obstruction is enclosed in your agenda.

Attachment No. 1

4. A. CONDUCT A PUBLIC HEARING TO CONSIDER THE SALE OF LAND AND HOUSE LOCATED AT 1910 THOMAS AVENUE TO ROSA LEE MCCLENDON FOR $13,000.

B. RECOMMEND APPROVAL OF AN AGREEMENT APPROVING THE SALE OF LAND AND HOUSE LOCATED AT 1910 THOMAS AVENUE TO ROSA LEE MCCLENDON FOR $13,000.

C. RECOMMEND APPROVAL OF A REHABILITATION LOAN IN THE TOTAL AMOUNT OF $30,504 FOR THE COST OF THE HOUSE AND ASSOCIATED REHABILITATION EXPENSES.

Mrs. Rosa Lee McClendon, a relocatee on the City workload since 1981, wishes to buy the City-owned house and land at 1910 Thomas Avenue for a new residence for her family of five persons. The house has been appraised at $13,000 and will require an additional $17,500 in estimated rehabilitation costs. The house has four bedrooms and 1116 square feet of heated space. It was previously occupied by a former relocatee, but has been vacant for some time. This house is one of ten units purchased by the City through FHA/VA repossessions to meet relocatee housing needs under the Harris-Kannon Consent Order back in 1971.

City Council is asked to hold a public hearing, to approve the sale of the house to Mrs. McClendon, and to approve a loan in the total amount of $30,504 at an annual interest rate of 3% for 15 years to cover the sales cost and the rehabilitation cost. The source of funding is the Community Development Block Grant.

Because one of Mrs. McClendon's children is handicapped, special adaptations will be made in the house through the Metrolina Independent Living Center under its contract with the City at no additional cost.

5. A. CONDUCT A PUBLIC HEARING TO CONSIDER THE ABANDONMENT OF A PORTION OF OVERHILL ROAD LOCATED BETWEEN SOUTH WENDOVER AND HARRIS ROAD IN SOUTHEAST CHARLOTTE.

B. RECOMMEND ADOPTION OF A RESOLUTION TO ABANDON A PORTION OF OVERHILL ROAD LOCATED BETWEEN SOUTH WENDOVER AND HARRIS ROAD IN SOUTHEAST CHARLOTTE.

PETITIONER: ALLEN M. HULL

On June 8, 1984, Allen M. Hull submitted a petition requesting the abandonment of a portion of Overhill Road, an unopened, non-maintained right of way, located between South Wendover and Harris Road in southeast Charlotte. The four parcels abutting the proposed abandonment are owned by Allen M. Hull and Hilda L. Hull, Thoralf E. Thorsen, Katherine G. Cloaninger and Jane Stewart Thomas, and all agree to the closing. The petitioner intends to incorporate this right of way into the adjoining four parcels of land to enhance the size of the property and allow for better maintenance.

No City departments or private utility companies object to the abandonment.

A map showing the location of the abandonment is attached.

Attachment No. 2

POLICY AGENDA

6. CONTINUE DISCUSSION OF THE STAFF AND CONSULTANT'S REPORT ON DEVELOPMENT OPTIONS FOR THE YORK ROAD PARK.

A report outlining various development options and their related issues - cost estimates, additional land needed, funding requirements will be forwarded to you with the Council-Manager memo on Friday, October 5.

7. CONSIDER ADOPTION OF A BUDGET ORDINANCE ESTABLISHING FUNDING IN THE AMOUNT OF $47,875 TO SUPPORT THE WORK OF THE ECONOMIC DEVELOPMENT STUDY COMMISSION AND TO AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH MCMANIS ASSOCIATES IN AN AMOUNT NOT TO EXCEED $33,000, AND WITH UNCC'S URBAN INSTITUTE IN AN AMOUNT NOT TO EXCEED $14,875 TO PROVIDE EXPERT TECHNICAL ASSISTANCE TO THE COMMISSION.

In May of 1984, Mayor Harvey Gantt and Harold Hoak, President of the Chamber of Commerce appointed the Economic Development Study Commission to define goals for the Charlotte-Mecklenburg economy and to recommend public and private strategies for achieving those goals. The Commission is composed of eleven (11) members chaired by Bob Waugh, President of First Federal Savings and Loan; there is also a technical advisory committee assisting the Commission chaired by David Burkhalter.

Because of the short time frame imposed on the Commission to complete its work (Spring, 1985), and the fact that volunteer assistance is being used to develop this important policy guide, the Commission is requesting the appropriation of funds to provide outside technical assistance. The Commission recommends using Ross Boyle of McManis Associates to advise the Commission and Technical Advisory Committee on the approach to the process, to review actions taken and products generated, provide commentary on those actions and products, suggest possible improvements, brainstorm with the Commission on solutions to problems that have surfaced, and prepare "think pieces" on critical issues that surface during the study. Ross Boyle was selected because of his credentials and national reputation through recommendations by other cities and professionals in the area of economic development. Mr. Boyle made a presentation before the Commission and they were impressed with his abilities; his services would be used for a limited number of days with most of the days in the planning phase of the process.

The Commission also recommends contracting with the Urban Institute at UNCC to conduct an assessment of the strengths and weaknesses of the Charlotte/Mecklenburg economy in order to identify economic opportunities and problem areas, and to provide an assessment of Charlotte/Mecklenburg's role in the regional economy. These assessments represent the keystone of the Commission's work, and will serve to complement but not duplicate the contract with the Institute for the Al Stuart/"2005" study.

The total estimated budget for the two contracts is $47,875. The Chamber of Commerce has agreed to contribute $4,775, leaving a balance of $43,100 to be appropriated by the City Council from the General Fund Contingency account. Approval of this action will leave a balance of $100,900 in that account.

Attached is a copy of the charge to the Commission and a list of its component Task Forces and their goals.

Attachment No. 3

8. CONSIDER REQUEST FROM MARY KRATT AND THE CHARLOTTE HISTORIC PROPERTIES COMMISSION TO: A) FUND 16 HISTORIC MARKERS IN THE UPTOWN AREA, B) TO FUND BRONZE SYMBOLS NEAR EXISTING MARKERS, AND C) DESIGNATE THE HISTORIC PROPERTIES COMMISSION TO ADMINISTER THE PROJECT.

On August 13 Mary Kratt appeared before City Council requesting action to be taken to mark historic sites along the Tryon Street Mall. Mayor and City Council asked Mrs. Kratt to work through the Historic Properties Commission on the project.

The purpose of the program is to restore Revolutionary period markers and to include significant 19th and 20th century events and persons in the uptown area. The City is being requested to fund 16 cast bronze markers the size of a transit mall pavement block at a cost per marker of approximately $600.

Initially the City would fund four markers to be in place prior to the opening of the Tryon Street Mall. Funding for these first four markers is available in the current budget through the Tryon Street Mall Project account.

The cost of the remaining 12 would be included in the Fiscal 1986 budget of the Historic Properties Commission who would administer the program. In addition it is recommended that bronze symbols of the Historic Properties Commission be implanted in the sidewalk near existing historical markers to call attention to their presence. The total cost of the program request is $10,000.

An outline of the proposed renderings and letters of endorsement are attached from the Historic Properties Commission Chairman, the Mecklenburg Historical Association President and the Central Charlotte Association.

Attachment No. 4

9. CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS.

A. Clean City Committee

1. The following nominations were made on September 10 for an unexpired term ending June 30, 1986.

   (a) David LaFave, nominated by Councilmember Myrick.
   (b) Melanie Pratt, nominated by Councilmember Hammond.

2. The following nominations were made on September 24 for an unexpired term ending June 30, 1987:

   (a) Eric Peterson, nominated by Councilmember Myrick.
   (b) Lois Barnhill, nominated by Councilmember Leeper.

B. Citizens Committee for Recycling

The following nominations were made on September 10 for an unexpired term ending February 23, 1985:

1. Nick Ravashiere, nominated by Councilmember Myrick.
2. Jim Calder, nominated by Councilmember Vinroot.
3. Richard Klein, nominated by Councilmember Frech.

C. Historic Properties Commission

The following nominations were made on September 24 for an unexpired term ending July 16, 1985:

1. Lecil Henderson, nominated by Councilmember Patterson.
2. Dot Presser, nominated by Councilmember Trosch.
3. Paul Taylor, nominated by Councilmember Myrick.

Attachment No. 5

10. CONSIDER NOMINATIONS FOR APPOINTMENT TO CERTIFIED DEVELOPMENT CORPORATION.

Two positions for unexpired terms. L. J. Stanley, whose term expires April 30, 1985, and Omar Leatherman, whose term expires April 30, 1987, have resigned. Both represent business organizations.

Attachment No. 6

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THE CITY ATTORNEY ADVISES THAT AGENDA ITEMS NO. 11 THROUGH 24 MAY BE CONSIDERED IN ONE MOTION. HOWEVER, ANY MEMBER OF COUNCIL MAY REQUEST AN ITEM BE DIVIDED AND VOTED ON SEPARATELY.

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Budget Ordinance

11. RECOMMEND ADOPTION OF A BUDGET ORDINANCE TRANSFERRING $72,350.44 FROM THE SEWER CONSTRUCTION 1980 ANNEXATION ACCOUNT TO THE EMERGENCY REPAIRS ACCOUNT FOR THE SUGAR CREEK INTERCEPTOR, AND APPROVAL TO PAY T. A. SHERRILL CONSTRUCTION COMPANY THE SAME AMOUNT FOR EMERGENCY REPAIRS MADE TO THE SUGAR CREEK INTERCEPTOR DURING THE MONTH OF AUGUST 1984.

This ordinance and authorization are needed to compensate T. A. Sherrill Construction Company for their emergency work to correct unanticipated problems detected by the Charlotte-Mecklenburg Utility Department along the 42" Sugar Creek Interceptor last summer. State purchasing law allows City departments to enter into agreements for rapid repair work under emergency conditions; this work must later be authorized by City Council before the contractor can be paid.

Bid List

12. 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.

A. Orange Work Clothing — Operations Department, Street Maintenance & Sanitation Divisions, & Community Development Department

Recommendation: By Operations Director, Community Development Director and Purchasing Director that the low bid, Fligel's Uniform Company, Charlotte N. C., in the amount of $22,217.00, be accepted for award of contract on a unit price basis.

Product Description: This work clothing is worn by City employees in the performance of their duties for safety and identification duties purposes.

Source of Funding: General Fund (Street Maintenance, Sanitation) and Community Development Fund.

B. 1 - Disk Drive for Equipment Management System — General Services, Motor Transport Division

Recommendation: By General Services Director and Purchasing Director that the low bid, Gelco Maintenance Systems, Inc., Princeton, N. J., in the amount of $24,550.00, be accepted for award of contract.

Product Description: This disk drive will be used in conjunction with the existing automated equipment management system to store information relating to parts, equipment, and service requirements for the City's fleet of vehicles.

Source of Funding: General Fund - Motor Transport.

C. 2 - Wheeled Tractors with Backhoe/Loader — Operations Department, Street Division

Recommendation: By Operations Director and Purchasing Director that the low bid, Rimtrax Corporation, Charlotte, N. C., in the amount of $80,354.00, be accepted for award of contract on a unit price basis.

Product Description: These tractors with backhoe/loaders are used to excavate base failures and dig pipe trenches in the Street Maintenance Division.

Source of Funding: General Fund - (Reimbursed by Powell Bill Fund - Street Maintenance).

D. 1 - Hydraulic Excavator — Operations Department, Street Division

Recommendation: By Operations Director and Purchasing Director that the only base bid received, Owsley & Sons, Inc., Fort Mill, S. C., in the amount of $109,200.00, for an Excavator with a General Motors Diesel Engine, be accepted for award of contract on a unit price basis.

Invitations to bid were sent to 18 companies. Owsley & Son, Inc. was the only vendor to respond. They submitted a base bid for an Excavator with a General Motors Diesel Engine in the amount of $109,200, and an alternate bid for an Excavator with a Caterpillar Diesel Engine as described in the bid specifications in the amount of $120,665.

The Operations and Purchasing Department are recommending that the contract be awarded to Owsley & Sons, Inc. at the lower price.

Bid Specifications called for a mid-size excavator with an engine of the quality and caliber of a Caterpillar type. Vendors were encouraged to submit responses that deviate from the specifications for comparative purposes; however, no other vendor chose to submit a formal bid. Mitchell Distributing Company, distributors of the Bantam Excavator, indicated that Bantam no longer manufactures the size excavator that could have met specifications. J. W. Burns Company, distributors of the Gradall Excavator indicated that Gradall unit would not meet specifications and declined to submit a bid. The Purchasing Department, following a telephone survey, has no reason to believe that rejecting this bid and readvertising for additional responses will result in a lower cost to the City on this type equipment.

Product Description. This excavator is a replacement unit needed by the Street Maintenance Division to cut out large roadway base failures, shape shoulders, and dig pipe trenches.

Source of Funding: General Fund - (Reimbursed by Powell Bill Fund - Street Maintenance)

E. THE FOLLOWING CONTRACTS ENTAIL FURNISHING SUPPLIES AND CLEANING SERVICES FOR THE CITY'S RECREATION CENTERS STAFF OFFICES.

BASED UPON A BUDGET AND EVALUATION STUDY, CITY COUNCIL AUTHORIZED CONTRACTING OUT FOR MAINTENANCE RESPONSIBILITIES AT THE CITY'S RECREATIONAL FACILITIES AND STAFF OFFICES IN THE FISCAL 1985 BUDGET. CONSEQUENTLY, 11 FULL-TIME AND 4 PART-TIME CUSTODIAL POSITIONS WERE DELETED IN THE NEW BUDGET. TWELVE OUT OF THE THIRTEEN PERSONS AFFECTED BY THIS ACTION HAVE ALREADY BEEN PLACED BY PERSONNEL IN OTHER JOB VACANCIES. BUDGET AND EVALUATION PROJECTED A NET SAVINGS OF $61,040; ACTUAL SAVINGS ARE EVEN HIGHER BECAUSE THE RECOMMENDED BIDS ARE LOWER THAN ANTICIPATED.

TO FACILITATE WIDESPREAD COMPETITION THE CITY WAS DIVIDED INTO 5 SERVICE AREAS AND INVITATIONS TO BID WERE MAILED TO 78 VENDORS. ALL BIDS WERE REVIEWED ON THE BASIS OF COST, VENDOR RELIABILITY, AND SERVICE QUALITY BY THE PARKS AND RECREATION AND PURCHASING DEPARTMENTS. THE SOURCE OF FUNDING FOR ALL CONTRACTS IS THE GENERAL FUND - PARK OPERATIONS.

THE VENDOR RECOMMENDED IN ALL FIVE AREAS IS A WOMEN'S BUSINESS ENTERPRISE (WBE).

AREA 1
Latta Center
Grayson Center
Marion Diehl Center

Parks & Recreation Department

Recommendation: By Parks & Recreation Director and Purchasing Director that the lowest responsive bid of Night-Al Cleaning Services, Charlotte, N.C., in the amount of $19,556.28, be accepted for award of contract.

Two other bids were received that were lower than Night-Al Cleaning but are not recommended for approval. Ryan-Ke Carpet & Maintenance Service submitted a bid of $9,671.40, but the bid amount was too low to meet the proposed work requirements and the vendor had no experience in facility maintenance. Jefferies Janitorial Service submitted a bid of $19,160.16 but it is not recommended for award of contract because of reports of unsatisfactory performance from the references submitted.

AREA 2 — Parks & Recreation Department

Albemarle Road Center
Methodist Home Center
Double Oaks Center
Hawthorne Center

Recommendation: By Parks & Recreation Director and Purchasing Director that the low bid of Night-Al Cleaning Services, Charlotte, N.C., in the amount of $19,737.72, be accepted for award of contract.

AREA 3 — Parks & Recreation Department

Amay James Center
West Charlotte Center
Revolution Golf Course (Club House)
Revolution Park Center

Recommendation: By Parks & Recreation Director and Purchasing Director that the low bid of Night-Al Cleaning Services, Charlotte, N.C., in the amount of $18,850.56 be accepted for award of contract.

AREA 4 — Parks & Recreation Department

Earle Village Center
Sugaw Creek Center
Staff Offices (including Armory Drive Site)

Recommendation: By Parks & Recreation Director and Purchasing Director that the low bid of Night-Al Cleaning Services, Charlotte, N.C., in the amount of $17,856.12 be accepted for award of contract.

AREA 5 — Parks & Recreation Department

Enderly Center
Tuckaseegee Center
Park Operations Building

Recommendation: By Parks & Recreation Director and Purchasing Director that the lowest responsive bid of Night-Al in the amount of $20,987.52 be accepted for award of contract.

Four other bids were received that were lower than Night-Al but are not being recommended for approval. Ryan-Ke Carpet and Maintenance Service submitted a bid of $14,342.52 but is not recommended because the bid amount was too low to meet the proposed work requirements and they have no facility maintenance experience. Jefferies Janitorial Service submitted a bid of $20,636.40 but references furnished indicated unsatisfactory performance. Puro Cleaning Services submitted a bid of $20,948.28 but is not recommended because of unsatisfactory performance indicated by references.

F. Telephone Equipment, Installation and Maintenance for the Expanded Mint Museum Project — General Services

Recommendation: By the General Services Director and Purchasing Director that City Council waive as a technicality Universal Communication Systems Inc.'s failure to submit the bid on the form provided, and that their bid be accepted in the amount of $60,535 for award of contract.

Project Description: The General Services Department, along with a professional telecommunications consultant prepared, published, received, and evaluated bids for a telephone system to serve the expanded Mint Museum of Art. Five bids were received from four vendors: Southern Bell Advanced Systems, Rolm Corporation, AT&T Information Systems and Universal Communication Systems, Inc. One vendor, ITT, was eliminated because their bid did not include the required bid bond.

The Request for Proposal (RFP) was drawn by the consultant and the General Services Department and was reviewed for compliance to State Purchasing statutes by the City Legal Department and the City/County Purchasing Department. In addition to providing technical specifications, the RFP outlined for potential vendors what factors would be considered in evaluating the bids. These factors included cost, maintenance responsiveness, reputation and financial strength of manufacturer and vendor, system expandability, and the degree to which submitted proposals satisfied the specifications.

The telephone system cost, as identified in the RFP, was all costs anticipated to be incurred during the evaluation period which was stated to be 10 years. These costs include maintenance cost and Southern Bell line charges to connect the Mint Museum to the outside. A guaranteed maintenance cost for the second year was provided by each firm (first year maintenance is free) and was discounted over the 10-year study period to arrive at the present value 10-year maintenance cost. The maintenance cost was projected over the 10-year period on a consistent basis for all vendors.

ITEM NO.

The methodology used by the telecommunications consultant in this analysis was reviewed and confirmed by the City's Finance Department. Southern Bell-Advanced Systems Division submitted two proposals; one did not meet the minimum technical specifications. The bids submitted by AT & T Information Systems, Universal Communications Systems Inc., Southern Bell-Advanced Systems Division, and Rolm Corporation, were evaluated by a team composed of the consultant and representatives from General Services, Budget and Evaluation, Engineering, MIS, and the Mint Museum. Based upon a ranking procedure using the above mentioned criteria, the evaluation team recommended the selection of Universal Communications Systems, Inc. A factor weighing very heavily in the ranking was the results of the ten year operating cost evaluation that revealed Universal to be cheaper than AT & T Informations Systems by $5,915, even though the initial purchase of Universal System is $7,769 greater than that proposed by AT&T.

A supplemental quotation from the Southern Bell - Network Division was also received for extending the present City/County ESSX system to the Mint. The cost of the City/County ESSX service over a ten year period was compared to the ten year cost of operating a purchased telephone system and was found to be more costly than the Universal proposal.

The total purchase price of the recommended system is $60,535 with the anticipated ten year operating cost being $126,235. This project was approved in the Fiscal 1985 budget and the recommended bid is within the original cost estimate.

Approval of this contract will not restrict the City in its choice of vendors on future contracts for telephone equipment.

Source of Funding. General Fund - Capital Outlay Mint Museum.

Change Orders

13. A. RECOMMEND APPROVAL OF CHANGE ORDER NUMBER ONE (1) TO THE CONTRACT AWARDED TRANS-STATE CONSTRUCTION COMPANY, INCORPORATED OF DENVER, NORTH CAROLINA ON JULY 11, 1983 FOR SANITARY SEWER CONSTRUCTION - MALLARD CREEK OUTFALL, PHASE III, TO INCREASE THE CONTRACT PERIOD FROM 100 TO 150 DAYS, AT NO ADDITIONAL COST TO THE CITY.

Change Order Number One (1) will increase the contract period from 100 to 150 days. The original contract period of 100 days is insufficient for work completion because Trans-State was denied

normal access to the site because of work underway by the N. C. Department of Transportation along the W. T. Harris Boulevard Extension. An additional 50 days is justifiable to allow the Contractor to complete the work.

No funds are required for this change.

B. RECOMMEND APPROVAL OF A TAXIWAY LIGHTING CONTRACT WITH DRIGGERS ELECTRIC & CONTROL COMPANY, INC. TO PROVIDE ADDITIONAL AND REVISED ELECTRICAL WORK ASSOCIATED WITH THE INSTALLATION OF TAXIWAY EDGE LIGHTS AND GUIDANCE SIGNS AT THE AIRPORT, IN THE AMOUNT OF $24,796.93.

This change order increases the original contract amount of $302,969.45 by $24,796.93 to a new total of $327,766.38, to provide for various design additions and deletions which modify the existing underground electrical system. The change order calls for the installation of seven additional electrical manholes, twenty-eight additional taxiway edge lights on the old terminal ramp, and an increase in the size of five taxiway signs as specified by Air Traffic Control.

Funds are available in project contingency to cover this change order through previously appropriated Federal and State grants.

Right of Way Encroachment Agreement

14. RECOMMEND APPROVAL OF A RIGHT OF WAY ENCROACHMENT CONTRACT BETWEEN THE CITY AND MCDEVITT AND STREET COMPANY, CONTRACTOR FOR DEVELOPMENT OF THE FIRST CITIZENS BANK BUILDING, TO ENCROACH UPON THE RIGHTS OF WAY OF TRYON AND FOURTH STREET DURING CONSTRUCTION.

McDevitt and Street Company has requested to encroach upon the rights of way of Tryon Street and Fourth Street during construction as follows:

A. A tower crane foundation fourteen (14) feet wide encroaching ten (10) feet into the Tryon Street sidewalk approximately eighty (80) feet north of Fourth Street.

The crane would be in place for approximately one year and would postpone the installation of two trees, four benches, and 150 square feet of sidewalk pavers along the Tryon Street Transit Mall. McDevitt and Street have agreed to install the remaining sidewalk pavers and fixtures when the crane is removed at no cost to the City.

ITEM NO.

B. Closing of the sidewalk and four (4) feet of the pavement of West Fourth Street along the construction site.

Two existing travel lanes would remain open for traffic on Fourth Street. During non-peak traffic periods, the lane next to the construction site would be used for delivery or removal of materials.

The contractor is responsible for the maintenance and safety of their facilities in the street right of way and will hold the City harmless for any claims or damages associated with this encroachment. The City Attorney, the Insurance and Risk Management Committee, the Department of Transportation and the Engineering Department have reviewed this agreement and found it to be acceptable.

If approved by City Council, this encroachment agreement would allow construction activity to begin the first of November; the agreement would expire one year later.

Lighting Agreement for Tryon Street Mall

15. RECOMMEND APPROVAL OF A LIGHTING AGREEMENT WITH DUKE POWER COMPANY FOR TRYON STREET MALL FOR THE MAINTENANCE AND OPERATION OF 164 POLE/LUMINAIRE ASSEMBLIES AT A NET MONTHLY COST OF $13,082.24.

Under this Lighting Agreement Duke Power Company will install, maintain, and operate 164 street light pole/luminaire assemblies, traffic signal support poles, and mast arms for the 12 intersections located along the Tryon Street Transit Mall.

The net monthly cost for installing, maintaining, and operating the new lighting system will be $13,082.24, since removal of 92 previously existing street lights from the Mall area saves the City $1,525.36 per month. Funding for the Tryon Street Mall lighting system will be provided through the Street Lighting budget authorized by City Council.

Municipal Agreement - Traffic Signal at Graham (US 29) and Fourth Streets

16. RECOMMEND ADOPTION OF A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A MUNICIPAL AGREEMENT BETWEEN THE CITY AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE INSTALLATION OF TRAFFIC SIGNAL EQUIPMENT AT THE INTERSECTION OF GRAHAM (US 29) AND 4TH STREETS.

This agreement funds the installation of a traffic signal controller and controller cabinet at the intersection of Graham and 4th Streets. The North Carolina Department of Transportation will reimburse the City a maximum of $9,000 for this project. Any amount above $9,000 will come from funds already approved in the City's Transportation budget.

Storm Drainage Improvements

17. RECOMMEND APPROVAL FOR CONSTRUCTION STORM DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY FROM 5815-23 FALSTAFF DRIVE TO 7828-30 PORTIA PLACE IN ACCORDANCE WITH THE STORM DRAINAGE REPAIR POLICY; AND THAT ONE-FIFTH OF THE COST ($5161) BE ASSESSED TO THE SIX PROPERTY OWNERS INVOLVED.

Under this project the City will install 212 feet of 36 inch pipe and associated drainage structures to correct an eroding drainage channel affecting properties on Falstaff Drive and Portia Place. The six involved property owners have agreed to share 1/5 ($5,161) of the total project cost estimated at $20,644 as provided under the Storm Drainage Repair Policy. The source of funding is the 1972 Storm Sewer Bond Fund which has a current balance of $411,234.

Land Sales

18. A. RECOMMEND APPROVAL OF THE SALE OF LAND LOCATED AT 309 REMOUNT ROAD IN THE SOUTHSIDE PARK NEIGHBORHOOD STRATEGY AREA TO WILLIAM I. CODDINGTON, JR. AND R. A. PIERCE, FOR A BID PRICE OF $82,001.00.

The minimum bid price on the parcel was $81,842.00 for 82,842 square feet of land. This is the Fair Reuse Value of the property as determined by an independent review appraiser. A bid was received and publicly opened at the Real Estate Division on August 24, 1984, from William I. Coddington, Jr. and R. A. Pierce in the amount of $82,001.00. The proposed development will consist of two separate warehouses and related offices to accommodate the redeveloper's Wholesale Heating Supply Business. The remainder of the parcel will provide parking and landscaping. The disposal of this parcel will assist in meeting the objectives as set forth in the Redevelopment Plan for Southside Park.

B. RECOMMEND APPROVAL OF THE SALE OF LAND LOCATED AT 1016 SOUTH CHURCH STREET IN THE WEST MOREHEAD NEIGHBORHOOD STRATEGY AREA TO SOUTHERN VIDEO CORPORATION FOR A BID PRICE OF $34,836.92

The minimum bid price on the parcel was $31,042.80 for 7113 square feet of land. This is the Fair Reuse Value of the property as determined by an independent review appraiser. A bid was received and publicly opened at the Real Estate Division on August 24, 1984, from Southern Video Corporation in the amount of $34,836.92. The land will be used for the Corporation's retail sales, maintenance shops, studio and related office facilities. The disposal of this parcel will assist in meeting the objectives as set forth in the Redevelopment Plan for West Morehead.

C. RECOMMEND APPROVAL OF THE SALE OF LAND LOCATED AT 301 WEST BLAND STREET IN THE WEST MOREHEAD NEIGHBORHOOD STRATEGY AREA TO ROBERT K. FLIPPIN IN THE WEST MOREHEAD NEIGHBORHOOD STRATEGY AREA FOR A BID PRICE OF $52,700.00.

The minimum bid price on the parcel was $51,905.00 for 37,075 square feet of land. This is the Fair Reuse Value of the property as determined by an independent review appraiser. A bid was received and publicly opened at the Real Estate Division on August 24, 1984, from Robert K. Flippin in the amount of $52,700.00. The proposed development is to be a Commercial Photo-Processing facility. The structure will be one story consisting of 6,000 square feet of Processing Laboratories, storage and related office areas with a second phase of approximately 8,000 square feet to be added within three to five years. The remainder of the parcel will include on site parking facilities and landscaping. The disposal of this parcel will assist in meeting the objectives as set forth in the Redevelopment Plan for West Morehead.

MAPS DEPICTING THE PROPERTY LOCATIONS ARE ATTACHED. MONEY EARNED THROUGH LAND SALES IN THE STRATEGY AREAS IS DEPOSITED INTO THE COMMUNITY DEVELOPMENT PROGRAM INCOME ACCOUNT.

Attachment No. 7

Amendment to Third Ward Loan Program

19. RECOMMEND APPROVAL OF AN AMENDMENT TO THE SUPPLEMENTAL REGULATIONS TO THE THIRD WARD LOAN PROGRAM THAT INCREASES THE "AVERAGE AREA PURCHASE PRICE" OF A NEW RESIDENCE FROM $89,718 TO $94,300 AND FOR A SUBSTANTIALLY REHABILITATED UNIT FROM $57,480 TO $100,700 ACCORDING TO LIMITS ESTABLISHED BY THE INTERNAL REVENUE CODE.

In December 1981, City Council approved an agreement with North Carolina National Bank to provide up to $15 million in below-market interest rate mortgage funds for the purchase of newly constructed or substantially rehabilitated residences in the Third Ward neighborhood.

This amendment increases the "average area purchase price" of a new residence from $89,718 to $94,300 and for a substantially rehabilitated unit from $57,480 to $100,700, and authorizes the Community Development Director to act on behalf of the City in approving subsequent amendments to the average area purchase price.

The average area purchase price for the Charlotte area is updated periodically by the Internal Revenue Service. Adjustments are based on statistics for the Charlotte-Gastonia-Rock Hill Metropolitan Statistical Area (MSA). These periodic adjustments establish the limits on the size of the mortgage available to borrowers in Third Ward.

Economic Development Loan Agreement

20. RECOMMEND APPROVAL OF A LOAN AGREEMENT FOR $120,000 BETWEEN THE CITY AND E.S.M. CORPORATION, INC. FOR THE PURPOSE OF RELOCATING AND EXPANDING A HIGH TECHNOLOGY PLANT SITE.

E.S.M. Corporation, incorporated in North Carolina in 1980, manufactures a wide variety of interconnect assemblies such as data processing equipment, modular office panel power systems, specialty wiring harnesses, and other hardware assemblies for the high-technology market. The Corporation needs a larger plant site and related production equipment to house its labor-intensive operations, and has requested financial assistance through the City's Economic Development Revolving Loan Fund.

E.S.M. Corporation has requested a $120,000 loan for three years at 6% interest for this relocation and expansion project; and will provide at least $180,000 of its own funds.

The loan agreement will require the Corporation to hire at least 20 low income citizens as a condition for the loan. The new plant site will be located in the Southside Area. The collateral will consist of the Corporation's inventory, accounts receivable, machinery and equipment, furniture and fixtures with a total value of $353,000.

The Economic Development Loan Committee approved the $120,000 loan request on August 28, 1984.

The loan funds are available in the Community Development Revolving Loan Trust Fund.

Participation in North Carolina Housing Finance Agency Home Improvement Loan Program

21. RECOMMEND USING $32,286 IN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS TO LEVERAGE 18 HOME IMPROVEMENT LOANS THROUGH THE HOME IMPROVEMENT LOAN PROGRAM (HILP) OF THE NORTH CAROLINA HOUSING FINANCE AGENCY.

The Home Improvement Loan Program (HILP) is designed to help fill the gap between homeowners who cannot afford conventional home improvement loans and those who earn too much to qualify for assistance offered to the very low income families. The program is a unique partnership between the public and private sectors and will allow the City to combine Community Development Block Grant money with the resources of the North Carolina Housing Finance Agency to provide more rehabilitation loans than it could provide independently.

The City's $32,286 will be used to buy down the interest rate on eighteen 15-year Home Improvement Loans, within an expanded service area that includes the census tracts contained in the City-wide rehabilitation program. The loan funds are administered by the Housing Finance Agency and it is anticipated that 18 loans averaging $12,500 each at 9% annual interest will be made available through the City's participation. The City will participate in this program through May 30, 1986. Any loan money that has not been committed by then, minus program expenses, will be returned to the City. The City will also receive its pro rata share of any funds invested that remain after the 15-year pay back period expires. A total of nine North Carolina cities are participating in this program.

The source of funding is the Community Development Block Grant Fund.

Utility Contracts

22. RECOMMEND APPROVAL OF CONTRACTS BETWEEN THE CITY OF CHARLOTTE AND THE APPLICANTS LISTED BELOW:

These are extension contracts for new subdivision development in accordance with the Water/Sewer Extension Policy.

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

1. Carmel Land Company, to construct 400 linear feet of 8-inch water main, 420 linear feet of 6-inch water main and 1,155 linear feet of 2-inch water main, to serve Sweetwater Section II Subdivision, located north of W. T. Harris Boulevard, west of Mallard Creek Road, outside the Charlotte City Limits. Water Contract No. 84-024. Estimated Cost - $22,000.00.

2. Province Development, Ltd., to construct 2,615 linear feet of 8-inch sanitary sewer main to serve Vernedale Farms II Subdivision, located east of North Sharon Amity Road, north of Vernedale Road and south of Hickory Grove Road, inside the Charlotte City Limits. Sanitary Sewer Job No. 621-84-120. Estimated Cost - $65,375.00.

3. Monroe-Oxford Associates, to construct 1,513 linear feet of 8-inch sanitary sewer main to serve Clearwater Lake Subdivision, located east of Monroe Road, west of Independence Boulevard and south of Village Lake Drive, inside the City Limits of Charlotte. Sanitary Sewer Job No. 621-84-112. Estimated Cost - $37,825.00.

4. Westminster Company, to construct 2,425 linear feet of 8-inch sanitary sewer main to serve Stonehaven 30-D Subdivision, located west of Monroe Road, east of Thermal Road and south of Deermont Street, inside the Charlotte City Limits. Sanitary Sewer Job No. 621-84-037. Estimated Cost - $60,625.00.

5. Spartabrook Homes, Inc., to construct 1,800 linear feet of 8-inch water main, 580 linear feet of 6-inch water main and 785 linear feet of 2-inch water main to serve Eastland Estates, located north of Hickory Grove Road and east of Shamrock Drive, outside the City Limits of Charlotte. Water Contract No. 83-047. Estimated Cost - $44,000.00.

6. First Colony Corporation, to construct 2,379 linear feet of 8-inch water main, 1,323 linear feet of 6-inch water main and 1,885 linear feet of 2-inch water main to serve Wood Glenn Subdivision Phase I, located north of Mineral Springs Road and east of Neal Road, outside the Charlotte City Limits. Water Contract No. 84-039. Estimated Cost - $71,000.00.

The Utility and Planning Directors recommend approval.

Resolutions

23. A. RECOMMEND ADOPTION OF A RESOLUTION OF INTENT TO ABANDON AN ALLEYWAY OFF WEST SUMMIT AVENUE AND SET MONDAY, NOVEMBER 5, 1984 AT 3·00 PM IN THE COUNCIL CHAMBER AS THE DATE FOR A PUBLIC HEARING.

B. RECOMMEND ADOPTION OF A RESOLUTION OF INTENT TO ABANDON JEREMIAH AVENUE AND SET MONDAY, NOVEMBER 5, 1984 AT 3:00 PM IN THE COUNCIL CHAMBER AS THE DATE FOR A PUBLIC HEARING.

C. RECOMMEND ADOPTION OF A RESOLUTION OF INTENT TO ABANDON A PORTION OF MELLOW DRIVE AND SET MONDAY, NOVEMBER 5, 1984 AT 3:00 PM IN THE COUNCIL CHAMBER AS THE DATE FOR A PUBLIC HEARING.

D. RECOMMEND ADOPTION OF RESOLUTIONS AUTHORIZING THE REFUND OF CERTAIN TAXES IN THE TOTAL AMOUNT OF $27,992.99 WHICH WERE ASSESSED THROUGH CLERICAL ERROR OR ILLEGAL LEVY AGAINST 20 TAX ACCOUNTS.

ITEM NO.

Property Transactions

24. RECOMMEND APPROVAL OF THE FOLLOWING RIGHT OF WAY ACQUISITIONS·

A. Acquisition of 539.47±linear feet, at the north side of Lawyers Road 9000 Block-Part of 55 acres tract, from Lenox Homes, Inc., for $1.00, for the Transfer of Sanitary Sewer Right of Way on Trunk to Serve Danbrooke Park. (Assignment of Easement)

B. Acquisition of 145.00±linear feet, at 28.48 acres off Dougherty Drive, from Hobart Smith Construction Co., for $1.00, for the Sanitary Sewer to Serve Autumnwood III. (Easement)

C. Acquisition of 1,354.06 linear feet, at the 8500 Block of N. C. 49 North (University Boulevard), from Town Center Associates, for $1.00, for the Water Main Right of Way to Serve Town Center Shopping Center. (Easement)

D. Acquisition of 97.15 linear feet plus severance: construction easement and shrubs, at 3343 Windsor Drive, from Ms. Danielle O. Kidd, for $300.00, for Sanitary Sewer to Serve Sunnybrook Subdivision. (Easement)

E. Acquisition of 41.71±square feet, at 3337 Windsor Drive, from Robert W. Kimbrel and wife, Joy Q. Kimbrel, for $50.00, for the Sanitary Sewer to Serve Sunnybrook Subdivision. (Easement)

SCHEDULE OF MEETINGS
October 8 - 12, 1984

Monday, October 8	CITIZENS HEARING	2 00 p m
	REPORT of Certified Development Corporation	
	COUNCIL MEETING Council Chamber	3 00 p m