

Mayor Patrick McCrory

Rod Autrey
Patrick D. Cannon
Nancy G. Carter
Mike Castano
Malcolm Graham

Mayor Pro Tem Susan Burgess

Don Lochman
James Mitchell, Jr.
Sara Spencer
Lynn Wheeler
Joe White

CITY COUNCIL MEETING
Monday, August 28, 2000

5:00 p.m.

Conference Center

Dinner Briefing
(See Table of Contents)

6:30 p.m.

Meeting Chamber

- **Invocation**
- **Pledge of Allegiance**
- **Citizens Forum**

7:00 p.m.

- **Awards and Recognitions**
- **Formal Business Meeting**

2000 Council Retreat Priorities

Top Priorities for 2000

Housing Policy and Strategy

Community Safety Strategy: Safest City in America

Road Improvements

Westside Strategy

High Priorities for 2000

Business Corridor Revitalization

Eastside Strategy Plan

Financial Policies

Neighborhood Initiatives

North Tryon Strategy

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Corridor Major Investment Studies

Resource: Ron Tober

Time: 20 minutes

Attachment 1

2. McDowell Basin Study

Resource: Doug Bean

Time: 10 minutes

Attachment 2

3. Planned Improvements to Water Distribution System

Resource: Doug Bean

Time: 10 minutes

Attachment 3

4. Update on Surface Water Quality Issues

Resource: Steve Sands

Time: 15 minutes

Attachment 4

5. New Police and Fire Training Academy

Resource: Michelle Haas

Time: 10 minutes

Attachment 5

6. Committee Reports by Exception City Within A City: Westover Shopping Center

**6:30 P.M. CITIZENS FORUM
MEETING CHAMBER**

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

CONSENT

- 7. Consent agenda items 22 through 45 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

PUBLIC HEARING

8. Public Hearing on Proposed Amendments to the Tree Ordinance

Action: Hold public hearing concerning proposed amendments to the tree ordinance.

Staff Resource: Lisa Hagood

Focus Area: Economic Development

Explanation:

When the Mixed Use Development District (MUDD) was adopted in 1998 the Tree Advisory Commission (TAC) recommended and Council approved exempting the MUDD from the tree ordinance until the ordinance could be revised to conform to the goals for infill, high-density development. The proposed amendments to the tree ordinance address these goals for all urban districts including UMUD, MUDD and the Pedestrian Overlay District (PED).

Changes were made to the overall ordinance to improve tree canopy and growing space for required trees. Highlights of the proposed amendments include the following:

- 75% of the new trees being planted will be large maturing shade trees, which is an increase from the 50% requirement in the current ordinance.
- The size of tree islands in parking lots will be larger, which will allow for better growth and a longer life span for the trees. The increased size of the tree island has been designed to work with the standard parking module to allow for more growing area for the trees without impacting the number of parking spaces that a site needs.

The Tree Advisory Commission reviewed the new Tree Ordinance and unanimously approved the revisions on April 18, 2000.

Council will be asked to adopt this ordinance on September 11.

Community Input:

An Urban Tree Stakeholder Committee met for more than a year to revise the current Tree Ordinance. A diverse group of neighborhood and environmental representatives, developers, designers and members of the Chamber and the Manufacturers Council, as well as staff from Planning and Engineering met on a regular schedule to revise the ordinance to incorporate the urban zoned districts into a comprehensive document.

The Urban Tree Stakeholder Committee supports the proposed amendments.

Public Notice:

A public notice advertisement has been placed in the Charlotte Observer per the requirements of General Statute 160A-364.

Attachment 6

- Summary of proposed changes and a copy of the ordinance
- Tree Advisory Committee Membership List
- Urban Tree Stakeholder Committee Membership List

9. Public Hearing Regarding Airport Agreement for Purchase and Sale of Lease Improvements

Action: A. Hold a public hearing regarding the execution of the Agreement for the Purchase and Sale of Lease Improvements in the Special Facility at Charlotte/Douglas International Airport and execution of the Third Supplemental Special Facility Lease Agreement; and

B. Approve a resolution authorizing the execution of the Agreement for the Purchase and Sale of Lease Improvements in the Special Facility at Charlotte/Douglas International Airport, execution of the Third Supplemental Special Facility Lease Agreement and related matters.

Staff Resource: Richard Martin

Explanation:

North Carolina statutes require a public hearing before the City approves a lease for greater than ten years. This is a thirty-year lease.

On July 24, 2000 Council authorized the issuance of up to \$40,000,000 of Airport Special Facility Revenue Bonds. Subsequent to that approval the project list has been changed to comply with the 1985 general revenue bond order for up to \$35,000,000. The proceeds of these bonds will be used by the City to purchase lease improvements from US Airways and then lease them back to US Airways for amounts equal to the debt service on the bonds.

The lease improvements (projects) to be purchased are:

Crew Training Center Expansion	\$ 12,884,000
Line Maintenance Hangar	10,000,000
Miscellaneous Maintenance Finishes (increased)	3,190,000
Mail/Freight Transfer Facility (added)	3,000,000
Upgrade Air Conditioning Units (reduced)	1,734,242
Issuance Expense and Contingency (reduced)	4,191,758
Total	\$ 35,000,000

Public Notice:

A public notice for the public hearing appeared in the Charlotte Observer on August 16, 2000.

10. Public Hearing for General Obligation Bonds

Action: A. Hold a public hearing and adopt bond orders for \$57,500,000 of Street Bonds and \$40,000,000 of Neighborhood Improvement Bonds; and

B. Approve a resolution setting a special bond referendum for November 7, 2000, directing publication of notice regarding the special bond referendum and notifying the Mecklenburg County Board of Elections.

Staff Resource: Richard Martin

Explanation:

On July 24, 2000 Council introduced bond orders for \$57,500,000 of Street Bonds and \$40,000,000 of Neighborhood Improvement Bonds and set August 28, 2000 for a public hearing concerning these bonds.

North Carolina statutes require a public hearing before the City approves bonds for a public referendum.

Projects to be funded by these bonds were approved by Council in the City's FY 2001-05 CIP. Examples of street projects are Asbury Avenue Extension, Prosperity Church Road and Fairview/Sharon Roads widenings. Examples of neighborhood improvement projects are West Side Strategy Plan, Plaza Midwood and Washington Heights.

Public Notice:

A public notice for the public hearing appeared in the Charlotte Observer on August 7, 2000.

Funding:
Municipal Debt Service Fund

Attachment 7
List of projects

11. Public Hearing and Resolution to Close McCall Street

**Action: A. Conduct a public hearing to close McCall Street; and
B. Adopt a Resolution to Close**

Staff Resource: Scott Putnam

Policy:
To abandon right-of-way that is no longer needed for public use

Explanation:
North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this action in accordance with the statute.

Background:
Council voted to open and continue the Public Hearing to close McCall Street on July 24, 2000 so that the petitioner and affected abutting property owners could resolve outstanding issues. Outstanding issues to be addressed concerned the impact of the closing of McCall Street on the Charlotte Housing Authority’s (CHA) Fairview Homes redevelopment project and the responsibility for costs associated with closing McCall Street to the public/traffic should Council vote to close the street.

On July 21, 2000 Charlotte Department of Transportation staff met with the petitioner, representatives from CHA and the Hebrew Cemetery, and Mr. A.L. Hart (remaining abutting property owner) to discuss these issues. All issues were satisfactorily resolved. Should Council approve the closing of McCall Street, access easements will be provided by the abutting property owners for future access to the Fairview Homes Redevelopment project, if necessary. In addition, the Hebrew Cemetery has agreed to fund new driveway entrances and temporary traffic control (barricades/signs) to prohibit public access until the driveways are built as part of the Fairview Homes redevelopment project.

Petitioner:
Charlotte Mecklenburg Police Department

Right-of-Way to be abandoned:
McCall Street (existing paved street)

Location:

McCall Street between Oaklawn Avenue and Statesville Avenue

Reason:

To ensure the safety of the children crossing the street that are involved in activities at the PAL Center and children playing in the park located between the PAL Center and the Fairview Homes Development. The closing of McCall Street will also facilitate the expansion of the Hebrew Cemetery.

Notification:

In accordance with City Policy, the Charlotte Department of Transportation (CDOT) has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies and City departments for review.

Adjoining property owners

Charlotte Housing Authority – No objection

Hebrew Cemetery Association of Charlotte – No objection

A.L. Hart - No objection

Neighborhood/Business Associations

Dillehay Courts Association – No objection

Friends of Fourth Ward – No objection

Greenville Home Owners Association – No objection

Old Greenville Association– No objection

McCrorey Heights Association – No objection

Double Oaks Community Organization – No objection

Druid Hills Association – No objection

Fairview Homes Residents Organization– No objection

Private Utility Companies – No objection

City Departments –

Review by City departments has identified no apparent reason this closing would:

- Be contrary to the public interest; or
- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to his property as outlined in the statutes.

Attachment 8

Map

POLICY

12. City Manager's Report

13. New Arena Schedule



Action: A. Discuss the new arena schedule, specifically the projected date of October 23, 2000 for Council's decision on the Memorandum of Understanding for the new arena; and

B. Set public hearing date on new arena for October 12, 2000 at 6 p.m.

Explanation:

The City Manager developed the attached schedule for consideration of the new arena memorandum of understanding.

Attachment 9

New Arena Schedule

14. Resolution Supporting a Moratorium on Legal Executions

Action: Discuss and consider adopting a resolution supporting a moratorium on legal executions.

Explanation:

At the July 24, 2000 Citizens Forum, a group of citizens representing the Charlotte Coalition for a Moratorium Now requested that Council consider the adoption of a resolution supporting a moratorium on legal executions. Council voted (9-2) to place the issue on the August 28 Council Business Meeting agenda.

Attachment 10

Resolution in Support of a Moratorium on Legal Executions as proposed by the Charlotte Coalition for a Moratorium Now

15. Westover Shopping Center

This item will be sent in the Friday, August 25 Council-Manager Memo.

BUSINESS

16. Old Convention Center

Action: Consider request by LCOR for an extension of the due diligence period.

Staff Resource: Tom Flynn and Kent Winslow

Policy: Sale of the Old Convention Center to LCOR

Explanation:

- The LCOR Contract was executed on May 22, 2000.
- At its July 24, 2000 meeting, City Council approved extending the due diligence period from August 20, 2000 to August 29, 2000. According to the terms of the Contract of Purchase and Sale:
 1. At the expiration of the due diligence period, \$150,000 of LCOR's \$400,000 deposit becomes non-refundable and LCOR has the option to extend the 90 Day Supplemental Design Period to allow the Buyer and approved sub-developers to complete plans, specifications, and drawings for the project.
 2. LCOR will provide the City Manager a copy of the Conceptual Development Plans on September 12, 2000.
 3. The Supplemental Design Period is from August 30, 2000 through November 27, 2000. At the end of the Supplemental Design Period, all of LCOR's deposit becomes non-refundable and closing will be scheduled to occur on or before February 25, 2001.
- On August 21 LCOR informed staff of their intent to request an extension of the due diligence period. Staff is reviewing this request and will send a recommendation to City Council on Friday, August 25, 2000.

17. Business Investment Grant for Barnhardt Manufacturing

Action: Approve a Business Investment Grant to Barnhardt Manufacturing for the total estimated amount of \$61,500.

Resources: Lawrence Toliver, Charlotte Mecklenburg Development Corporation and Tom Flynn

Focus Area: Economic Development

Policy:

The Business Investment Program is designed to assist targeted businesses to invest in areas of Charlotte that need investment.

Explanation:

Barnhardt Manufacturing is investing approximately \$6,000,000 to expand their facility at 1100 Hawthorne Lane. This investment will build and equip a 38,000 square foot expansion of their plant that will double their capacity to bleach cotton. The expansion will also create 25 new jobs. Average pay at Barnhardt Manufacturing is \$22 per hour or \$880 per week. (\$45,760 per year). This location is within the Business Investment Zone.

Barnhardt Manufacturing has applied to the Charlotte Mecklenburg Development Corporation for a Business Investment Grant. The Charlotte Mecklenburg Development Corporation recommends approval of this grant.

The County Commissioners approved this grant on August 15, 2000.

Barnhardt meets all of the criteria for a Business Investment Grant.

Based on Barnhardt’s qualifying investment, the City and County would make Investment Grants according to the following estimates

Year	% of Barnhardt's Investment	City Payment	City/County Total Payment
1	1%	27,000	60,000
2	.95%	25,650	57,000
3	.90%	24,300	54,000
4	.85%	22,950	51,000
5	.80%	21,600	48,000
Total City/County Grant:			\$270,000

Funding:

\$75,000 was set aside in the FY 2001 budget to pay for Business Investment grants.

Attachment 11

- Barnhardt Manufacturing: Continuous Process Cotton Bleachery Business Plan Overview
- CMDC Evaluation of Barnhardt Application

18. McDowell Wastewater Treatment Plant Expansion – Engineering Services Contract



Action: A. Adopt a resolution amending the FY2001-2005 Capital Investment Plan;

B. Approve a Budget Ordinance appropriating \$10,000,000; and

C. Approve a contract with Black and Veatch for \$8,770,241 to provide engineering services for expansion of the McDowell Wastewater Treatment Plant.

Staff Resource: Doug Bean

Explanation:

The McDowell Creek WWTP serves areas within Cornelius' and Huntersville's zoning jurisdiction and a small portion of Mecklenburg County. In 1995 it was determined that the plant needed to be expanded to meet future growth. At that time an expansion of the plant from 3 million gallons per day (MGD) to 6 million MGD to meet flow needs for the next ten years. In early 1999, it became apparent that growth was occurring at a much faster pace than projected and that the plant capacity would be exceeded in 3-4 years. The McDowell WWTP discharges to Mountain Island Lake and the watershed protection ordinance prohibits the discharge of additional wastewater constituents beyond the current levels. Therefore, either the plant would have to be expanded to meet very advanced discharge limits or other alternatives would have to be pursued.

Therefore, in late 1999, Utilities began a detailed basin study involving a large number of stakeholders in the drainage basin including the towns of Huntersville and Cornelius. The stakeholders would assist in developing a wastewater management strategy that is consistent with their land use plans and that meets all of the requirements to protect the Mountain Island Lake watershed.

In June 2000 Utilities completed the McDowell Basin Study which concluded that in order to meet the rapidly increasing sewerage flows within the next two years, the McDowell Creek WWTP needs to expand by 3 million gallons. The Study also indicated that an additional expansion of 6 million gallons would be needed to keep pace with the basin's economic and residential growth and to comply with the State's expansion policy. The stakeholder's

group determined that this expansion of the plant to advanced treatment levels was the most environmentally acceptable option to meet future needs.

Engineering, design and construction management services will be provided for expanding the plant to 15 MGD. The expansion will be built in 3 and 6 MGD increments. This contract will provide engineering, design and construction management services for items such as waste activated sludge improvements, electrical improvements to meet new codes, water quality requirements and other regulations for providing required discharge limits.

A budget ordinance is requested appropriating funds from future Revenue Bonds to facilitate advancement of design and construction of the McDowell Creek Wastewater Treatment Plant (WWTP) Expansion Project. Since projected costs for design and construction of this project were not included in the current Capital Investment Plan, Utilities would like to inform Council of the importance and intent of expediting this project. The immediate 3 million gallons per day expansion is estimated to be designed and constructed by Winter 2003 at an estimated cost of \$20 million. The 6 million gallons per day expansion is to be completed by Fall 2004 at an estimated cost of \$50 million. Current growth projections indicate these expansions would meet wastewater needs for the basin until at least 2017.

MWBD:

The HBE participation goal of this project will be \$400,000 or 5% of the total contract amount.

Funding:

Future Sewer Revenue Bonds

19. Consolidation of City/County Radio Systems



Action: Adopt a resolution approving the negotiation of a consolidated City and County Radio System under the City by Fiscal Year 2002.

Staff Resource: Susan Johnson

Policy:

To pursue functional consolidation opportunities with Mecklenburg County

Explanation:

The City of Charlotte and Mecklenburg County currently share an 800 MHz radio system consisting of eight tower sites and related operations. The system's primary purpose is to support public safety needs such as the Charlotte Mecklenburg Police Department, the Charlotte Fire Department, the Sheriff, Medic and local volunteer fire departments. However, it also provides critical services to other City and County departments, to the Charlotte/Mecklenburg School System, and to the towns of Cornelius,

Huntersville, Davidson and Matthews. Overall, the system serves approximately 6,500 individual users and processes over 650,000 radio transmissions per week.

Over the years, the City and County have both funded capital expenditures to build the radio system, and have shared in the cost of operations. The County holds the FCC licenses for the system, and has assumed responsibility for system administration and user management. Both the City and County share in physical management of their respective equipment. To date, no interlocal agreements have been implemented to govern the City's and County's respective rights and obligations regarding the system.

In January 2000 City and County management retained a consultant to review the operation and management of the system and provide recommendations regarding functional consolidation. The consultant completed the study in June 2000. It included the following recommendations:

- The City and County should immediately develop an interlocal agreement to address operation, funding, and future development of the radio system.
- The interlocal agreement should provide for operation and management of the system to be consolidated under one department. After consideration of mission, staffing, and number of users, consolidation should be under the City of Charlotte.
- The Radio Staff Group should be formalized and given responsibility and authority to make recommendations regarding system development, growth, and operation.
- A formal strategic plan should be developed and adopted to keep abreast of current technology and provide for future growth.
- Radio users should pay a fixed charge per radio that is sufficient to fund both operation and continued upgrade of the system.
- Until revenues from the fixed charge per radio are sufficient to keep the system current with technology, the City and the County should share the cost of upgrading the system.

Based on the consultant's report, City and County management began discussing consolidation of the operation and management of the radio system. The outcome of these discussions is a joint request and recommendation by City and County management that the Board of County Commissioners and Charlotte City Council approve and direct the negotiation of a consolidated City and County radio system in accordance with the joint resolution as attached. The Board of County Commissioners approved the joint resolution on August 15, 2000.

Attachment 12
Resolution

20. Penalty for Failure to Obtain a Business License

Action: Adopt an ordinance amending Code Sec. 13-32 to comply with state statute, by

(1)capping the penalty for conducting a business without a license at 25% of the amount of the privilege tax, and

(2)increasing the monthly penalty to 5% of the amount of the privilege license tax.

Staff Resources: Greg Gaskins and Becky Gatehouse

Explanation:

The City levies a privilege license tax on business conducted within the City. The amount of the tax for each category of business is set forth in the Code. Once the tax is paid, the license is issued. As allowed by state statute, Charlotte has always imposed a penalty for failure to pay this tax. Currently, the penalty is 2.5% of the tax amount for every month the tax is unpaid. For example, the tax for a pawnbroker is \$100 per year. If a pawnbroker does not pay its privilege license tax, the pawnbroker is penalized 2.5% of \$100 (or \$2.50) for each month its tax is unpaid.

The General Assembly has amended state law to cap at 25% the amount a business can be penalized. The City Code does not contain any cap. Therefore, the Code must be amended to include that cap.

(Using the pawnbroker example, if the pawnbroker did not pay its tax for a whole year, its monthly penalties would total 12 months x \$2.50 (\$30). However, because of the state law cap, the pawnbroker would be fined only \$25 dollars.)

The Finance Department recommends that Council also revise the Code to raise the monthly penalty from 2.5% to 5%. State law has always permitted that the monthly penalty be 5%. Until 1991, the City's penalty was 5% per month.

In 1989, an outside auditor hired by the City found that many businesses were not paying their taxes. These businesses were assessed the 5% penalty in addition to overdue taxes. Many of these businesses complained that they did not know that they were required to obtain a license and that the penalty for operating without a license was too severe. In response to these complaints, in 1991, Council reduced the penalty from 5% to 2.5%. The Finance department believes it is appropriate to use the 5% per month penalty because:

- At the time Council reduced the penalty to 2.5%, there was no cap on the total penalty. As a result, a business that operated without a license for two years could be subject to a penalty that exceeded the amount of tax due. This is not possible now that the penalty is capped at 25% of the amount of the license.
- The County currently administers the business privilege license tax program for both the City and the County. The County imposes a 5% penalty for failure to obtain a license. According to the business privilege license tax supervisor, administration would be easier if both the City and County imposed the same penalty for operating without a license.

21. Nominations to Boards and Commissions

Action: Nominate citizens to serve as specified.

A. CHARLOTTE-MECKLENBURG PUBLIC ACCESS CORPORATION

One citizen representing the arts community to replace Bea Quirk, who has resigned. This appointment will begin immediately and end June 30, 2002.

One appointment beginning immediately and ending June 30, 2001 to replace Shane Wolf, who has not attended any meetings. This appointment will represent the producer/user category.

Attachment 13 Applications

Introduction to CONSENT

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

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

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

Minority and Women Business Development Program (MWBD) Abbreviations:

- BBE – African American
- ABE – Asian American
- NBE – Native American
- HBE – Hispanic
- WBE – Non-Minority Women

Contractors and Consultants

All contractors and consultants selections follow the Council approved process unless explained otherwise.

CONSENT I

22. Various Bids

A. Trinity Neighborhood Improvement, Phase I E&PM

Recommendation: The City Engineer recommends the low bid of \$842,558.08 by 7-Star Construction of Rock Hill, South Carolina. This project will consist of concrete curb and gutter, sidewalk, driveways, asphalt pavement overlay, storm drainage, and waterline construction within the Trinity Park Neighborhood.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$842,558.08	100%	6%
WBE	\$0	0%	4%

MWBD Compliance: Yes.

B. Park Road / Woodlawn Road Intersection Improvements E&PM

Recommendation: The City Engineer recommends the low bid of \$166,988.02 by Ferebee Corporation of Charlotte, North Carolina. This project will improve the Park Road / Woodlawn Road intersection by adding a southbound turning lane to Park Road. The work will include grading and construction of concrete curb and gutter, sidewalks, driveways, asphalt pavement, and storm drainage as part of the Minor Roadway Improvement Program.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$2,500	1.5%	6%
WBE	\$702	.4%	3%

MWBD Compliance: Yes. Ferebee Corporation met the good-faith efforts.

C. Curb Replacement, FY2000 E&PM

Recommendation: The City Engineer recommends the low bid of \$721,823.40 by United Construction, Inc. of Charlotte, North Carolina. This project will construct approximately 18,000 feet of concrete curb and gutter at various locations within the City of Charlotte. This is part of an ongoing program that adds new curb and gutter and replaces deteriorated curb and gutter.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$0	0%	2%
WBE	\$0	0%	1%
ABE	\$721,823.40	100%	0%

MWBD Compliance: Yes. United Construction will self-perform.

D. Tryon Street Mall Renovations, Phase I E&PM

Recommendation: The City Engineer recommends the low bid of \$1,362,845.28 by Sealand Contractors of Charlotte, North Carolina. This project is the first of three phases to renovate the Tryon Street Mall. The first phase is located between Stonewall and First Street and between Sixth Street and Eighth Street. The work includes new irrigation and potable water system, concrete pavers, and tree well renovations. Future phases of this work are pending upon approval of CIP funds.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$5,000	.40%	2%
WBE	\$5,000	.40%	1%

MWBD Compliance: Yes. Sealand Contractors met the good-faith efforts.

E. Printing of Public Transit Schedules CATS

Recommendation: The Charlotte Area Transit System Director recommends the low, estimated bid of \$198,928 by Imperial Printing Products of Charlotte, North Carolina. The contract is for one year with an option to renew for two additional years at an estimated total cost of \$208,875 for year two and \$219,318 for year three.

MWBD Status:	Amount	% of Project	Project Goals
WBE	\$39,660	20%	6%

MWBD Compliance: Yes.

F. 24-Inch Water Main Along Highway 115 from Sam Furr to Bailey Road CMU

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$577,427.93, by Hunter Landscape, Inc. of Huntersville, North Carolina. This is a Capital Improvement project to provide public water supply facilities to the developing area along the NC 115 (Old Statesville Road) corridor north of Sam Furr Road including Mayes Road and Bailey Road to the east of NC 115.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$	0%	6%
WBE	\$0	0%	5%

MWBD Compliance: Yes. Hunter has the capacity and will self-perform.

G. Water and Sewer Main Construction–FY01 Contract #102 - Street Main Extensions CMU

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$863,158.80 by Utilityworks, Inc. of Stanfield, North Carolina. This project consists of various pipes, manholes, erosion control measures and varying temporary construction easements.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$10,000	1%	5%
WBE	\$52,000	6%	6%

MWBD Compliance: Yes. Utilityworks met the good faith efforts.

**H. Concourse “D” Expansion – Steel Procurement Package #3
Aviation**

Recommendation: The Aviation Director recommends the low bid of \$1,593,271 by SteelFab of Charlotte, North Carolina. This contract will purchase the remaining structural steel for the expansion of Concourse “D”. The contract includes the columns, beams and miscellaneous steel for the remaining portion of Concourse D.

MWBD Compliance: Yes. There were no MWBD vendors.

23. Resolution of Intent to Abandon Street and Set Public Hearing for Three Alleyways Bounded by West Morehead Street, Winnifred Street, West Carson Boulevard and South Church Street

Action: A. Adopt the Resolution of Intent to abandon three alleyways bounded by West Morehead Street, Winnifred Street, West Carson Boulevard and South Church Street; and

B. Set a public hearing for September 25, 2000.

**Attachment 14
Map**

24. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Waco Street

Action: A. Adopt the Resolution of Intent to abandon a portion of Waco Street ; and

B. Set a public hearing for September 25, 2000

**Attachment 15
Map**

25. Resolution of Intent to Abandon Street and Set Public Hearing for Two Alleyways Bounded by Kenilworth Avenue, Fillmore Avenue, Scott Avenue and East Boulevard

Action: A. Adopt the Resolution of Intent to abandon two alleyways bounded by Kenilworth Avenue, Fillmore Avenue, Scott Avenue and East Boulevard; and

B. Set a public hearing for September 25, 2000

Attachment 16
Map

26. Set a Public Hearing Date to Receive Citizen Input on the Housing Strategy Stakeholders' Report

Action: Set a public hearing on September 11, 2000 to hear comments on the Housing Strategy Stakeholders' Report.

CONSENT II

27. Water and Sewer System Revenue Bonds

Action: Approve a resolution authorizing the issuance of up to \$105,000,000 of Water and Sewer System Revenue Bonds for the purpose of funding projects approved in the City's Capital Investment Plan.

Explanation:

Approval of this resolution authorizes application to the Local Government Commission for approval of the bonds, the financing team and trustee and the steps necessary to complete the bond sale.

Attachment 17

List of projects

28. McAlpine Creek Wastewater Management Facility Expansion – Phase II – Engineering Services Contract

Action: Approve a contract for \$4,634,501 with HDR Engineering, Inc. to perform engineering services for expansion of McAlpine Creek Wastewater Management Facilities.

Explanation:

Phase I expansion of McAlpine Creek Wastewater Management Facility (WWMF) (64 million gallons per day) is complete.

Phase II improvements to McAlpine Creek WWMF will implement reliability and redundancy for operation and maintenance of the wastewater treatment plant. Several large diameter sewer outfall lines are being added to the existing collection system along with sewage lift station expansions within the McAlpine Creek WWMF drainage basin or basins that pump into the McAlpine basin.

HDR Engineering, Inc. will perform design, construction administration, start up and operational phase services for improvements needed to accommodate the increased flows generated by the above-mentioned facilities. The proposed improvements are:

- Low Lift Pump Station Improvements
- Flow Equalization Pump Station Improvements
- Screen and Grit Facility Modifications

In addition, HDR Engineering, Inc. will provide engineering services for Phase II expansion of McAlpine Creek WWMF. The proposed improvements will better handle peak flow during wet weather conditions.

Construction of McAlpine Creek WWMF Phase II is expected to cost \$37 million. Numerous construction contracts implementing this work will begin late in 2001 and early in 2002.

MWBD:

The HBE participation goal of this project will be \$17,500 or 0.378% of the total contract amount.

Funding:

Sewer Capital Investment Plan

29. Water Distribution Operation Center – Amendment With J. N. Pease Associates

Action: A. Approve a budget ordinance appropriating \$200,000; and

B. Approve Amendment #3 for \$85,000 with J. N. Pease Associates for engineering services of the Water Distribution Operations Center project.

Explanation:

This ordinance provides funding to extend J. N. Pease's contract for engineering services.

This is necessary because the general contractor, Hepler Building Company, has abandoned the construction prior to completion. J. N. Pease will provide legal documentation for the surety company and provide contract administration to complete the project.

Although CMU's Wastewater Distribution Division has occupied the facilities, a final construction inspection of the project had not taken place. The general contractor defaulted, leaving most of the subcontractors with less than full payment and many construction deficiencies. These interior deficiencies deal with the finishes, controls and workmanship. The exterior deficiencies are mainly with the substandard landscaping and storm water problems. None of the general contractor's operation and maintenance manuals were submitted. The warranty paperwork, tax information, release of claims, MWBE requirements, test results, record drawings, certifications, vendor guarantees, etc., had not been accomplished.

With this amendment, the contract with J. N. Pease will increase from \$526,043 to \$611,043.

Background:

On August 26, 1996, City Council approved a \$342,850 design and construction management services contract with J. N. Pease Associates for the Water Distribution Operations Center. The Water Distribution Division is responsible for maintaining and repairing CMU water mains.

Amendment #1, in the amount of \$88,013, was approved by the City Manager on March 19, 1998. This amendment approved the addition of housing the Meter Reading Division and vehicle wash facility to the operations center.

Amendment #2, in the amount of \$95,180, was approved by the City Manager on April 14, 2000. Amendment #2 allowed payment to J. N. Pease for extending construction administration services beyond the construction completion and closeout dates.

Funding:

Water Capital Investment Plan

30. Long Creek Pump Station Upgrades – Amendment with Brown And Caldwell

Action: Approve Amendment #1 for \$274,740 with Brown and Caldwell for additional design services for the Long Creek Pump Station Upgrade.

Explanation:

Amendment #1 will provide for design services for the Catawba River Outfall, tying-in three subdivisions (Plantation, Brookmere and River Bend) to the Long Creek Outfall system in west Charlotte. It also adds equalization storage tanks in the vicinity of the Long Creek Pump Station.

Additional design services will be provided to outline alternative sewer pumping routes for the Long Creek and Paw Creek basins that will accommodate the projected growth in that area. This work will allow Utilities to select a more economic route with accompanying pump station expansion.

The scope of the contract will also include work to provide additional temporary and backup measures at the Long Creek lift station to help prevent failures while the longer-term project is completed. Work will also include further efforts to establish a partnership with a nearby industry for treatment and/or storage.

With this amendment, the contract with Brown and Caldwell will increase from \$2,587,629 to \$2,862,369. The original contract with Brown and Caldwell was approved by City Council on June 14, 1999. The estimated construction cost of the Long Creek Pump Station Upgrades is \$20 million.

Funding:

Sewer Capital Investment Plan

31. License Tax on Motor Vehicles

Action: Adopt an ordinance amending Section 13-36 of the City Code to specify the due date for the \$30 motor vehicle license tax and to delete language that the tax applies only to motor vehicles subject to property tax.

Explanation:

The City levies a license tax of \$30 on all motor vehicles licensed by the State and resident within the City on the date the license was issued or renewed. Currently, the City ordinance states that the license tax applies to all vehicles subject to property tax and that the tax is due at the same time as the property tax. The County collects the license tax as well as the property tax.

Effective July 1, 2000, the General Assembly exempted short-term rental vehicles from the property tax and authorized cities and counties to replace this tax with a gross receipts tax from the rental of such vehicles. The City adopted such an ordinance on June 26, 2000.

As a result, the City must amend its license tax ordinance to clarify that the \$30 license tax applies to all vehicles, not only those subject to property tax. Otherwise, rental vehicles will not be subject to the license tax. The City must also amend the license tax ordinance to provide that, for short-term rental vehicles, the license tax is due at the same time as the gross receipts tax (January of each year). The ordinance will continue to provide that for all vehicles on which property tax is paid (non-rental cars), the license tax is billed and due at the same time as the property tax.

The revenue generated by the license tax is dedicated to Pay-As-You-Go Capital Fund (approximately \$11 million in FY01).

32. Center City Circuit

Action: Approve a contract with Charlotte Center City Partners (CCCP) in the amount of \$498,000 as the Charlotte Area Transit System (CATS) FY2001 share of funding for the Center City Circuit.

Explanation:

Charlotte Center City Partners (CCCP) is beginning its third year of operating the Center City Shuttle bus system. The shuttle offers free and convenient access to offices, shops, restaurants, hotels, museums and other sites and attractions in Uptown Charlotte.

In 1998 the City of Charlotte agreed to partner with CCCP and other Uptown employers to add a transportation choice which would improve access to the Center City for workers, shoppers and visitors. The service has become an important transit amenity that supports the Center City’s economic and community development initiatives.

The Center City Shuttle’s FY2001 operating budget is \$1,030,500. Eight partners share in this funding as follows:

<u>Partners</u>	<u>Amount</u>
Bank of America	\$310,000
Charlotte Area Transit System (CATS)	498,000
CCCP	75,000
Convention/Visitors Bureau	25,000
Coliseum/Convention Center Authority	45,000
First Union	60,000
Duke Energy	10,000
Public Library	7,500
Total	\$1,030,500

An oversight group composed of CCCP, City of Charlotte, Bank of America, First Union, Duke Energy and other Uptown representatives periodically reviews shuttle operations and addresses key policy and funding issues.

More than 1.4 million workers, visitors and residents have used this transportation service since the system’s inception in 1998. While ridership decreased slightly in FY2000 the Center City Shuttle remains one of the most cost effective services supported by CATS. The Center City Shuttle’s 85¢ cost per passenger compares favorably to CATS’ average of approximately \$2.00 cost per passenger.

Background:

The Center City Circuit began on March 2, 1998. The service consolidated the Uptown Circuit with Bank of America’s Gateway Shuttle. The Center City Circuit operates Weekdays from 7:30 a.m. to 6:00 p.m. with service up to 10:00 p.m. in select areas. Nine vehicles operate along 4 routes.

Funding:

FY2001 Transit budget

33. Farebox Purchase for Expanded Bus Fleet

Action: Approve a sole source purchase with GFI Genfare to buy fareboxes for the Operations Division of CATS' bus fleet utilizing an already existing GFI Genfare infrastructure.

Explanation:

At the current time there are three manufacturers of fareboxes in the transit industry in North America. Through the competitive bid process in 1998, our current vendor, GFI Genfare, submitted the lowest bid with a difference of approximately \$1 million. GFI Genfare supplied Charlotte Transit System (CTS) with fareboxes and with the computer hardware and software to utilize these fareboxes. To use any other manufacturer would not work due to non-compatibility. Examples of non-compatibility include the following: various internal parts, transfer dispensers, card readers, vaults for dumping money, reporting software and electronic door-opening probes.

North Carolina bid statute, G.S. 143-129 (f) allows sole sourcing when performance or price competition is not available, when a needed product is available from only one source or supply or when standardization or compatibility is an overriding consideration. In this case, sole sourcing is appropriate because no other vendor is compatible with the city's existing system.

GFI Genfare is agreeable to supply the fareboxes at their 1998 bid rate of \$9,850. CATS requests approval for purchase of at least 50 fareboxes to be uplifted into the 35 new buses being purchased out of the 2001 Capital Investment Plan and into 15 buses being put back into service in October/November of 2000. The total cost is \$492,500.

Funding:

Transit budget

34. Traffic Signal Agreement – For Widening of Providence Road (NC 16) from Pineville-Matthews Road to McKee Road/Ballantyne Commons Boulevard

Action: Approve a resolution to authorize the Key Business Executive for Transportation to execute a Traffic Signal Agreement between the City of Charlotte and the North Carolina Department of Transportation (NCDOT) due to the widening of Providence Road from Pineville-Matthews Road to McKee Road/Ballantyne Commons Boulevard.

Explanation:

The Traffic Signal Agreement provides for the City to perform traffic signal installation/revision and fiber optic interconnect work for the project with costs reimbursed for the project by the NCDOT.

The estimated cost of this project is \$325,000.

The format and cost sharing philosophy is consistent with past municipal agreements.

Funding:

Transportation Capital Investment Program

35. State Farm Mutual Insurance Company Grant - Budget Ordinance

Action: Approve a budget ordinance appropriating a State Farm Mutual Insurance Company Grant of \$50,000.

Explanation:

In an effort to reduce collisions at specified intersections, State Farm Mutual Automobile Insurance Company awarded a grant to the CDOT to study the intersections and produce recommendations for improving vehicle safety. Those intersections are: Albemarle Road and Sharon Amity Road, Central Avenue and Eastway Drive, and Albemarle Road and Harris Boulevard.

The Department of Civil Engineering at North Carolina State University will carry out the studies on behalf of the CDOT. The project will:

- Identify the road engineering deficiencies that are contributing to a high crash risk at the subject intersection.
- Recommend a set of engineering countermeasure strategies that will address the identified deficiencies,
- Conduct an economic evaluation that will identify the costs and benefits of the recommend countermeasures, and
- Recommend an immediate and long term action plan for implementing the engineering countermeasures.

A final report is expected by April 30, 2001.

36. Federal Aviation Administration Grant

Action: A. Adopt a resolution accepting a Federal Aviation Administration (FAA) grant in the amount of \$7,513,549;

B. Adopt a budget ordinance to appropriate funds received from the FAA grant in the amount of \$7,513,549; and

C. Adopt an ordinance transferring \$7,510,000 of 1999 Series D General Airport Revenue Bonds to the Debt Service Fund.

Explanation:

Each year the Airport qualifies for FAA entitlement funds based on passenger enplanements. The Airport's FY2000 entitlements of \$7,513,549 will be used to reimburse the Airport for 75% of the costs of a portion of the 1997 Master Plan Land Acquisition Program.

On December 2, 1999, the City issued \$88,805,000 in variable rate General Airport Revenue Bonds (Series D). Proceeds from these bonds will fund the acquisition of land previously approved by Council on April 28, 1997 as part of the Airport's 1997 Master Plan. It was the intent of the City to redeem up to \$60,000,000 of these bonds upon the receipt of Federal Grants over a period of nine years. This action is needed to transfer Bond Funds to the Debt Service Fund to redeem a portion of the outstanding debt.

37. Johnston Road Widening and Extension Project

Action: Approve Amendment #1 to the agreement with HDR Engineering, Inc. of North Carolina (HDR) for \$206,149.59 for engineering services for the Johnston Road Widening and Extension Project.

Explanation:

On March 23, 1998, the City approved the agreement with HDR for planning, design and bid phase services for \$898,892.

This amendment will provide funding for:

- Additional design and project administration services due to revised regulatory and utility policies
- The ramp and loop at I-485 interchange,
- The development of webpages for project communication with interested stakeholders.

MWBD:
WBE 2.3%

Funding:
Transportation Capital Investment Plan

38. Police and Fire Training Academy Expansion

Action: A. Allow Lechase Construction of Charlotte, North Carolina to withdraw their bid of \$8,305,811 for General Contracting services pursuant to NC General Statute 143-129.

B. Approve the following Multi-Prime:

1. Approve bid of \$8,815,740 from Beers/Leeper of Charlotte, NC as the General Contractor.
2. Approve bid of \$440,946 from Cam-Ful Industries of Pineville, NC as the Plumbing Contractor.
3. Approve bid of \$1,378,980 from Action Mechanical of Charlotte, NC as the Mechanical Contractor.
4. Approve bid of \$1,063,716 from Ind-Com Electric of Charlotte, NC as the Electrical Contractor.
5. Approve bid of \$131,274 from Cam-Ful Industries of Pineville, NC as the Fire Protection Contractor.

Total amount of bids equal \$11,830,656

Explanation:

Lechase Construction requested in writing that its bid be withdrawn without forfeiture of its bid security pursuant to NCGS 143-129. Lechase submitted a bid with an unintentional and substantial mathematical error. The City Engineer and the City Attorney's office recommend approval of the withdrawal.

This project includes construction of a new two-story 108,000 square foot facility located at 1750 Shopton Road to provide training rooms and administration offices for the Police and Fire Departments. The Police and Fire Department have experienced a combined growth in staff of over 200% since the existing 30,000 square foot Academy opened in 1977. Additionally, the required number of hours for employee training has increased significantly for both departments.

MWBD:

BBE: 15%

WBE: 2%

Funding:

Facilities Capital Investment Plan

39. Soil Erosion and Sedimentation Control Ordinance Amendment

Action: Adopt an ordinance amending Chapter 18 of the City Code concerning soil erosion and sedimentation control.

Explanation:

The City of Charlotte's authority for regulating erosion and sediment control was delegated to the City by the North Carolina Sediment Control Commission. The City's regulations must be at least as restrictive as the state. The State Legislature made changes to the state statute effective October 1999. These amendments update our local ordinance to be consistent with these state-level changes.

The changes and the reasons for the proposed changes are summarized as follows:

- Change the Title of the North Carolina Department of Environment, Health, and Natural Resources to the Department of Environment and Natural Resources.
- Change the maximum number of days that a slope may be left without ground cover from 30 working days to 15 working days or 30 calendar days, whichever period is shorter.
- Add language requiring that soil erosion and sedimentation control plans comply with all Federal and State water quality laws, rules and regulations.
- Increase the maximum daily penalty for a violation from \$500 per day to \$5,000 per day.
- Change the date from which a civil penalty may be assessed from the date the notice of violation is received to the date of the violation.
- Increase the standard civil penalty from \$400 per day to \$1,000 per day for violations resulting in off-site sedimentation and from \$250 per day to \$500 per day for violations not resulting in off-site sedimentation.

Community Input:

Subdivision Steering Committee has endorsed the proposed changes.

Storm Water Advisory Committee has endorsed the proposed changes.

These changes are also in concurrence with changes to the Mecklenburg County Soil Erosion and Sedimentation Control Ordinance to be approved by the County Commissioners.

40. Wingate Neighborhood Housing Development

Action: Approve a resolution authorizing staff to sell 16 parcels in the Wingate Neighborhood to Real Estate Consultants for Housing (REECH), LLC for \$101,500 to construct, market and sell 29 homes to low and moderate-income persons.

Explanation:

On April 10, 2000, City Council approved the selection of REECH, LLC through an RFP process to develop low and moderate-income housing in the Wingate Neighborhood and authorized the execution of a contract. The City Attorney's office advised staff that a resolution and public notice of the pending sale are necessary to consummate the sale of the property. The public notice was placed in the local newspaper on August 17, 2000. The City purchased the properties for \$1,030,500.

Attachment 18

- Map of Wingate Neighborhood (showing sale properties)
- Resolution

41. Storm Water Engineering Contracts

Action: Approve four agreements for engineering planning phase services totaling \$773,215 for storm water capital improvement projects as follows:

1. Approve agreement for \$184,211 with Woolpert LLP for engineering services for the Addison/Deveron Project.
2. Approve agreement for \$119,470 with USInfrastructure, Inc. for engineering services for the Charleston/Monroe Project.
3. Approve agreement for \$299,460 with Geoscience Group, Inc., for engineering services for the Myrtle/Morehead Project.
4. Approve agreement for \$170,074 with Armstrong Glen, P. C., for engineering services for the Rutledge/Kingscross Project.

Explanation:

Storm Water Services currently has 30 active capital improvement projects and 100 capital improvement projects that have not begun. These four projects are the next highest priority.

These engineering contracts will provide planning phase services including surveying, storm water analysis, and development of design alternatives for improvements. These agreements may be amended in the future to provide design, bid phase, and construction administration services.

MWBD:

1. Woolpert – 0% (all in-house)
2. USInfrastructure - 72%
3. Geoscience – 0% (all in-house)
4. Armstrong Glen - 0% (all in-house)

Funding:

Storm Water Capital Investment Plan

42. Antenna Leases on City Radio Towers

Action: Approve three lease agreements for the placement of communication antennas on City of Charlotte radio towers.

Explanation:

Consistent with Council policy to encourage colocation, additional equipment on existing towers will help eliminate the need to construct additional towers. It is also consistent with Council policy to maximize City assets.

<u>Tenant</u>	<u>Location</u>	<u>Term</u>
XM Radio	561 W. Matthews Street	\$1,100.00 per month
Skytel	561 W. Matthews Street	\$800.00 per month
Computer Basics	4100 W. Tyvola Road	\$1,000.00 per month

The term for all of the proposed leases is five-years with four five-year renewal options. There is a 4% annual escalator in the monthly rate.

43. Motorola Radio Contract

Action: Award radio contract to Motorola as a sole source, per the provisions of G.S. 143-129(f).

Explanation:

The North Carolina bid statute allows sole sourcing when performance or price competition is not available, when a needed product is available from only one source of supply or when standardization or compatibility is the overriding consideration. In this case sole sourcing is appropriate because no other vendor is licensed to manufacture public safety level radios that are compatible with the City’s existing system.

The City’s radio system relies heavily on software and imbedded firmware, with which the radios must be compatible. Each radio manufacturer has developed a specific methodology and software to perform system functions and control operations. These methodologies and software are all patented. Motorola holds the patent on our system, and on all public safety radios that are compatible with our system.

While some vendors are licensed to sell non-public safety radio equipment that are compatible with our system, we do not recommend the use of these radios for the City’s intended purpose. Motorola’s non-public safety radios have features that we believe are essential for the integrity of the City’s radio system operation. For example, other vendor’s non-public safety radios do not give us the ability to remotely turn off access to the radio network should a radio be lost or stolen, and they cannot be upgraded to operate on the City’s radio system as we continue to implement necessary technology upgrades.

The proposed contract will be for a one-year period, with an option to renew for four additional one-year periods. The contract establishes a price list for radios and future purchases by the City (estimated to be \$4.5 million per year). Contract pricing will be negotiated with Motorola each year, with the pricing not to exceed the pricing on the Motorola North Carolina System User Network Convenience Contract. We request that the Council authorize the City Manager to execute the contract for the initial one-year period, and to extend the contract for four additional one-year periods if she deems it appropriate with these terms.

FUNDING:

Equipment purchases line item from departmental operating budgets

44. Property Transactions

Action: Approve the following property acquisitions (A-J) and adopt the condemnation resolutions (K-Q).

For property transactions A-G, the purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the land. The tax value is determined on a more generic basis and will be higher or lower for land/house with certain attributes. Property is acquired for Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition cost are eligible for Federal Aviation Administration reimbursement.

Acquisitions:

- A. Project:** Airport Master Plan Land Acquisition
Owner(s): Malinda C. Horton
Property Address: 8112 Cathey Drive
Property to be acquired: .443 acres
Improvements: Mobile home
Purchase Price: \$14,000
Zoned: RMH
Use: Mobile home
Tax Value: \$3,040
Tax Code: 113-103-05
- B. Project:** Airport Master Plan Land Acquisition
Owner(s): Malinda C. Horton
Property Address: 8516 Freeman Drive
Property to be acquired: .172 acres
Improvements: Mobile home
Purchase Price: \$48,000

- Zoned:** RMH
Use: Mobile home
Tax Value: \$1,640
Tax Code: 113-103-06
- C. Project:** Airport Master Plan Land Acquisition
Owner(s): Betty Y. Atwell
Property Address: 8802 Midwood Drive
Property to be acquired: .528 acres
Improvements: Vacant land
Purchase Price: \$13,500
Zoned: R3
Use: Vacant land
Tax Value: \$4,680
Tax Code: 113-361-57
- D. Project:** Airport Master Plan Land Acquisition
Owner(s): Grady & Louise Rushing
Property Address: 8502 Freeman Drive
Property to be acquired: .244 acres
Improvements: Single Family Residence
Purchase Price: \$67,000
Zoned: RMH
Use: Single family residence
Tax Value: \$42,260
Tax Code: 113-103-07
- E. Project:** Airport Master Plan Land Acquisition
Owner(s): Clayton and Lisa Price
Property Address: 8615 Walkers Ferry Road
Property to be acquired: 1.979 acres
Improvements: Single Family Residence
Purchase Price: \$83,000
Zoned: R3
Use: Single family residence
Tax Value: \$72,880
Tax Code: 113-133-11
- F. Project:** FAR Part 150 Land Acquisition
Owner(s): Mr. And Mrs. Rodolfo C. Perez
Property Address: 6428 Virginia Avenue
Property to be acquired: .983 acres
Improvements: Singly family residence & vacant lot
Purchase Price: \$124,500
Zoned: R3
Use: Single family residence and lot
Tax Value: \$75,690
Tax Code: 055-366-10 and 055-366-20

- G. Project:** Airport Master Plan Land Acquisition
Owner(s): Malcolm N. Thrower
Property Address: 8301 Trexler Avenue
Property to be acquired: .710 acres
Improvements: Vacant lot
Purchase Price: \$20,000
Zoned: RMH
Use: Vacant land
Tax Value: \$18,520
Tax Code: 113-091-01
- H. Project:** Monroe Road/Sharon Amity Intersection Road Improvements, Parcel # 51C & 51E
Owners(s): James R. Guy, Jr.
Property Address: 5511 and 5513 Monroe Road
Property to be acquired: 3,537 sq.ft. (0.081 ac.) of fee simple right-of-way and permanent utility easement plus 5,478 (0.126 ac.) of temporary construction easement.
Improvements: Sign
Purchase Price: \$13,764
Remarks: This area is required for intersection improvements at Monroe Road and Sharon Amity Road. The acquisition price is based on two independent, certified appraisals.
Zoned: O-2
Use: Business Condominium
Total Parcel Tax Value: \$283,680
Tax Code: 163-021-71 and 72
- I. Project:** Old Statesville Road, Parcel #71
Owners(s): Lloyd Williams
Property Address: 7708 Old Statesville Road
Property to be acquired: All of lots 3,4,5,6,7 and 8 of Block 1 on map of Holly Vista
Improvements: Building and all improvements
Purchase Price: \$75,000
Remarks: This acquisition is needed for the Old Statesville Road widening. The compensation was established by two independent, certified appraisals.
Zoned: B-2
Use: Single Family Residential
Total Parcel Tax Value: \$43,870
Tax Code: 043-088-11
- J. Project:** Tenth/Graham Streets Intersection Improvements, Parcel #5
Owners(s): Convenience Stores Properties Corporation
Property Address: 701 North Graham
Property to be acquired: 4,094 sq.ft. (0.0930 ac.) of fee simple and permanent utility easement plus 243 sq.ft. (0.0558 ac.) of temporary

construction easement and 612.0 sq.ft. (0.0140 ac.) of temporary landscape easement

Improvements: Asphalt paving

Purchase Price: \$126,400

Remarks: This area is needed for the intersection improvements at Tenth Street and North Graham Street. The compensation was established by an independent, certified appraisal.

Zoned: URC

Use: Circle K Convenience Store

Total Parcel Tax Value: \$382,670

Tax Code: 078-231-07

Condemnations:

- K. Project:** Airport Master Plan Land Acquisition
Owner(s): Dirk and Gary Borchardt
Property Address: 3140 Little Rock Road
Property to be acquired: 3.0043 acres
Improvements: one commercial building
Purchase Price: \$600,000
Remarks: The purchase price was determined by two independent appraisers and was reviewed by a third appraiser. Each appraisal takes into consideration the specific quality and quantity of the land. The tax value is determined on a more generic basis and will be higher or lower for land/ buildings with certain attributes. Property is acquired per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration reimbursement. Airport has yet to reach an agreement with the property owners after numerous contacts and negotiations.
Zoned: I2
Use: Auto Rental
Tax Value: \$370,990
Tax Code: 113-012-03
- L. Project:** 24-inch Water Main along W. T. Harris Boulevard, Parcel #58,59,60,61,62
Owner(s): William N. Devore, II & wf., Terry Devore and any other parties of interest
Property Address: 8310 Albemarle Road
Property to be acquired: 9,523.97 sq.ft. (0.219 ac.)
Improvements: Trees
Purchase Price: \$40,800
Remarks: The areas are needed for the construction of a 24-inch water main along W. T. Harris Boulevard/Albemarle Road. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. The compensation amount is based on two independent, certified appraisals.
Zoned: R-3

Use: Single family residential
Total Parcel Tax Value: \$226,960
Tax Code: 109-303-47, 109-303-91 & 109-303-94

- M. Project:** Sanitary Sewer to Clarke's Creek-Phase IV, Parcel #5
Owner(s): Louisa C. McAulay & any other parties of interest
Property Address: 16000 Huntersville-Concord Road
Property to be acquired: 41,525.90 sq.ft. (0.954 ac.)
Improvements: None
Purchase Price: \$3,000
Remarks: The areas are needed for the construction of a sanitary sewer for Clarke's Creek-Phase IV. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. The compensation amount is based on an independent, certified appraisal.
Zoned: OPS
Use: Single family residential
Total Parcel Tax Value: \$459,610
Tax Code: 021-071-05
- N. Project:** Sanitary Sewer to Clarke's Creek-Phase IV, Parcel #11
Owner(s): Martha H. Turbyfill and any other parties of interest
Property Address: 13519 Asbury Chapel Road
Property to be acquired: 7,602.4 sq.ft. (0.175 ac.)
Improvements: Trees and landscaping
Purchase Price: \$1,100
Remarks: The areas are needed for the construction of a sanitary sewer for Clarke's Creek-Phase IV. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. The compensation amount is based on an independent, certified appraisal.
Zoned: OPS
Use: Single family residential
Total Parcel Tax Value: \$26,250
Tax Code: 019-211-09
- O. Project:** Rozzelles Ferry Outfall 8-inch Sanitary Sewer, Parcel #2
Owner(s): Alberta Louise Brown and any other parties of interest
Property Address: Bellhaven Boulevard
Property to be acquired: 2,921 sq.ft. (.067 ac.) of permanent sanitary sewer easement and 2,595 sq.ft. (0.060 ac.) of temporary construction easement
Improvements: None
Purchase Price: \$500
Remarks: The area is needed for a sanitary sewer line. City staff has been unable to contact the owners by mail, phone, tax records or personally after numerous attempts. The compensation amount is based on an independent, certified appraisal.
Zoned: R-3

Use: Vacant Land
Total Parcel Tax Value: \$24,340
Tax Code: 033-012-29

- P. Project:** Rozzelles Ferry Outfall 8-inch Sanitary Sewer, Parcel #3
Owner(s): William Lee Caldwell and any other parties of interest
Property Address: Bellhaven Boulevard
Property to be acquired: 4,688 sq.ft. (.108 ac.) of permanent sanitary sewer easement and 1,826 sq.ft. (0.04 ac.) of temporary construction easement
Improvements: None
Purchase Price: \$300
Remarks: The area is needed for a sanitary sewer line. City staff has been unable to contact the owner by mail, phone, tax records or personally after numerous attempts. The compensation amount is based on an independent, certified appraisal.
Zoned: R-3
Use: Vacant Land
Total Parcel Tax Value: \$28,570
Tax Code: 033-012-30
- Q. Project:** Rozzelles Ferry Outfall 8-inch Sanitary Sewer, Parcel #12
Owner(s): E.P. Nisbet Company, Wallace Dean Carter, and other parties of interest
Property Address: 10140 Bellhaven Boulevard
Property to be acquired: 14,128 sq.ft. (.324 ac.) of permanent sanitary sewer easement and 8,966 sq.ft. (.205 ac.) of temporary construction easement
Improvements: None
Purchase Price: \$1,300
Remarks: The area is needed for a sanitary sewer line. City staff has yet to reach an agreement with the owner after numerous conversations. The compensation amount is based on an independent, certified appraisal.
Zoned: B-1
Use: Unoccupied service station site
Total Parcel Tax Value: \$200,550
Tax Code: 033-012-05

45. Meeting Minutes

Action: Approve the titles, motions and votes reflected in the Clerk's record as the minutes of:

- July 17 Zoning Meeting
- July 24 Business Meeting