

Mayor Patrick L. McCrory

Nancy G. Carter
Harold Cogdell, Jr.
Malcolm Graham
Don Lochman
James Mitchell, Jr.

Mayor Pro Tem Patrick De'Angelo Cannon

Patrick Mumford
Sara S. Spencer
John Tabor
Lynn Wheeler
Joe White

CITY COUNCIL MEETING

Monday, January 14, 2002

5:00 p.m.

Conference Center

**Dinner Briefing
(See Table of Contents)**

7:00 p.m.

Meeting Chamber

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

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Consent I

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Ferguson Group Federal Legislative Program Briefing

Resource: Boyd Cauble, City Manager's Office

Time: 30 minutes

Attachment 1

2. University City Vision Plan

Resource: Tom Flynn, Economic Development Office

Time: 30 minutes

Attachment 2

3. Upcoming Housing Projects

Resource: Stanley Watkins, Neighborhood Development

Time: 30 minutes

Attachment 3

4. Council Retreat Committee Report

Resource: Vi Alexander Lyles, City Manager's Office

Time: 15 minutes

Attachment 4

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

CONSENT

- 5. Consent agenda items 14 through 32 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

POLICY

6. City Manager's Report

7. Sports and Entertainment Complex

Action: A. Direct the City Manager to evaluate potential financing strategies for a sports and entertainment complex;

B. Direct the City Manager to conduct an analysis of potential sites for a sports and entertainment complex; and

C. Direct the City Manager to complete this work within such timeframe that allows the issue to be resolved no later than February 11, 2002.

Explanation:

On January 7, 2002 Ken Thompson, CEO of Wachovia Corporation, and Ken Lewis, CEO of Bank of America, presented a commitment for private investment in a new sports and entertainment complex. Components of the proposal included:

- Construction of a new sports and entertainment complex which includes a major tenant
- Private cash commitments of at least \$100 million
- Included in this commitment is purchase of City assets such as the old Convention Center and the existing Coliseum, thereby returning these assets to the property tax rolls
- Underwriting, or guaranteeing, sports and entertainment complex construction in the form of Permanent Seat Licenses (PSLs), pouring rights for soft drinks, naming rights, etc.
- The City would own and manage the facility
- The City would manage the site selection process

Advantages cited by the business community of this proposal include:

- Support of the hospitality industry
- Support of our airport and a hub
- Support for the Convention Center and the Convention Center Hotel
- Generation of new property tax dollars
- Charlotte maintains its civic momentum to meet its future cultural and recreational needs

The business community has asked that City Council resolve and approve aspects of the new sports and entertainment complex plan no later than February 11, 2002. To that end, Council is asked to consider these actions.

BUSINESS

8. Storm Water Fee Revenue Refunding Bonds

Action: A. Adopt the bond order that provides for the sale of up to \$32,000,000 of Storm Water Revenue Refunding Bonds; and

B. Adopt a resolution authorizing the approval, execution and delivery of various documents and setting forth terms and conditions in connection with the sale of Storm Water Revenue Refunding Bonds.

Staff Resource: Greg Gaskins, Finance

Explanation:

On December 10, 2001 Council authorized staff to take the steps necessary to complete the bond sale for up to \$32,000,000. The actual amount will be determined at time of sale. The actual amount of bonds to be refunded is \$27,355,000. The refunding bonds will not be issued unless the City realizes net present value savings in excess of \$500,000.

Refunding bonds are issued at a lower interest rate than the existing bonds so that there is a resulting savings to the City. Market conditions at the time of sale determine the amount of savings. This action is similar to refinancing a mortgage.

The bond order and bond resolution are legal documents that Council is required to approve before the City can sell bonds.

Funding:

Storm Water Revenues

Attachment 5

Bond Order and Resolution

9. Two-Thirds General Obligation Bonds and General Obligation Refunding Bonds

Action: Approve three resolutions authorizing the issuance of \$40,000,000 of Two-Thirds General Obligation Bonds and up to \$12,500,000 of General Obligation Refunding Bonds.

Staff Resource: Greg Gaskins, Finance

Explanation:

The FY2002-06 Capital Investment Plan includes funding from two-thirds general obligation bonds.

The first resolution directs publication of the notice of intent to apply to the Local Government Commission (LGC) for approval of bonds.

The second resolution authorizes preparation and submission of the application to the LGC.

The third resolution makes certain statements of fact concerning the bonds such as purpose, amount and necessity.

The bond resolution is a legal document that Council is required to approve before the City can sell bonds. The two-thirds bond amounts are:

| | |
|--------------------|------------------|
| Street | \$24,000,000 |
| Housing | 10,000,000 |
| Land Acquisition | 4,000,000 |
| Public Improvement | <u>2,000,000</u> |
| | \$40,000,000 |

North Carolina General Statutes contain provisions for the issuance of bonds under a "two-thirds" rule. This rule provides for the issuance of general obligation debt, without a referendum, for an amount equal to two-thirds of the amount of general obligation net principal reduction in the previous fiscal year. The total two-thirds capacity available in this fiscal year is approximately \$62,000,000, of which \$40,000,000 is included in the FY2002-2006 Capital Investment Plan.

Projects to be funded are as follows:

| | |
|------------------------------------|------------------|
| East Side Strategy Plan | \$8,000,000 |
| West Side Strategy Plan | 3,600,000 |
| MidTown Square Development | 4,900,000 |
| Stonewall Street Pedestrian Access | 2,000,000 |
| Tryon Mall Renovations-Phase II | <u>5,500,000</u> |
| Total Street Projects | \$24,000,000 |
| | |
| Affordable Housing Program | 10,000,000 |
| | |
| Smart Growth Land Acquisition | 4,000,000 |
| | |
| Fire Burn Building Replacement | <u>2,000,000</u> |
| Total Projects | \$40,000,000 |

The General Obligation Refunding Bonds may total up to \$12,500,000. The actual amount of bonds to be refunded is \$11,940,000. The refunding bonds will not be issued unless the City realizes net present value savings of approximately \$450,000. Refunding bonds are issued at a lower interest rate

than the existing bonds so that the City realizes a savings. Market conditions determine the savings amount. Refunding is similar to refinancing a mortgage.

Funding:

Municipal Debt Service Fund

Attachment 6

Resolutions

10. Nominations to Boards and Commissions

Action: Nominate citizens to serve as specified below.

A. BUSINESS ADVISORY COMMITTEE

One appointment beginning immediately, ending April 2002 and then serving the next full three-year term to replace Frederick Macholz, who has moved out of town.

Attachment 7

Applications

B. CERTIFIED DEVELOPMENT CORPORATION

One appointment for three years beginning immediately and serving until May 2003. Peter Awute did not meet Council's attendance requirements.

One term beginning immediately and ending April 2003. Phillip Lopp has moved out of town. Nominees must represent a business organization.

Attachment 8

Applications

C. CHARLOTTE-MECKLENBURG PUBLIC ACCESS CORP.

One appointment to represent a financial institution. Term will begin immediately and serve until June 2003. Alfredo Marquetti has resigned.

One appointment beginning immediately to replace Rahman Kahn, who has resigned. Nominees must be a producer or user of the local public access channel. Appointment will begin immediately, serve until June 2002, and then serve the next full, two-year term.

Attachment 9

Applications

D. DOMESTIC VIOLENCE ADVISORY BOARD

One appointment beginning immediately and ending September 2004. Jennifer Cromwell resigned.

Attachment 10

Applications

E. FIREMEN'S RELIEF BOARD OF TRUSTEES

One appointment beginning January 2002 to serve two years. Lou Lesesne is eligible and would like to be reappointed.

Attachment 11

Applications

F. MAYOR'S INTERNATIONAL CABINET

Two appointments for three years beginning March 2002. One will represent an ethnic association and the other is an open category. Helga Armfield and Yvette Sayles are both eligible and would like to be reappointed.

Attachment 12

Applications

G. NEIGHBORHOOD MATCHING GRANTS FUND

One appointment beginning immediately, ending April 2002, and then serving the next full two-year term. Nominees must represent a business. Elyn Dortch did not meet Council's attendance requirements.

Attachment 13

Applications

H. PARADE PERMIT COMMITTEE

One appointment for three years beginning March 2002. Rosemary Hall is eligible and would like to be reappointed.

Attachment 14

Applications

I. PRIVATIZATION/COMPETITION ADVISORY COMMITTEE

One appointment beginning immediately, and ending March 2002, and then serving the next full two year term. Fred Macholz has resigned.

Two appointments serving two years beginning March 2002. John Cotham and Richard Harrington are eligible to be reappointed.

Attachment 15

Applications

J. TRANSIT SERVICES ADVISORY COMMITTEE

Two appointments for three years beginning February 2002. Both must represent local or express service passengers. Linette Fox did not meet Council's attendance requirements. Mark Loflin is not eligible.

Attachment 16

Applications

K. ZONING BOARD OF ADJUSTMENT

One appointment for three years beginning February 2002. Carol Fortenberry is eligible to be reappointed.

Attachment 17

Applications

11. Appointments to Boards and Commissions

Action: Choose Elected Officials as outlined below.

A. AREA FUND BOARD OF DIRECTORS

The Area Fund Board of Directors is composed of 21 persons. Seven people represent private groups and interests, seven represent low-income families, and seven are elected officials or their designees.

The by-laws of the Charlotte Area Fund state that three Councilmembers, or two Councilmembers and the Mayor, will be allowed to either serve on the board or designate a citizen to represent the elected official at their meetings. The terms coincide with the officials' term on City Council, and presently the Mayor, Patrick Cannon, and James Mitchell hold the three positions. They are eligible to continue serving if desired.

The Area Fund was created in 1963 as an anti-poverty agency, funded through the federal government, to work in certain geographical areas to prevent poverty and to work with low income individuals.

Some recent projects include their ninth annual Health Care Career Fair, which was held at Hope Haven and assisting individuals and families in paying their bills through the Family Independence project. A case manager is assigned to assist those who qualify. Some families with school age children may be awarded a computer, thanks to the First Union Foundation. The goal is to help families help themselves by achieving self-sufficiency. There is also a Specialized Senior Program for those whose income fall below federal poverty guidelines.

The elected officials who are selected tonight may call the City Clerk's Office later this week with the name of their designee.

Attachment 18
Description of Committee

12. Closed Sessions

Action: A. CMU Settlement

Adopt a motion pursuant to NCGS 143-318.11a(3) to go into closed session to consult with attorneys representing the City of Charlotte, Charlotte-Mecklenburg Utility Department in order to preserve the attorney-client privilege between the attorneys and the City concerning an administrative proceeding entitled *SC Department of Health and Environmental Control v. North Carolina Department of Environment and Natural Resources, Charlotte-Mecklenburg Utility Department and NC Environmental Management Commission (01-EHR-0856)* pending before the North Carolina Office of Administrative Hearing.

B. MWBD Program

Adopt a motion pursuant to NCGS 143-318.11a(3) to go into closed session to consult with attorneys employed by the City in order to preserve the attorney-client privilege and to consider and give instructions to our attorneys concerning the handling of a claim by United Construction, Inc. regarding the City's Minority and Women Owned Business Development Program.

13. MWBD Program

Action: Take any actions deemed appropriate as a result of the closed session regarding the City's MWBD Program.

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

Disadvantaged Enterprises (DBE) is a federal program primarily used for Aviation and Transit. DBE is race neutral.

Contractors and Consultants

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

CONSENT I

14. Various Bids

A. Vehicles–Auto, Light Truck and Van

Various

Recommendation: The Business Support Services Key Business Executive recommends the low unit price bid be accepted from vendor companies identified per attachment for bid items 1 through 24. The total FY2002 expenditure for all equipment is \$1,655,700.91. All unit price contracts will be for one year with an option to renew for two additional one-year periods.

MWBD Compliance: Yes. There are no known minority vendors for this type of equipment.

Attachment 19

Bid items 1-24 (List of vehicles and vendors)

15. Refund of Property Taxes

Action: A. Adopt a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of \$462,667.81; and

B. Adopt a resolution authorizing the refund of business privilege license payments made in error in the amount of \$9,250.91.

Attachment 20

Resolution

List of Refunds

CONSENT II

16. Burials on State University property

Action: Adopt an ordinance to amend the City Code to permit human burials in memorials located on property that is a part of the state university system.

Staff Resource: Mac McCarley, City Attorney's Office

Explanation:

Currently, Section 7.7 of the City Code prohibits the burial of persons at any place in the city except in licensed cemeteries or in church cemeteries.

The University of North Carolina at Charlotte would like to have the ability to construct on-campus memorials to persons who are important to the history of the university and to incorporate into such memorials the gravesites of the persons honored.

Since the City's current regulations of cemeteries and burials prohibit the memorials that UNCC envisions, there must be an amendment to those regulations if the memorials are to become a reality. The proposed ordinance, which is attached, would accomplish the necessary amendment.

Attachment 21

Ordinance

17. 2001 Local Law Enforcement Block Grant

Action: A. Accept the 2001 Local Law Enforcement Block Grant from the U.S. Department of Justice; and

B. Adopt a budget ordinance appropriating \$1,671,987 from the Department of Justice and \$185,776 from Police Assets Forfeiture funds.

Staff Resource: Darrel Stephens, Charlotte-Mecklenburg Police

Explanation:

Each year, the U.S. Department of Justice releases Local Law Enforcement Block Grant funds to eligible cities and counties. The amount of funding is determined by a formula that is based upon the jurisdiction's reported UCR crime rate for violent offenses (homicide, rape, armed robbery, and assault). The funds are to be used to meet the needs of local law enforcement, as described in the attached spending plan, and cannot be used for items that are included in the budget for the jurisdiction receiving the funds.

The funds must be matched by the local jurisdiction. For 2001, the federal share of Charlotte's block grant is \$1,671,987; the local match, to be taken from Police Assets Forfeiture Funds, is \$185, 776.

A detailed spending plan for the block grant funds is attached.

Community Input:

A public hearing on the use of block grant funds was held on October 9, 2001. Two of the projects to be funded under the block grant, Partners for Peace and the Youth Leadership Initiative, were identified as a result of the public hearing.

Funding:

\$1,671,987 from the U.S. Department of Justice; \$185,776 from Police Assets Forfeiture funds

Attachment 22

2002 Local Law Enforcement Block Grant Spending Plan
Budget Ordinance

18. Charlotte-Mecklenburg Police Background and Reference Check Contract Extension

Action: Approve a one year extension of the current contract with ASET Corporation to provide background and reference checks for CMPD applicants through February 8, 2003.

Staff Resource: Captain Larry Blydenburgh, Charlotte-Mecklenburg Police

Explanation:

The original contract, approved by Council in 1999, was for a three year term with two possible one-year extensions. This contract was the result of an RFP process and ASET Corporation has satisfactorily performed the services for the past three years.

The original RCA did not explicitly request approval for expenditure of City funds for the two possible extension years for the contract. This action is to clarify and confirm approval for the expenditure of funds for the first extension year of the contract. The CMPD estimates the contract value of the requested extension year to be \$200,000.

MWBD:

ASET will self-perform.

Funding:

Police Operating Budget

19. Fitness Equipment for the New Charlotte Police and Fire Training Academy

- Action:**
- A. Reject two low bids submitted by ProMaxima, Houston, TX in the amount of \$88,382 and Cybex International, Medway, MA in the amount of \$101,687.55 that did not meet specifications. These vendors bid on products that were not specified and were not approved by the Architect; and**
 - B. Approve a bid submitted by Superior Fitness Systems in the of amount \$102,505.00 to furnish fitness equipment for the new Charlotte Police and Fire Training Academy.**

Staff Resource: John Trunk, Business Support Services

Explanation:

Brice-Morris-Berg Architects, Inc. is the architect for the new Police and Fire Training Academy on Shopton Road. The architect and city staff developed the fitness equipment specifications for the new Charlotte Police and Fire Training Academy. The Architects supplied all product requirements, approved manufacturers, substitutions and delivery requirements.

Two other bids were received, one from ProMaxima, Houston, TX in the amount of \$88,382.00 and the other from Cybex International, Medway, MA in the amount of \$101,687.55 that did not meet specifications. These vendors bid on products that were not specified and were not approved by the Architect.

MWBD:

There was no known MWBD vendor.

Funding:

Government Facilities Capital Investment Plan

20. Upgrade Existing Equipment in CDOT's Traffic Control Center

- Action:**
- A. Reject the low bid submitted by Protronix Systems Integration; and**
 - B. Approve a contract with Clark-Powell Associates, Inc. in the amount of \$196,620 to replace existing video display system, control interface and console in the Department of Transportation's Traffic Control Center.**

Staff Resource: Bill Dillard, Transportation

Explanation:

This contract is to replace and upgrade the video display wall, video switcher, control interface and console in the Traffic Control Center. The new equipment will replace the current map display and console that was installed when the Control Center was originally built in 1975. The new equipment will permit CDOT/NCDOT to incorporate video surveillance and control of the future High Occupancy Vehicle (HOV) lane control operations into the Traffic Control Center.

| | |
|---|------------------|
| Contract Lump Sum Bid | \$150,345 |
| Optional Video Switcher Upgrade | 20,690 |
| Optional Video Monitoring Labeling System | 23,460 |
| Additional Video Output Card | 2,125 |
| Total Cost: | <u>\$196,620</u> |

Protronix Systems Integration, Charlotte, NC submitted a proposal, in the amount of \$166,181. This vendor failed to include and describe requirements for a complete integrated system as required by the contract documents. The complete integrated system is necessary for the continued smooth operation of the Traffic Control Center.

The Transportation Committee and Council unanimously endorsed installation of camera monitors on Central Avenue and Monroe Road during the Independence Boulevard widening project.

MWBD:

There are no known MWBD vendors.

Funding:

Transportation Capital Investment Plan

21. Wastewater Master Plan for McDowell Creek Basin

Action: A. Adopt a budget ordinance to transfer \$195,000 from the Wastewater Master Plan Study Project to the McDowell Creek Basin Project; and

B. Approve Amendment #2 for \$183,750 with Black and Veatch International Company, to provide engineering services for the Wastewater Master Plan for McDowell Creek Basin.

Staff Resource: Doug Bean, Utilities

Explanation:

This budget ordinance provides funds needed to complete the Wastewater Master Plan for McDowell Creek.

On November 13, 1999, Utilities entered into a \$395,000 contract with Black and Veatch for a McDowell Wastewater Master Plan Study involving a large number of stakeholders in the drainage basin including Huntersville and Cornelius. The stakeholders assisted 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 Master Plan 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 three million gallons per day.

The Master Plan Study recommended the development of a sanitary sewer hydraulic model for the purpose of detailed analyses and flow projections to the McDowell Creek WWTP under various land use and density scenarios.

On January 19, 2001, Amendment #1, in the amount of \$48,000, was approved to conduct limited modeling of the McDowell Creek watershed and McDowell Creek Cove on Mountain Island Lake as required by the NC Division of Water Quality in order to process Utilities' request for a new NPDES discharge permit for the proposed plant expansion.

Amendment #2 will complete the hydraulic modeling recommended in the Wastewater Master Plan Study. This amendment proposes professional services to complete the field inventory of sanitary sewer facilities in conjunction with Utilities Surveying staff. The scope of work includes:

- evaluation and formatting of survey data collected for use in the hydraulic model;
- re-survey of inconsistencies in the data; and
- installation and data collection from flow monitoring devices for the hydraulic model.

With this amendment, the contract with Black & Veatch will increase from \$443,000 to \$626,750.

MWBD:

Black and Veatch International Company will self-perform.

Funding:

Sewer Capital Investment Plan

Attachment 23

Budget Ordinance

22. Water and Sewer Main Design–Professional Service Contract with US Infrastructure

Action: Approve a contract with US Infrastructure of Carolina, Inc. to provide engineering services for water and sewer mains associated with capital improvement projects. This contract is for a not to exceed amount of \$200,000.

Staff Resource: Doug Bean, Utilities

Explanation:

This contract will provide survey, design, and construction administration services for:

- water and sanitary sewer street main extensions on an as needed basis, and
- water and sewer mains to serve two Mecklenburg County Community Development target areas in the Biltmore Estates and Neck Road neighborhoods.

The request and funding for the Biltmore Estates and Neck Road neighborhoods was received from Mecklenburg County Community Development.

US Infrastructure was selected by a competitive selection from 28 proposals. Their qualifications include an excellent quality control program, similar work experience and dedication of three teams to complete these projects.

MWBD:

US Infrastructure is a certified ABE and they will perform \$150,000 (75%) of this contract.

Funding:

Water and Sewer Capital Investment Plan

23. Water and Sewer Street Mains–Professional Service Contract with W.K. Dickson

Action: Approve a contract with W. K. Dickson & Company, Inc. to provide engineering services for water and sanitary sewer main extensions. This contract is for a not to exceed amount of \$200,000.

Staff Resource: Doug Bean, Utilities

Explanation:

The Street Main Extension Program goal is to provide applicants water and/or sewer service within six to twelve months after application. Water

and sewer street main extensions will be assigned to W. K. Dickson for engineering services (survey, design and construction administration) in order to meet this objective.

Twenty-eight proposals were received from consultants interested in this work. W.K. Dickson was selected by a competitive selection based on:

- their commitment to expedite this work,
- past experience on similar projects,
- in-house survey capability, and
- thorough knowledge of CMU design and construction standards.

MWBD:

W.K. Dickson & Company, Inc. will self-perform.

Funding:

Water and Sewer Capital Investment Plan

24. Foxcroft/Ferncliff Storm Drainage Improvement Project

Action: Approve an amendment for \$269,162 with Camp Dresser & McKee for the engineering design phase of the Foxcroft/Ferncliff Storm Drainage Improvement Project.

Staff Resource: Steve Sands, Engineering & Property Management

Explanation:

The Foxcroft/Ferncliff Storm Drainage Improvement project will reduce street and house flooding in the neighborhood bounded by Providence Road, Sharon Lane, and Wendover Road. The original agreement was approved by the City Manager for \$82,402 for planning services. This amendment is for design services.

MWBD:

WBE: 2%

Community Input:

Two design phase public meetings are planned. Informal meetings with property owners will also be scheduled as needed.

Funding:

Storm Water Capital Investment Plan

25. Thomasboro/Hoskins Neighborhood Improvement Project

Action: Approve Amendment #1 for \$664,709 with Woolpert LLP for engineering services for the Thomasboro/Hoskins Neighborhood Improvement Project (NIP).

Staff Resource: Amy Baker, Engineering & Property Management

Explanation:

In November 2000, the citizens approved the Neighborhood Improvement Bond referendum to fund the Neighborhood Improvement Program. This program was established to help maintain, stabilize and revitalize neighborhoods through comprehensive infrastructure improvements such as curb and gutter, storm drainage and sidewalks.

Thomasboro/Hoskins was identified as one of 22 high-priority neighborhoods. On February 12, 2001, Council approved the original agreement for engineering planning and design services for \$284,449. This amendment will provide funding for:

- Water main improvements as requested by Charlotte-Mecklenburg Utilities,
- Storm water planning services for Tillman and Westridge/Ridge Valley,
- Storm water planning and design services for Morgan Street, and
- Continued design services for neighborhood infrastructure improvements.

MWBD:

Woolpert LLP will self-perform.

Funding:

Neighborhoods Capital Investment Plan

26. Plaza Midwood Neighborhood Improvement Project

Action: Approve Amendment #2 to the agreement with US Infrastructure, Inc. (USI) for \$158,210 for engineering design services for the Plaza Midwood Neighborhood Improvement Project.

Staff Resource: Leslie Bing, Engineering & Property Management

Explanation:

On November 5, 1996, citizens approved \$32 million in Neighborhood Improvement bonds to fund the Neighborhood Improvement Program. This program was established to help maintain, stabilize and revitalize

neighborhoods through comprehensive infrastructure improvements such as curb and gutter, storm drainage and sidewalks.

Plaza Midwood Neighborhood was identified as one of 18 high-priority neighborhoods. On April 28, 1997, Council approved the original agreement with USI for \$110,000 and on August 23, 1999, Council approved Amendment #1. Typically, a project is broken down into steps. The first step is planning which is followed by design. The design step determines the scope of construction. As one step is completed, services are contracted for the next.

USI's engineering and design services for the Plaza Midwood Neighborhood are summarized in the table below.

| PHASE | PLANNING | DESIGN | ADD. DESIGN | STATUS |
|-----------|-------------------|------------------------|--------------|------------------------|
| Phase 1-A | Original Contract | Original Contract | NA | Construction Completed |
| Phase 1-B | Original Contract | Amendment #1 | Amendment #2 | Final Design |
| Phase 1-C | Original Contract | Amendment #1 | Amendment #2 | Design |
| Phase 2 | Original Contract | Amendment #1 | | Pending Future Funding |
| Phase 3 | Original Contract | Pending Future Funding | | Pending Future Funding |

This amendment will provide additional funding for engineering design services to increase the project limits by adding additional streets to Phases IB and IC and to extend the culverts at Hamorton Place and Randall Street.

MWBD:

ABE – 87%

WBE – 13%

Funding:

Neighborhoods Capital Investment Plan

27. Fairview Road–Sharon Road Widening, Phases 3, 5 & 6

Action: Approve Change Order #2 to the Fairview Road/Sharon Road Phases 3, 5 and 6 Widening contract with Sealand Contractors Corporation of Charlotte, North Carolina for \$216,587.70.

Staff Resource: Imad Fakhreddin, Engineering & Property Management

Explanation:

Council awarded the contract on February 26, 2001 for \$642,248.92. Council awarded Change Order #1 on October 22, 2001 for \$194,943.11 for work in accordance with the Southpark Development Zoning. The City added construction of planted medians, roadway resurfacing and pavement markings to the widening of Fairview Road by the developer.

Change Order #2 will take advantage of existing contract unit prices for additional pavement milling on Fairview Road, additional asphalt pavement

required to achieve an appropriate road grade due to the installation of the median, top soil for the median, and CMUD utility work required to complete the project.

The new contract sum is \$1,053,779.73

MWBD:

Sealand Contractors met the original contract goals of 5% BBE (\$29,193.13) and 2% WBE (\$11,700).

Additional MWBD participation under this change order are: 3% BBE (\$5,000.00)

Funding:

Transportation Capital Investment Plan

28. Change Order-Aneco Electrical Construction for Concourse D Communications Equipment

Action: Approve a change order to Aneco Electrical Construction of Charlotte, North Carolina for installation of communications equipment for Concourse D in the amount of \$374,243.

Staff Resource: Jerry Orr, Aviation

Explanation:

The airport is currently expanding Concourse D. This change order will provide the communication wiring and cable needed to operate airline computer systems, the airport's flight and ramp information display systems and directional signage on Concourse D. The system will be owned and maintained by the airport. Tenants will be able to use the equipment as part of their lease agreements.

The Airport Advisory Committee recommends this action.

Background:

On August 23, 1999 - Council approved issuance of \$51,054,800 in General Airport Revenue Bonds to construct additional gates on Concourses A and D and construct a new Concourse E.

On October 10, 2000 - Council awarded contracts to construct a new Federal Inspection Service Facility, expand Concourse D, construct Concourse E and expand the terminal building. These projects will add 7 additional international gates, 21 new commuter gates and expand the international arrivals area.

On August 27, 2001 - Council approved a change order to Aneco Electrical Construction in the amount of \$379,829 for the communication wiring and cable for Concourse E.

MWBD:

Aneco Electrical Construction made the good faith effort.

Funding:

Aviation Capital Investment Plan

29. Charlotte Area Transit Maintenance Facility Property Condemnation

Action: Approve \$270,000 additional compensation to the original amount of \$2,530,000 approved on February 26, 2001 for a total of \$2,800,000.

Staff Resource:

Susanne Todd, City Attorney's Office
Kent Winslow, Engineering & Property
Management

Explanation:

On February 26, 2001 Council approved the condemnation of 26.062 acres for a transit maintenance facility. The property is located at 3200 - 3201 South Boulevard. The amount of compensation as established by two independent, certified appraisals at that time was \$2,530,000.

Since that time, staff has continued to negotiate with the property owners on issues such as relocation payments. The original appraisals have been updated and indicate an increase in value in the amount of \$270,000 for a total property value of \$2,800,000.

Staff has yet to reach a negotiated settlement with the property owners.

Funding:

CATS Capital Investment Plan

30. Sale of City Property-4501 McKinley Drive

Action: Approve the sale of City-owned property located at 4501 McKinley Drive.

Staff Resource:

Jerry Orr, Aviation

Explanation:

Council is requested to approve the sale of City owned property subject to compliance with the provisions of the N.C. General Statutes and pursuant to the terms of the following offer:

Property Address: 4501 McKinley Drive
Tax Code: 061-081-35
Buyer's Name: Ernest Hill
Offer: \$47,000

Background:

In accordance with the Part 150 Plan, the Airport acquired 33 homes in the Wandawood community, near Harding High School, because they were located in the highest noise zone. Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 plan.

The Airport provided noise insulation to 4501 McKinley Drive and listed the property in Multiple Listing Service for sale to the public in December 2001. The sales price was determined by an appraisal.

An offer to purchase was extended by Mr. Ernest Hill. The offer is 96% of the asking price.

The offer was advertised for 10 days in accordance with North Carolina General Statute 160A-269 for upset bid. No offers were received.

The buyer will pay \$47,000.

The Airport Advisory Committee recommends this action

31. Property Transactions

Action: Approve the following property acquisitions (A-Y) and adopt the condemnation resolutions (Z-YY). *

For property transactions A-H, 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.

*NOTE: Condemnation Resolutions are on file in the City Clerk's Office.

Acquisitions:

- A. Project:** Airport Master Plan Land Condemnation
Owner(s): Lenora Fincher
Property Address: 8510 Walkers Ferry Road and 7611 Old Dowd Road
Property to be acquired: 4.42 acres
Improvements: Two single family residences
Purchase Price: \$305,000
Zoned: R3
Use: Two single family residences
Tax Value: \$238,000
Tax Code: 113-361-33
- B. Project:** Airport Master Plan Land Acquisition
Owner(s): Khozouri Knozourizadeh
Property Address: 5632 Wallace Neel Road
Property to be acquired: 5.98 acres
Improvements: Vacant Land
Purchase Price: \$412,000
Zoned: I1
Use: Vacant Land
Tax Value: \$135,470
Tax Code: 113-153-03
- C. Project:** Airport Master Plan Land Acquisition
Owner(s): Cross Country Transport Inc.
Property Address: 9641/9633 Dixie River Road
Property to be acquired: 2.901 acres
Improvements: Industrial building
Purchase Price: \$175,000

Zoned: I1
Use: Industrial and land
Tax Value: \$85,420
Tax Code: 113-154-06 and 113-154-07

- D. Project:** FAR Part 150 Land Acquisition
Owner(s): Darrell Glenn Harden
Property Address: 8507 Todd Road
Property to be acquired: 6.24 acres
Improvements: Vacant land
Purchase Price: \$75,000
Zoned: R3
Use: Vacant land
Tax Value: \$75,000
Tax Code: 055-381-34
- E. Project:** Airport Master Plan Land Acquisition
Owner(s): John Pribas ET AL
Property Address: 7732, 7724, 7716 Frosch Road
Property to be acquired: 2.378 acres
Improvements: Vacant land
Purchase Price: \$157,500
Zoned: I1
Use: Vacant land
Tax Value: \$85,370
Tax Code: 113-141-01, 113-141-02, 113-141-03
- F. Project:** Airport Master Plan Land Acquisition
Owner(s): Sam Pistolis ET AL
Property Address: 7747, 7755, 7763 Frosch Road
Property to be acquired: 1.549 acres
Improvements: Vacant land
Purchase Price: \$94,000
Zoned: I1
Use: Vacant land
Tax Value: \$67,510
Tax Code: 113-143-16, 113-143-17, 113-143-18
- G. Project:** FAR Part 150 Land Acquisition
Owner(s): Randi Jean Trivette
Property Address: 2925 Horseshoe Lane
Property to be acquired: .512 acres
Improvements: Single family residence
Purchase Price: \$69,000
Zoned: I1
Use: Single Family Residence
Tax Value: \$50,240
Tax Code: 143-111-13

- H. Project:** Airport Master Plan Land Acquisition
Owner(s): Erwin Jones and Company Inc.
Property Address: 6032 Dixie Road
Property to be acquired: 12.52 acres
Improvements: Vacant land
Purchase Price: \$817,537.50
Zoned: I1
Use: Vacant land
Tax Value: \$377,670
Tax Code: 141-131-10
- I. Project:** Wilkinson Boulevard Gateway, Parcel #9
Owner(s): The Blumenthal Foundation
Property Address: 2001 Wilkinson Boulevard
Property to be acquired: 6,300 sq. ft. (0.14 ac.) of Permanent Easement plus 4,588 sq. ft. (0.11 ac.) of Temporary Construction Easement
Improvements: Trees, Sign Post
Purchase Price: \$26,700
Remarks: This acquisition is required for the Wilkinson Boulevard Gateway project. Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: I-2
Use: Industrial
Tax Code: 119-111-01
Total Parcel Tax Value: \$775,810
- J. Project:** Old Statesville Avenue Road Widening, Parcel #112
Owner(s): Bascom V. Belk, Jr. c/o BVB
Property Address: 5330 Sunset Road
Property to be acquired: 3,573 sq. ft. (0.09 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$10,300
Remarks: This area is needed for the Old Statesville Road Widening project. Compensation was established by an appraisal conducted by an independent, certified appraiser.
Zoned: B1SCD
Use: Shopping Center/Fast Food Restaurant
Tax Code: 041-242-02
Total Parcel Tax Value: \$1,392,060
- K. Project:** Old Statesville Road Widening, Parcel #104
Owner(s): Chip In, LLC
Property Address: 8400 Old Statesville Rd.
Property to be acquired: 3,435 sq. ft. (0.079 ac.) of Fee Simple Acquisition and Permanent Utility Easement, plus 13,647 sq. ft. (0.313 ac.) of Temporary Construction Easement.
Improvements: Pole Light and Sign

Purchase Price: \$70,950

Remarks: This acquisition is required for the Old Statesville Road Widening project. Compensation was established by an independent, certified appraisal and appraisal review.

Zoned: I-1

Use: Convenience Store

Tax Code: 043-222-02

Total Parcel Tax Value: \$913,750

- L. Project:** South Transmission Main-Contract 3, Parcel #14
Owner(s): JGL I, LLC
Property Address: 5200 Park Road
Property to be acquired: 12,344 sq.ft. (0.283 ac.) of Permanent Easement.
Improvements: Landscaping, Lights and Parking
Purchase Price: \$56,000
Remarks: This area is needed for a water transmission main project. Compensation is based on an independent, certified appraisal.
Zoned: 0-2
Use: Office
Tax Code: 171-181-44
Total Parcel Total Parcel Tax Value: \$2,771,650
- M. Project:** Sharon and Fairview Roads Widening, Parcel #11
Owner(s): CAMDEE Properties I, LLC
Property Address: 6651 Morrison Boulevard
Property to be acquired: 288 sq.ft. (0.007 ac.) of Permanent Easement plus 1,399 sq. ft. (0.032 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$45,000
Remarks: The area is needed for roadway widening. The compensation amount was determined by an independent, certified appraiser.
Zoned: B-1
Use: Service Station
Tax Code: 177-091-08
Total Parcel Tax Value: \$1,219,740
- N. Project:** The Plaza Pedestrian Refuge Median, Parcel #25
Owner(s): Plaza Baptist Church, Inc.
Property Address: 3301 The Plaza
Property to be acquired: 67 sq. ft. (0.002 ac.) of Permanent Easement plus 3,143 sq. ft. (0.072 ac.) of Fee Simple, plus 2,575 sq. ft. (0.059 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$20,150

Remarks: This acquisition is required for The Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and appraisal review.

Zoned: B-1

Use: Vacant

Tax Code: 091-092-05

Total Parcel Total Parcel Tax Value: \$119,410

O. Project: The Plaza Pedestrian Refuge Median, Parcel #24

Owner(s): Plaza Baptist Church, Inc.

Property Address: 3321 The Plaza

Property to be acquired: 1,802 sq. ft. (0.041 ac.) of Permanent Easement plus 834 sq. ft. (0.019 ac) of Fee Simple, plus 2,608 sq. ft. (0.060 ac.) of Temporary Construction Easement

Improvements: None

Purchase Price: \$20,950

Remarks: This acquisition is required for the Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and appraisal review.

Zoned: B-1

Use: Office and Church

Tax Code: 091-092-07

Total Parcel Tax Value: \$1,174,330

P. Project: The Plaza Pedestrian Refuge Median, Parcel #26

Owner(s): JTSJ, Inc.

Property Address: 3223 The Plaza

Property to be acquired: 1,418 sq. ft. (0.033 ac.) of Permanent Easement plus 1,140 sq. ft. (0.026 ac.) of Fee Simple, plus 4,288 sq. ft. (0.111 ac.) of Temporary Construction Easement

Improvements: Asphalt, Landscaping

Purchase Price: \$21,275

Remarks: This acquisition is required for The Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and appraisal review

Zone: B-1

Use: Commercial

Tax Code: 083-163-12

Total Parcel Tax Value: \$139,800

Q. Project: Central Avenue Streetscape, Parcel #25

Owner(s): James C. Pegram and Wife, Rosa L. Pegram

Property Address: 3815 Central Avenue

Property to be acquired: 321 sq. ft. (.007 ac.) of Permanent Easement plus 1,574 sq. ft. (.036 ac.) of Temporary Construction Easement

Improvements: 16 sq. ft. of concrete

Purchase Price: \$10,350

Remarks: This acquisition is required for Central Avenue Streetscape project. Compensation was established by an independent, certified appraisal and appraisal review.

Zoned: R22MF

Use: Single Family Residential

Tax Code: 101-161-15

Total Parcel Tax Value: \$91,980

- R. Project:** Central Avenue Streetscape, Parcel #52
Owner(s): H&K Ventures
Property Address: 5101 Central Avenue
Property to be acquired: 692 sq. ft. (0.016 ac.) of Permanent Easement plus 695 sq. ft., (0.016 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$ 12,450
Remarks: This acquisition is required for Central Avenue Streetscape project. Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: 0-2
Use: Office
Tax Code: 101-212-07
Total Parcel Tax Value: \$233,470
- S. Project:** Graham Street at Norris Avenue Intersection Improvements, Parcel #1
Owner(s): Willis J. Hidell and Wife, Margaret H. Hidell
Property Address: 700 West 28th Street
Property to be acquired: 87 sq. ft. (0.002 ac.) of Permanent Easement plus 8,292 sq. ft. (0.190 ac.) of Fee Simple, plus 11,131 sq. ft. (0.256 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$44,900
Remarks: This acquisition is required for the Graham Street at Norris Avenue Intersection Improvements project. Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: I-2
Use: Warehouse/Industrial
Tax Code: 079-074-07
Total Parcel Tax Value: \$2,386,200
- T. Project:** Prosperity Church Road Widening-Phase II, Parcel #116
Owner(s): Julienne Ellis
Property Address: 4700 Prosperity Church Road

Property to be acquired: 9,259 sq. ft. (0.212 ac.) of Permanent Easement plus 4,002 sq. ft. (.092 ac.) of Temporary Construction Easement

Improvements: None

Purchase Price: \$10,000

Remarks: This acquisition is required for the Prosperity Church Road Widening-Phase II project. Compensation was established by an independent, certified appraisal and appraisal review.

Zoned: R-3

Use: Single Family Residential

Tax Code: 029-462-30 and 31

Total Parcel Tax Value: \$59,040

U. Project: Prosperity Church Road Widening-Phase II, Parcel #120

Owner(s): Gary L. Norris and Wife, Dean P. Norris

Property Address: 5000 Prosperity Church Road

Property to be acquired: 47,654 sq. ft. (1.094 ac.) of Fee Simple plus 323 sq. ft. (0.007 ac.) of Permanent Easement, plus 8,266 sq. ft. (0.190 ac.) of Temporary Construction Easement

Improvements: None

Purchase Price: \$50,295

Remarks: This acquisition is required for the Prosperity Church Road Widening-Phase II project. Compensation was established by an independent, certified appraisal and appraisal review.

Zoned: R-3

Use: Single Family Residential

Tax Code: 029-321-12

Total Parcel Tax Value: \$126,730

V. Project: Johnston Road Improvement-Phase II, Parcel #56

Owner(s): Renaissance Gardens Homeowners Association, Inc.

Property Address: Renaissance Court

Property to be acquired: 2,061 sq. ft. (0.05 ac.) of Fee Simple Acquisition, plus 19,214 sq. ft. (0.44 ac.) of Temporary Construction Easement

Improvements: Brick entranceway with electrically connected sign, pavement

Purchase Price: \$35,250

Remarks: This acquisition is required for the Johnston Road Improvement-Phase II project. Compensation was established by an independent, certified appraisal and appraisal review.

Zoned: R12MF

Use: Condominiums

Tax Code: 221-453-44

Total Parcel Tax Value: \$668,655

- W. Project:** South Tryon Street-Phase I, Parcel #19
Owner(s): Darryl W. Norman and Wife, Karen C. Norman
Property Address: 4200, 4208 and 4214 South Tryon Street
Property to be acquired: 6,185 sq. ft. (.1420 ac.) Fee Simple 1,336 sq.ft. (.031 ac.) of Permanent Sidewalk Easement, 161 sq.ft. (.004 ac) of Permanent Storm Drainage Easement, plus 2,150 sq. ft. (.045 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$11,500
Remarks: This acquisition is required for the South Tryon Street-Phase I project. Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: B-2
Use: Business
Tax Code: 145-255-11, 12 and 13
Total Parcel Tax Value: \$55,560/145-255-11; \$75,960/12; \$90,860/-13
- X. Project:** Hope Park Branch Stream Restoration Project, Parcel #5
Owner(s): B&F Holdings, Inc.
Property Address: 2140 Milton Road
Property to be acquired: 51,900 sq.ft. (1.191 ac.) of Permanent Conservation Easement plus 17,515 sq.ft. (.402 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$30,500
Remarks: Required easements needed for the construction of the Hope Park Branch Stream Restoration Project. Compensation was established by an independent, certified appraisals in the area.
Zoned: R-4
Use: Housing
Tax Code: 099-152-20
Total Parcel Tax Value: \$1,254,540
- Y. Project:** Cathey Road Sidewalk Project, Parcel # 11
Owner(s): Donald Scott McClure
Property Address: 801 Cathey Road
Property to be acquired: 15,560 sq.ft. (.36 ac.) in Fee plus 4,408 sq.ft. (0.10 ac.) of Temporary Construction.
Improvements: None
Purchase Price: \$10,175
Remarks: This acquisition is required for the Cathey Road Sidewalk project. Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: R-3
Use: Residential
Tax Code: 031-073-22

Total Parcel Tax Value: \$33,000

Condemnations:

- Z.** **Project:** 24-inch Water Main along Shopton Road West (SR1116), Parcel #1
Owner(s): Alice Knox Griffin-Owenby and Any Other Parties of Interest
Property Address: 10807 Shopton Road West
Property to be acquired: 2,310 sq. ft. (0.053 ac.)
Improvements: None
Purchase Price: \$1,125
Remarks: The area is needed for a water main project. The acquisition price was based on an independent, certified appraisal. Staff has yet to reach a settlement with the property owner.
Zoned: R-3
Use: Single Family Residential
Tax Code: 199-201-12
Total Parcel Tax Value: \$120,820
- AA.** **Project:** 24-inch Water Main along Shopton Road West (SR 1116), Parcel #2
Owner(s): David Cole Clark and Wife, Pauline P, Clark and Any Other Parties of Interest.
Property Address: 10425 Shopton Road West
Property to be acquired: 3,490 sq. ft. (0.08 ac.)
Improvements: None
Purchase Price: \$2,200
Remarks: The area is needed for a water main project. The acquisition price was based on an independent, certified appraisal. Staff has yet to reach a settlement with the property owner.
Zoned: R-3
Use: Vacant Lot
Tax Code: 199-201-03
Total Parcel Tax Value: \$18,290
- BB.** **Project:** Davidson/Matheson Connector, Parcel #10
Owners: William Douglas Austin, Jr. and Lisa Austin and Any Other Parties of Interest
Property Address: Jordan Place
Property to be acquired: 10,348 sq. ft. (0.24 ac.) of Fee Simple Acquisition, Permanent Utility Easement and Temporary Construction Easement.
Improvements: None
Purchase Price: \$13,000
Remarks: This acquisition is needed for the Davidson/Matheson Connector project. The compensation was

established by two independent, certified appraisals. Staff has yet to reach a negotiated agreement with property owner.

Zoned: 0-2

Use: Vacant

Tax Code: 083-066-06

Total Parcel Tax Value: \$3,290

- CC.** **Project:** Old Statesville Road Widening, Parcel #23
Owner(s): Ansel L. Bradley, Life Estate and Any Other Parties of Interest
Property Address: 6631 Old Statesville Road
Property to be acquired: 3,641 sq. ft. (0.08 ac.) of Fee Simple Acquisition and Temporary Construction Easement
Improvements: Parking Spaces
Purchase Price: \$6,400
Remarks: This acquisition is required for the Old Statesville Road Widening project. Compensation was established by two independent, certified appraisals and an appraisal review. Staff has yet to reach a negotiated settlement with property owner.
Zoned: B-2
Use: Commercial/Barber Shop
Tax Code: 037-421-15
Tax Value: \$28,090
- DD.** **Project:** Nations Ford Road Sidewalks, Parcel #7
Owner(s): Todd S. Lawton and Wife, Denise B. Lawton and Any Other Parties of Interest.
Property Address: 9712 Nations Ford Road
Property to be acquired: 1,714 sq. ft. (0.039 ac.)
Improvements: None
Purchase Price: \$350
Remarks: This acquisition is required for the Nations Ford Road Sidewalks project. Compensation was established by an independent, certified appraisal and an appraisal review. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-4
Use: Single Family Residential
Tax Code: 204-188-10
Total Parcel Tax Value: \$65,980
- EE.** **Project:** The Plaza Pedestrian Refuge Median, Parcel #3
Owner(s): Express Stores, LLC and Any Other Parties of Interest
Property Address: 3400 The Plaza
Property to be acquired: 4,271 sq. ft. (.098 ac.) of Permanent Easement
Improvements: Gas Sign
Purchase Price: \$11,975

Remarks: This acquisition is required for The Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and an appraisal review. Staff has yet to reach a negotiated settlement with the property owner.

Zoned: B-1

Use: Commercial

Tax Code: 093-051-08

Total Parcel Tax Value: \$278,640

- FF.** **Project:** The Plaza Pedestrian Refuge Median, Parcel #27
Owner(s): Fred S. Frazier and Allan V. Frazier and Any Other Parties of Interest
Property Address: 3217 The Plaza
Property to be acquired: 1,182 sq. ft. (.03 ac.)
Improvements: Asphalt
Purchase Price: \$5,000
Remarks: This acquisition is required for The Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and an appraisal review. Staff has yet to reach a negotiated settlement with the property owners.
Zoned: B-1
Use: Commercial
Tax Code: 083-163-11
Total Parcel Tax Value: \$78,870
- GG.** **Project:** The Plaza Pedestrian Refuge Median, Parcel # 29
Owner(s): Fred S. Frazier and Any Other Parties of Interest
Property Address: 3205 The Plaza
Property to be acquired: 2,070 sq. ft. (.048 ac.) of Permanent Easement
Improvements: Canopy
Purchase Price: \$11,650
Remarks: This acquisition is required for The Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and an appraisal review. Staff has yet to reach a negotiated settlement with the property owners.
Zoned: B-1
Use: Commercial
Tax Code: 083-163-09
Total Parcel Tax Value: \$58,860
- HH.** **Project:** The Plaza Pedestrian Refuge Median, Parcel #31
Owner(s): Javed Parekh and Javed Kashmary and Any Other Parties of Interest
Property Address: 3129 The Plaza
Property to be acquired: 1,274 sq. ft. (0.030 ac.)

Improvements: None

Purchase Price: \$4,475

Remarks: This acquisition is required for The Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and an appraisal review. City Staff has yet to reach a negotiated settlement with the property owners.

Zoned: B-1

Use: Service Station

Tax Code: 083-166-11

Total Parcel Tax Value: \$86,480

- II. Project:** Graham Street @ Norris Avenue Intersection
Improvements, Parcel # 3 and #5
Owner(s): Bullock's Cleaning and Radiator Repair, Inc. and Any Other Parties of Interest.
Property Address: 2640 North Graham Street
Property to be acquired: 19,966 sq. ft. (0.46 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$37,900
Remarks: This acquisition is required for the Graham Street at Norris Avenue Intersection Improvements project. Compensation was established by an independent, certified appraisal and an appraisal review. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: I-2
Use: Warehouse/Industrial
Tax Code: 079-074-04
Total Parcel Tax Value: \$162,170
- JJ. Project:** McAlpine Creek Relief Sewer, Parcel #30
Owner(s): Charles A. Bates, Jr. and Laura K. King (A.K.A Laura K. Bates) and Any Other Parties of Interest
Property Address: 5120 Hayling Road
Property to be acquired: 19,225 sq. ft. (0.441 ac) of Permanent Easement
Improvements: Fencing
Purchase Price: \$3,450
Remarks: This acquisition is required for the McAlpine Creek Relief Sewer project. Compensation was established by an independent, certified appraisal and appraisal review. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Single Family Residential
Tax Code: 211-401-05
Total Parcel Tax Value: \$390,270

- KK.** **Project:** McAlpine Creek Relief Sewer, Parcel #49 & 49A
Owner(s): Providence Landing Atrium Homes Associate: Sea Isle Land Trust with Island Administration Management AVV Trustee and Any Other Parties of Interest
Property Address: Providence Road
Property to be acquired: 109,700 sq. ft. (2.52 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$42,000
Remarks: This acquisition is required for the McAlpine Creek Relief Sewer project. Compensation was established by an independent, certified appraisal and appraisal review. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: RPUD
Use: Vacant
Tax Code: 211-011-15
Total Parcel Tax Value: N/A
- LL.** **Project:** Asbury Avenue Extension, Parcel 156
Owner(s): Robert E. Kunkleman and Wife, Kathryn L. Kunkleman and Any Other Parties of Interest
Property Address: 1017 Wainwright Avenue
Property to be acquired: 15,000 sq. ft. (.344 ac.) Land Total Acquisition
Improvements: None
Purchase Price: \$1,600
Remarks: This acquisition is required for the Asbury Avenue Extension project. Compensation was established by an independent, certified appraisal and an appraisal review. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-8
Use: Single Family Residential
Tax Code: 077-195-11
Total Parcel Tax Value: \$1,600
- MM.** **Project:** 2001 Annexation Reames Road Area, Parcel #4
Owner(s): C&T Leasing LLC and Any Other Parties of Interest
Property Address: Old Statesville Road
Property to be acquired: 17,001 sq. ft. (0.390 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$675
Remarks: This acquisition is required for the 2001 Annexations Reames Road Area project. Compensation was established by an independent, certified appraisal and a review appraisal. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: I-2

Use: Vacant
Tax Code: 025-271-01
Total Parcel Tax Value: \$748,120

NN. **Project:** Deerfield Creek-Phase II-B, Parcel # 1
Owner(s): Star City Development Company, Inc. and Any Other Parties of Interest
Property Address: Providence Road
Property to be acquired: 392 sq.ft. (.009 ac.)
Improvements: None
Purchase Price: \$100
Remarks: The easement is necessary for the construction of the Deerfield Creek Sanitary Sewer project. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Residential
Tax Code: 231-131-05
Total Parcel Tax Value: \$1,634,520

OO. **Project:** The Plaza Pedestrian Refuge Median, Parcel #23
Owner(s): Liberty North Carolina, Inc. and Prefco III Realty, LLC and Any Other Parties of Interest
Property Address: 3401 The Plaza
Property Address: 6,195 sq. ft. (.142 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$21,200
Remarks: This acquisition is required for The Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and a review appraisal. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-1
Use: Office
Tax Code: 091-093-03A&B
Total Parcel Tax Value: \$204,320

PP. **Project:** The Plaza Pedestrian Refuge Median, Parcel #1
Owner(s): Land-o-Sun II, LLC c/o Suiza F/C and Any Other Parties of Interest
Property Address: 3300 The Plaza
Property to be acquired: 11,395 sq. ft. (.262 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$21,000
Remarks: This acquisition is required for The Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and a review appraisal. Staff

has yet to reach a negotiated settlement with the property owner.

Zoned: I-1

Use: Warehouse/Industrial

Tax Code: 093-055-36

Total Parcel Tax Value: \$910,980

- QQ.** **Project:** Central Avenue Streetscape, Parcel #34
Owner(s): Mary Lou Lawson and Any Other Parties of Interest
Property Address: 4101 Central Avenue
Property to be acquired: 1,517 sq. ft. (0.035 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$6,875
Remarks: This acquisition is required for the Central Avenue Streetscape project. Compensation was established by an independent, certified appraisal and a review appraisal. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: 0-2
Use: Office
Tax Code: 101-172-10
Total Parcel Tax Value: \$349,580
- RR.** **Project:** Central Avenue Streetscape, Parcel #32
Owner(s): Malcolm Luther Huss and Any Other Parties of Interest
Property Address: 4011 Central Avenue
Property to be acquired: 1,276 sq.ft. (0.030 ac.)
Improvements: None
Purchase Price: \$6,200
Remarks: This acquisition is required for the Central Avenue Streetscape project. Compensation was established by an independent, certified appraisal and a review appraisal. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: R22MF
Use: Single Family Residential
Tax Code: 101-171-11
Total Parcel Tax Value: \$76,020
- SS.** **Project:** Central Avenue Streetscape, Parcel #29
Owner(s): Mai Hoang Nguyen and Wife, Tuyet Lan Thi Le and any Other Parties of Interest
Property Address: 3919 Central Avenue
Property to be acquired: 2,218 sq. ft. (0.051 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$3,900

Remarks: This acquisition is required for the Central Avenue Streetscape project. Compensation was established by an independent, certified appraisal and a review appraisal. Staff has yet to reach a negotiated settlement with the property owner.

Zoned: R22MF

Use: Single Family Residential

Tax Code: 101-162-10

Total Parcel Tax Value: \$56,910

- TT.** **Project:** North Graham Street Sidewalk, Parcel #18
Owner(s): Lloyd Jack Taylor and Bobbie F. Taylor and Any Other Parties of Interest
Property Address: North Graham Street
Property to be acquired: 1,786 sq.ft. (0.04 ac.) of Permanent Sidewalk, Utility Easement, Permanent Drainage, and Temporary construction Easement.
Improvements: None
Purchase Price: \$2,925
Remarks: This acquisition is required for the North Graham Sidewalk project. Compensation was established by an independent, certified appraisal and a review appraisal. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-1
Use: Business/Tanning Salon
Tax Code: 045-102-04
Total Parcel Tax Value: \$93,830
- UU.** **Project:** North Graham Street Sidewalk, Parcel #13 & #14
Owner(s): Overnite Transportation Company, Inc.
Property Address: 5204 North Graham Street
Property to be acquired: 23,449 sq. ft. (0.54 ac.) of Permanent Sidewalk, Utility Easement, and Temporary Construction Easement.
Improvements: Chainlink Fence
Purchase Price: \$14,300
Remarks: This acquisition is required for the North Graham Street Sidewalk project. Staff has yet to reach a negotiated settlement with property owner.
Zoned: I-2
Use: Business/Trucking Company
Tax Code: 045-091-09
Total Parcel Tax Value: \$3,071,310
- VV.** **Project:** North Tryon Sidewalk, Package #14, Parcel #9
Owner(s): David L. Williams and Karen B. Williams and Any Other Parties of Interest
Property Address: 5925 North Tryon Street

Property to be acquired: 2,276 sq.ft. (0.08 ac.) of Permanent Sidewalk, Utility Easement, and Temporary Construction Easement

Improvements: None

Purchase Price: \$1,000

Remarks: This acquisition is required for the North Tryon Street Sidewalk, Package #14 project. Staff has yet to reach a negotiated settlement with the property owner.

Zoned: B-2

Use: Car Rental Agency

Tax Code: 089-203-03

Total Parcel Tax Value: \$354,390

- WW.** **Project:** North Tryon Sidewalk, Package #14, Parcel #3
Owner(s): J.P. Headen Sr. Estate and Any Other Parties of Interest
Property Address: 5735 North Tryon Street
Property to be acquired: 1,315 sq. ft.(0.030 ac.) of Permanent Sidewalk, Utility Easement, and Temporary Construction Easement
Improvements: None
Purchase Price: \$4,400
Remarks: This acquisition is required for the North Tryon Sidewalk, Package #14. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-2
Use: Used Car Dealership
Tax Code: 089-201-05
Total Parcel Tax Value: \$223,450
- XX.** **Project:** Old Statesville Road Widening, Parcel #45
Owner(s): Melvin R. Hostetter and Arlene F. Hostetter and Any Other Parties of Interest
Property Address: 7207 Old Statesville Road
Property to be acquired: 8,063 sq.ft. (0.19 ac.) of Fee Simple Acquisition and Temporary construction Easement
Improvements: Chainlink Fence and Sign; Irrigation System
Purchase Price: \$14,350
Remarks: This acquisition is required for the Old Statesville Road Widening project. Compensation was established by an independent, certified appraisal and a review appraisal. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: I-2
Use: Landscaping Business
Tax Code: 037-211-04
Total Parcel Tax Value: \$166,680

- YY.** **Project:** Central Avenue Streetscape, Parcel #31
Owner(s): Darlene Adams, Inc. and Any Other Parties of Interest
Property Address: 4001 Central Avenue
Property to be acquired: 3,224 sq.ft. (0.074 ac.)
Improvements: None
Purchase Price: \$9,775
Remarks: This acquisition is required for the Central Avenue Streetscape project. Compensation was established by and independent, certified appraisal and an appraisal review. Staff has yet to reach a negotiated settlement with the property owner.
Zoned: R22MF
Use: Day Care/Vacant
Tax Code: 101-171-10
Total Parcel Tax Value: \$94,550

32. Meeting Minutes

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

- **November 26, 2001 Business Meeting**
- **December 3, 2001 Swearing-In Ceremony**
- **December 10, 2001 Business Meeting**