

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, January 22, 2001

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

Business

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Consent I

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. MWBD Annual Report

Resource: Susan Johnson, Business Support Services
Faithel Dubois, Chair of MWBD Advisory Committee

Time: 20 minutes

Attachment 1

2. Proposed Ovens Auditorium Renovations

Resource: Mike Crum, Coliseum Authority

Time: 15 minutes

Attachment 2

3. Certified Development Corporation Application to Expand to South Carolina

Resource: Dennis Marstall, Mayor's Office

Time: 15 minutes

Attachment 3

4. Phoenix Rising Housing Development

Resource: Stanley Wilson, Neighborhood Development

Time: 10 minutes

Attachment 4

5. Committee Reports by Exception

City Within A City: Funding of Relocation Program

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

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

CONSENT

- 6. Consent agenda items 15 through 27 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

7. City Manager's Report

8. Old Convention Center



Action: Select an option for the disposition of the Old Convention Center.

Staff Resources: Tom Flynn, City Manager's Office
 Kent Winslow, Engineering & Property Management

Policy:

Coordinate with the Center City 2010 Vision Plan. Maximize the City's return from its current asset portfolio by pursuing alternative ownership/management strategies, which meet the City's public policy objectives.

Explanation:

In November LCOR Inc. withdrew from their efforts to redevelop the Old Convention Center after the City and LCOR were unable to develop a Memorandum of Understanding that met the City's and LCOR's requirements. The Council directed the City Manager to review options for the Old Convention Center. The following options and key considerations were presented to City Council on December 11, 2000.

Option I: Hold the land and the building until early 2002 when transit plans are completed

- Maximizes opportunity for integration of transit into development
- Preserves opportunity to use the asset to implement the 2010 Plan
- Does not compete with Hal Marshall RFP
- Maintenance Cost: \$5,000
- Land value increases 5-8% per year (\$750,000 to \$1,200,000)
- Potential lost revenue: \$730,000 (Unrealized property taxes (\$80,000) plus unrealized interest income (\$900,000) minus parking revenues of \$250,000)

Option II: Hold the land and demolish the building

- Maximizes opportunity for integration of transit into development
- Preserves opportunity to use the asset to implement the 2010 Plan
- Does not compete with Hal Marshall RFP
- Land value increases 5-8% per year (\$750,000 to \$1,200,000)
- \$1.8 million cost for demolition, grassing and benches
- Potential lost revenue: \$1.2 million (Unrealized property taxes (\$80,000) plus unrealized interest income (\$900,000) plus lost parking revenue of \$250,000)
- Eliminates blighting influence on College Street
- Creates temporary open space

Option III: Explore negotiated sale to Spectrum for an urban retail entertainment center

- Integration of transit into development needs clarification
- Could implement 2010 Plan if not an interim use
- May compete with Hal Marshall RFP
- Sales price unknown
- 90 days to study urban entertainment centers and develop design, component and financial parameters with Spectrum
- Spectrum exclusive developer; does not test interest of other developers

Option IV: Spring 2001 RFQ/RFP with Council approved development guidelines

- Integration of transit into development possible
- Preserves opportunity to use asset to implement 2010 Plan
- May compete with Hal Marshall RFP
- Maintenance Cost: \$5,000
- On tax rolls sooner than with Option I
- Potential lost revenue: \$730,000 (Same as Option I)
- Tests interest of other developers

Option V: Immediate asset sale without guidelines

- Loss of control over integration of transit into development
- Implementation of 2010 Plan dependent upon private market
- Sales price: \$12 to 15 million
- Potential gained revenue: \$730,000 annually (Property taxes (\$80,000) plus interest income (\$900,000) minus lost parking revenue of \$250,000)

Manager's recommendation:

The City Manager recommends Option I for the following reasons:

- Best option to ensure development that compliments transit at the hub of the City's transit system
- Preserves the option of using this asset to implement the Center City 2010 Plan
- Minimizes potential lost revenue
- Value of the land continues to increase

- Allows time to study urban retail entertainment center, and, if Council chooses, conduct a competitive process to select a developer for an urban retail entertainment center
- Council will know the components of the Hal Marshall redevelopment and be able to avoid conflicts with that redevelopment

Attachment 5

December 11, 2000 presentation to City Council

9. First Ward Place Request For Proposal



Action: Approve the City Within A City Committee recommendation to approve the Request for Proposal for mixed income rental housing development at 7th and McDowell Streets in the First Ward Neighborhood.

Committee Chair: Rod Autrey

Staff Resources: Tom Flynn, City Manager's Office
Stanley Wilson, Neighborhood Development

Policy:

The First Ward Master Plan, adopted by the Charlotte City Council in July of 1997, calls for the creation of a new urban mixed-income community.

The Center City 2010 Vision Plan, adopted by the Charlotte City Council in May of 2000, promotes the construction of workforce housing in residential structures with ground floor retail.

Explanation:

The City of Charlotte is seeking proposals from qualified developers to design, develop, build, market and manage rental units to create a mixed income housing development on a 4.85-acre vacant parcel in the First Ward Neighborhood. The land, located between 7th Street, McDowell Street and I-277, is owned by the City of Charlotte. The Request for Proposal (RFP) will be sent to national and local developers.

Key provisions of the RFP include:

- The primary goal of the sale or lease of this tract is the development of a quality rental housing project that includes affordable units.
- Approximately 3.5 acres of the vacant parcel are currently usable. The City will relocate an existing power line to increase the developable property by approximately one acre.
- The City's contribution to the project will be the cost of relocation of the power lines.

- It is anticipated that the site will support approximately 150 rental units.
- The development of ground floor retail may be included as part of the proposal.
- The City will consider a reduced purchase price or lease structure to accomplish the affordability targets.

The RFP is for a mixed income project that will meet the following minimum affordability targets:

Percent of Affordable Units	Percent of Area Median Income
At Least 10%	<60%
At Least 15%	60% - 80%
At Least 20%	80% - 100%
At Least 25%	100% - 120%

(Note: The median income for a 4-person family in Charlotte is currently \$57,100. This figure is adjusted annually by the City and changed depending on the size of household.)

- The balance of the units may be developed to serve the prevailing market rate.
- The developer must maintain these affordability targets for the project for a period of not less than 20 years. The City is seeking to leverage private or developer funding for this project to the highest degree possible.

The criteria for selecting a developer/development team are:

- Proven ability and track record in developing and managing mixed income units
- Ability to secure financing for the project
- Responsiveness to development program
- Quality of the proposed housing design
- Purchase price or lease structure
- Management plan that addresses overall operation and maintenance of the housing project

The suggested schedule for this project is as follows:

City of Charlotte issues Request for Proposals	January 2001
Pre-Submission Conference	February 2001
Responses to RFP Due to City of Charlotte	March 2001
Selection Committee Reviews and Recommends Short list to City Council	April 2001
Selection Committee Interviews	April 2001
City Council Presentations	May 2001
Selection Committee recommendation	May 2001
City Council Selection of Development team	May 2001
Memorandum of Understanding Executed	July 2001

MWBD:

Proposals must meet the City’s MWBD requirements.

Committee Discussion:

On November 29, 2000, the City Within A City Committee voted unanimously to recommend approval of the RFP. The Committee discussion focused on the affordability targets and the weighting of the selection criteria. The Committee recommends that a RFP be sent to solicit qualified developers to design, develop, build, market and manage rental- housing units that will be located in the First Ward neighborhood. Councilmembers present: Rod Autrey, Sara Spencer, Patrick Cannon, and James Mitchell. Councilmember Mike Castano was absent.

Funding:

The \$400,000 (approximate amount) cost to the City to relocate the power lines will be reimbursed from the sale of the property. If this funding source is not available, staff will identify an alternative capital funding source.

Attachment 6

- Request for Proposal RFP Document
- Map

BUSINESS

10. Supplemental Appropriation to the City's Relocation Program



Action: Approve the City Within A City Committee recommendation to adopt a budget ordinance to increase the City's Relocation Program budget in the amount of \$1,653,199 to cover program costs in excess of the FY01 budget estimates.

Committee Chair: Rod Autrey

Staff Resource: Stanley Watkins

Policy:

The City's FY2001 Consolidated Plan identifies a need for affordable, safe and decent housing for low-income families. The Plan was approved by City Council on March 24, 2000 and reaffirmed the three basic goals of the City's Housing Policy: preserve the existing housing stock, expand the supply of low and moderate-income housing, and support family self-sufficiency initiatives.

Explanation:

The City's Relocation Program expenditures have grown at a rate higher than anticipated over the past two years. This fiscal year the program is estimated to cost \$3.5 million, which exceeds the amount available in Neighborhood Development's Capital budget, by \$1,653,199. The FY01 budget prepared in January 2000 underestimated the total relocation costs.

Costs have been escalating due to the backlog of relocation cases caused by increased displacements due to code enforcement activities and the shortage of affordable rental housing in the Charlotte market. Approximately two-thirds of the relocation costs are attributed to transitional and temporary housing components of the Relocation Program.

The transitional housing component was approved by City Council in 1996 and has grown very rapidly as staff sought to reduce unresolved relocation cases from 63% (1996) to 17% (2001) of the total caseload of 616. Unresolved cases are those cases where a permanent relocation resolution has not been found and the family has not been relocated to transitional or temporary housing. Most often the families in these unresolved cases are still residing in circumstances that the City's Code Enforcement inspectors have determined are unfit for habitation.

City staff has been exploring options concerning Relocation Program activities and funding for this fiscal year in an effort to ensure that ineligible clients are denied benefits and the programs are efficiently run. At this time, staff has a better understanding of the cost drivers, gained better control over the housing expenditures, and initiated cost control measures in the program.

To deal with these issues, staff brought the Relocation Program design to the CWAC Council Committee for review in early August 2000. Short-term programmatic changes have already been implemented. Long-term changes requiring policy modifications will be brought to Council for review and approval in mid April. Changes resulting from the review would take effect on July 1, 2001.

Committee Discussion:

The CWAC committee discussed this issue on January 10th and unanimously approved recommending to Council the increase to the relocation budget. The later discussion focused on measures to more efficiently operate the Relocation program.

City Staff has begun to implement operational changes to run the program more efficiently:

- Received a commitment from the Housing Authority for an annual allocation of at least 100 Section 8 certificates for City relocatees
- Assigned a City staff person to directly administer Section 8 certificates for relocatees
- Hired a Housing Resource Specialist to locate affordable housing resources
- Began the stricter enforcement of eviction for non-payment of rent after 90 days

The CWAC Committee voted to recommend the adoption of a Code Repair Program to help prevent displacement from taking place. This measure could reduce the code-displaced workload by 25%. The Committee also discussed the larger issue of producing more affordable housing and working with the Charlotte Housing Authority, the Charlotte-Mecklenburg Housing Partnership and private developers that receive financial assistance from the City to provide relocation assistance. The following long-term changes to the relocation program were part of the discussion:

- Reduce eligibility from 80% of the median income to 60% of the median income to reduce the workload by 10%
- Increase relocation benefits to \$15,000 over 42 months
- Budget relocation costs as part of housing projects
- Require City assisted multi-family projects to make available a percentage of units for relocatees

In February the Committee will consider changes to the Transitional Housing program and other program options, and is expected to finalize the recommended changes. With Council approval any long-term changes to the program will be implemented on July 1, 2001.

Council members present: James Mitchell, Sara Spencer, and Mike Castano.
Councilmembers absent: Rod Autrey, Patrick Cannon.

Background:

The City's Relocation Program provides benefits to persons involuntarily displaced from their residence by governmental actions, such as code

enforcement, housing programs, and road projects. Eligibility is based on income of individuals displaced due to local programs and maximum income restrictions under federally funded projects. Benefits are also provided to individuals, within income guidelines, who are displaced by fires.

Funding:

Traditionally, Pay As You Go (PAYG) and HUD Block Grant (CDBG) revenues have supported the Relocation Program. However, the Relocation Program has grown to an annual spending level of \$3.5 million, up from the \$480,000 spent in 1995. With no change in policy, the additional burden placed on PAYG will exhaust the availability of funds for all other PAYG funded capital investment projects.

To provide this one-time increase to the Relocation Program, staff recommends funding from two sources: the transfer of unexpended funds in the Infrastructure Grants and Neighborhood Matching Grants Programs, for \$300,000 and \$400,000, respectively; and a one-time transfer of \$953,199 from General Fund fund balance. After this transfer, the General Fund fund balance will remain above Council's 12% minimum fund balance goal by approximately \$340,000.

11. Community Relations Commission Grants and Budget Ordinances

Action:

- A. Adopt a budget ordinance appropriating \$39,560 from a grant for fair housing enforcement;**
- B. Adopt a budget ordinance appropriating \$15,000 from a fair housing complaint settlement; and**
- C. Accept three new grants for a new child dependency mediation program and adopt a budget ordinance appropriating \$157,100 for administration of the program.**

Staff Resource: Willie Ratchford, Community Relations Commission

Explanation:

A. US HUD Fair Housing Assistance Grant

Each year, the U.S. Department of Housing and Urban Development provides a grant to fund administration of the fair housing program. Community Relations Commission (CRC) initially estimated the amount of the grant as \$25,000. The actual FY01 grant amount was \$64,560, therefore, Council is asked to appropriate the remaining \$39,560.

CRC has, and will continue, to use the HUD grant revenue to cover the salary and benefits of a temporary Community Relations Specialist position and other HUD approved costs associated with administration of the fair housing program. Through the first six months of FY01 there has been a 57% increase in the number of fair housing complaints received compared to all of FY00.

This action will not add to the City's overall budget since this is grant revenue and CRC, at this time, does not anticipate requesting funding from the City if the HUD funding goes away.

B. Fair Housing Complaint Settlement

CRC recently settled a fair housing complaint for \$15,000 in which CRC was the complainant. These funds will be used by the CRC to continue investigating fair housing in Charlotte-Mecklenburg for persons with disabilities.

C. Child Dependency Mediation Program

The CRC has entered into a Memorandum of Understanding (MOU), with the Mecklenburg County Family Court to administer and assume fiduciary responsibility for a "Child Dependency Mediation Pilot Program." The purpose of the program is to more quickly and efficiently provide a permanent home for children involved in abuse, neglect and dependency cases and prevent them from languishing in foster care. The CRC's Dispute Settlement Program, which has been in existence since 1983, has been an active participant and partner in the planning of this program. Due to the CRC's expertise and experience in administering successful mediation initiatives, the Subcommittee on Child Abuse, Neglect and Dependency Mediation recommended the CRC manage and administer the new program.

Based on the MOU, the Community Relations Committee will serve as fiscal agent of the following three grants:

- \$18,600 from the Sisters of Mercy Foundation will be used for training and evaluation of the Child Dependency Mediation Program.
- \$35,000 from the Z. Smith Reynolds Foundation will provide for start up and implementation assistance for the first year of the Child Dependency Mediation Program.
- A three year grant from the Duke Endowment will provide for personnel, equipment and administrative support for the first three years of the Child Dependency Mediation Program as follows: \$103,500 in year one (FY01); \$108,823 in year two (FY02); and \$102,401 in year three (FY03).

This action will not add to the City's overall budget since this is grant revenue and CRC, at this time, does not anticipate requesting funding from the City if the grant funding goes away.

To implement the child dependency mediation program CRC will:

- Assume responsibility for the administration of the program, including all fiduciary responsibilities

- Hire and supervise a mediation coordinator to be the primary staff person for the program
- Develop appropriate forms and brochures for the program
- Assure an adequate pool of trained abuse and neglect mediators
- Secure space within the government complex to hold the scheduled mediation sessions
- Develop a database to track case information, statistics and mediator information and to generate reports and letters of invitation
- Provide regular reports to the funding sources
- Work with the program evaluators to develop a comprehensive evaluation of the program
- Administer funds and assume responsibility for all grant reporting requirements

Background:

The Community Relations Commission administers the City's Fair Housing and Public Accommodation ordinances, investigates allegation of Police misconduct, administers the Dispute Settlement Program and provides staff support to the Community Relations Committee which promotes and monitors community harmony.

Attachment 7

Subcommittee on Child Abuse, Neglect and Dependency Mediation
Membership

12. Naming of Sections of I-485

Action: Adopt a joint resolution with Mecklenburg County to request the North Carolina Board of Transportation name sections of I-485 for W. Craig Lawing and Dr. Jay M. Robinson.

Staff Resource:

Brian Kelly, Transportation

Explanation:

Mecklenburg County has requested that the City adopt a joint resolution to request the North Carolina Board of Transportation name the proposed section of I-485 from I-85 west to I-77 north for W. Craig Lawing, and the proposed section of I-485 from I-77 north to I-85 north for Dr. Jay M. Robinson.

The Mecklenburg County Commissioners unanimously adopted this joint resolution on December 19, 2000. The State Board of Transportation named I-485 from I-77 north to I-85 north for Dr. Jay M. Robinson on January 5, 2001. The City of Charlotte joins the Mecklenburg County Board of Commissioners in signing this resolution in support of the naming of sections of I-485 for W. Craig Lawing and Dr. Jay M. Robinson.

W. Craig Lawing, a native of Mecklenburg County who served on the Mecklenburg County Board of Commissioners, the North Carolina House of Representatives, and the North Carolina Senate, was a resident and businessman in the northwest section of Mecklenburg County.

Dr. Jay M. Robinson was the superintendent of the public schools in Mecklenburg and Cabarrus County and was a prominent leader in the state of North Carolina as Chairman of the State Board of Education and Vice-President of the University of North Carolina-Chapel Hill.

Previously, two sections of I-485 have been named by the North Carolina Board of Transportation for two prominent citizens of Mecklenburg County and the state of North Carolina, Governor James Martin and Seddon "Rusty" Goode.

13. **Appointments to Boards and Commissions**

Action: Vote on the blue paper ballots and give to the City Clerk at dinner.

A. **CITIZENS REVIEW BOARD**

Vote for one citizen to serve beginning immediately to fill an unexpired term ending July 31, 2003. George Daly failed to meet Council's attendance requirements.

Allan Blalock by Councilmember Autrey
 Brian Doolittle by Councilmembers Cannon and Mitchell
 John Lambert by Councilmembers Burgess, Lochman and Wheeler
 Carolyn Millen by Councilmembers Castano and Spencer
 Ann Whitworth by Councilmember Carter
 Linda Williams by Councilmember Graham

Attachment 8

Applications

B. **CLEAN CITY COMMITTEE**

Vote for one citizen to begin serving immediately to fill an unexpired term ending June 30, 2001 and then to serve the next full, three year term. Debra Jones has resigned. Also, vote for one citizen to begin serving immediately to fill an unexpired term ending June 30, 2002. Mark Loflin has resigned.

Jon Concelman by Councilmember White
 Martin Lasker by Councilmember Autrey
 Eric Ritchie by Councilmembers Carter and Mitchell
 Betsy Rosen by Councilmember Spencer
 Thomas Uhlir by Councilmember Wheeler
 Thelma Wright by Councilmember Cannon

Attachment 9

Applications

C. MAYOR'S INTERNATIONAL CABINET

Vote for one citizen in the at large category to serve for three years beginning March 2001.

Gerry Chisolm by Councilmember White
Victor Guzman by Councilmember Burgess
Jennifer Jackson by Councilmembers Autrey and Spencer
Anita Pace by Councilmember Graham
Diana Ramirez by Councilmembers Carter and Wheeler
John Vegas by Councilmember Mitchell

Attachment 10

Applications

D. PARADE PERMIT COMMITTEE

Vote for one citizen to serve three years beginning March 2001.

Joseph Bunch by Councilmember White
Curtis Crumell by Councilmember Spencer
Jacqueline Lewis by Councilmember Cannon
William Chris Wilson by Councilmember Graham

Attachment 11

Applications

E. PRIVATIZATION/COMPETITION ADVISORY COMMITTEE

Vote for two citizens to serve for two years beginning March 2001. Sheila Neisler did not wish to be reappointed and Jim Ferrell is not eligible.

Allan Blalock by Councilmember Autrey
Ron Fisher by Councilmember Mitchell
Stephen Hayes by Councilmembers Castano, Lochman and Wheeler
Phillip Lopp by Councilmember Burgess
Katy Tyler by Councilmembers Graham and Spencer

Attachment 12

Applications

F. WASTE MANAGEMENT ADVISORY COMMITTEE

One recommendation to the County Commission to serve a three year appointment beginning March 2001. Bradley Pearce is eligible and wants to be reappointed.

Attachment 13

Applications

G. ZONING BOARD OF ADJUSTMENT

Vote for one candidate to serve for three years beginning February 2001. Dick Stoever is not eligible for reappointment.

James Hock by Councilmember Spencer

Ann Marie Howard by Councilmember Lochman (declined the nomination)

Martha Odom by Councilmembers Autrey, Burgess and White

Jean Walakovits by Councilmembers Cannon and Mitchell

Attachment 14

Applications

14. Closed Session

Action: Adopt a motion pursuant to NCGS 143-318.11(a)(3) to go into closed session to consult with the City Attorney concerning the handling or settlement of judicial action, Anita Faye Isenhour, Individually and as Administratrix of the Estate of Anthony Isenhour, Jr., Deceased vs. Kimberly Ann Hutto, Donald Sutton Hutto, Robbie Faye Morrison, Individually and in her Official Capacity as a School Crossing Guard, and the City of Charlotte, a North Carolina Municipal Corporation, 93 – CVS – 15683.

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

15. Various Bids

A. Sanitary Sewer Construction – 1999 Annexation – Ballantyne Area CMU

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$805,899.52 by Foster Utilities, Inc. of Pineville, North Carolina. This project consists of approximately 9,875 feet of gravity sewer pipe beginning at an existing sanitary sewer line along Clems Branch going in a southeasterly direction crossing beneath U.S. 521, Marvin Road, Fruitland Road and ending at Providence Road West.

MWBD Compliance: Yes. Foster Utilities has the capacity to self-perform.

B. Water Main Construction – 1999 Annexation – Ballantyne Area CMU

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$481,823.48 by Hunter Landscape, Inc. of Huntersville, North Carolina. This project provides water mains, 11 fire hydrants and other appurtenances to begin at an existing main on Providence Road West and extend along Marvin Road, Fruitland Road, Ardrey Kell Road, Wyndham Oaks Lane, Wyndham Oaks Drive and along U. S. Highway 521.

MWBD Compliance: Yes. Hunter Landscape has the capacity to self-perform.

C. Pineville-Matthews Road / Elm Lane Intersection Improvements E&PM

Recommendation: The City Engineer recommends the low bid of \$215,150.42 by Sandmarc Construction, Inc. of Matthews, North Carolina. This project will construct an eastbound right turn lane on NC 51 onto Elm Lane and a northbound left turn lane on Elm Lane onto NC 51 and add sidewalk along Elm Lane.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$215,150.42	100%	4%
WBE	\$0	0%	2%

MWBD Compliance: Yes.

CONSENT II

16. Lead Based Paint Hazard Reduction Program Contract Extension

Action: Authorize the City Manager to extend the existing contract with Soils and Materials Engineering, Inc. (S&ME) to September 30, 2001 for an additional \$280,000 to perform lead testing, risk assessments, and clearance testing.

Staff Resource: Stanley Wilson, Neighborhood Development

Explanation:

In 1998, the City contracted with Soils and Materials Engineering, Inc. (S&ME) for \$353,700 to provide lead testing, risk assessments and clearance testing. S&ME has completed and performed their work successfully for the initial goal of 450 housing units.

Upon completion of the goal to reduce lead hazards in 450 housing units, the City had \$2,000,000 remaining from the initial U.S. Department of Housing and Urban Development (HUD) grant. The City received authorization from HUD to exceed the original HUD goal and to reduce lead hazards in an additional 214 housing units by September 2001 with the remaining funds. The new goal is to reduce the lead hazards in approximately 664 housing units.

S&ME is the best choice to continue the contracted services for the Lead Hazard Reduction Program. There are a limited number of experienced contractors in the marketplace for this type of specialized work. Based on our experience S&ME is the only local "full service" firm. This contract does not include lead removal.

Background:

On October 29, 1996, HUD notified the City of Charlotte that it had been awarded a \$4,986,800 Lead Based Paint Hazard Control Grant. The goal of the grant was to make 450 units of low-income housing lead-safe over a three-year period. Currently, lead hazards have been reduced in 436 housing units. A contract extension to September 2001 has been granted by HUD to allow for the completion of 214 units. These services were bid two years ago and S&ME was the sole bidder. To date more than \$3 million has been spent on lead hazard reduction.

MWBD:

The Lead-Based Paint Hazard Reduction Program will continue to solicit MWBD contractors for participation in the program.

Funding:

The City will be using federal grant funds for the U.S. Department of Housing and Urban Development (HUD).

17. Vehicle Maintenance System

Action: Approve a contract with Genuine Parts Company, dba NAPA Auto Parts, to supply and staff an on-site parts warehouse for the Aviation Department's Vehicle Maintenance Facility (VMF). The annual estimated expenditure for labor and parts is \$275,000. The contract is for one-year with an option to renew for four additional one-year terms.

Staff Resource: Jerry Orr, Aviation

Explanation:

Currently, the Aviation Department's Vehicle Maintenance Facility has approximately \$100,000 in parts inventory. The creation of a contract on-site parts warehouse operation will increase the efficiency of vehicle maintenance mechanics and provide quicker vehicle maintenance service times. A Request for Proposals (RFP) was prepared seeking a service provider with proven expertise in providing the services necessary to operate an efficient and effective parts operation. The contract will provide one full-time on-site person for inventory management. It will also provide a vehicle for pick-up and delivery service of all parts.

The RFP was advertised on October 1, 2000 and sent to eight potential vendors. A Pre-Proposal Conference was held on October 20, 2000 and was attended by three companies. Genuine Parts Company submitted the only proposal by the deadline on November 3, 2000. General Parts Company has provided this service for various local government agencies nationwide, including Mecklenburg County Emergency Management Services, Parks and Recreation, and Fleet Maintenance.

This contract with Genuine Parts Company, dba NAPA Auto Parts, provides the following benefits:

- Eliminate inventory investment. NAPA will maintain whatever inventory is necessary for an efficient operation. The Airport will be charged for parts when used.
- Reduce the costs of parts and supplies. NAPA will base pricing on its national account pricing structure, which will save 6-7% on current NAPA purchases or approximately \$11,000 per year.

- Reduce down time and improve productivity. Mechanics will be able to dedicate time to repair vehicles rather than procuring parts and supplies.

The Airport spent \$180,000 in parts with NAPA in fiscal year 2000.

The Airport Advisory Committee recommends this action.

Funding:

Airport Operating Budget

18. Project Management Services for Concourses “D” and “E” Expansion

Action: Approve a contract in the amount of \$550,000 to FN Thompson, Inc. of Charlotte for project management services for Concourses “D” and “E” Expansion Project.

Staff Resource: Jerry Orr, Aviation

Explanation:

City Council has approved contracts totaling \$58,972,840 for the Concourses “D” and “E” expansion project.

FN Thompson, Inc. will establish and maintain project schedules and budgets, perform field inspections, monitor quality control and coordinate the work of contractors. FN Thompson, Inc. will report to the Aviation Director and coordinate construction with tenants and airport operations.

Requests for Qualifications (RFQ) were advertised on December 3, 2000. FN Thompson, Inc. was the only responder and is well qualified and experienced in this field. The contract provides three full-time employees for approximately one year. Funds were budgeted in the project budget for this service.

The Airport Advisory Committee recommends this action.

Funding:

Aviation Capital Investment Plan

19. FAR Part 150 Residential Sound Insulation Program

Action: A. **Reject the low bid submitted by Jones & Jones Construction and waive the penalties under an existing contract; and**

B. **Accept the lowest responsible and responsive bid of \$142,870 by Moretti Construction Company for sound attenuation measures for 18 residences in the FAR Part 150 Sound Insulation Program.**

Staff Resource: Jerry Orr, Aviation

Explanation:

Jones & Jones Construction is under contract on a similar sound insulation project that is currently 120 days in default due to non-performance of work. The potential for assessing penalties to Jones & Jones on contract No.00-600 exceeds \$58,500. In lieu of assessing penalties, the Aviation Director and the City Attorney recommend that Council reject the low bid by Jones & Jones and award contract to second lowest, responsible and responsive bidder.

This project will provide storm windows, storm doors, ceiling insulation, sound baffling and other sound attenuation measures for 18 residences in the Toddville, Tuckassegee Road and Shopton Road areas participating in the sound insulation program. This is part of the federally approved FAR Part 150 Noise Compatibility Program.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$5,000	3.5%	10%

MWBD Compliance: Yes. Moretti met the good faith effort requirement.

Summary of Bids:

Jones and Jones Construction	\$133,000
Moretti Construction	\$142,870
Rayco Construction	\$163,115

Funding:

Aviation Capital Investment Plan

20. Baggage Conveyors for Concourse “D” Expansion

Action: **Approve a contract in the amount of \$2,611,997 to Crisplant, Inc. of Fredrick, MD for the expansion of the conveyor systems for Concourse “D” and “E”.**

Staff Resource: Jerry Orr, Aviation

Explanation:

City Council has approved contacts totaling \$58,972,840 for the Concourse “D” and “E” expansion project. This contract is for the manufacture and installation of conveyors in the expanded International Arrivals area and terminal baggage claim area.

Summary of Bids:

Crisplant Inc.	\$2,611,997
G&T Conveyor	\$3,510,000
Rapistan Systems	\$4,253,029

MWBD:

Crisplant, Inc. will self-perform.

Funding:

Aviation Capital Investment Plan

21. Budget Ordinance and Change Orders for Concourse “A” Expansion and Concourse “C”

Action: A. Adopt a budget ordinance appropriating \$3,247,259 from the Airport Discretionary Fund Balance to be repaid from the proceeds of future General Airport Revenue Bonds; and

B. Approve the following change orders:

FMC Jetway Corporation	\$1,001,183
Clancy & Theys Construction Co.	22,605
The Freelon Group	33,190

Staff Resource: Jerry Orr, Aviation

Explanation:

On November 1, 1999, the City issued \$61,873,800 in General Airport Revenue Bonds to fund expansions of Concourses “A” and “D”, construct Concourse “E” and expand the International Arrivals area. Currently, all of these projects are under construction.

On June 26, 2000, City Council approved a contract to FMC Jetway Systems in the amount of \$2,355,521 to provide and install six new passenger-loading bridges on Concourse “A” on a unit-cost basis. Subsequently Delta, Northwest and Continental have agreed to lease their bridges and have requested that air conditioning and 400HZ power units be added. This change order:

- adds four 30-ton air conditioning units for Concourse “A”
- adds two 30-ton air conditioning units for Concourse “C”
- adds two 400Hz jet power units for Concourse “C”
- adds two additional passenger loading bridges for US Airways’ use on Concourse “C”

On April 10, 2000, City Council awarded a contract to Clancy & Theys Construction Co. in the amount of \$3,751,496 for expansion of Concourse “A”. This change order adds two additional passenger loading bridge foundations to accommodate the airlines requirements.

On September 27, 1999, Council awarded a contract to The Freelon Group in the amount of \$275,000 for architectural services for the Concourse “A” expansion. This change order provides additional architectural services to provide additional airline operations space to meet their requirements.

Funding:

In order to provide interim funding for these projects until permanent financing is secured, Airport Discretionary Funds will be used. These funds will be replaced upon issuance of future general airport revenue bonds. The bonds will be repaid through airline rates and charges.

22. Franklin Water Treatment Plant Upgrade–Change Order #1

Action: Approve Change Order #1 for \$945,610.47 to the contract with Pizzagalli Construction Company for extensive lead-based paint removal for the Franklin Water Treatment Plant Upgrade Project.

Staff Resource: Doug Bean, Utilities

Explanation:

On June 12, 2000, City Council approved a contract with Pizzagalli Construction in the amount of \$24,665,000. This contract will renovate many areas of the Franklin plant and will enable production of treated water at a higher rate.

Amendment #1 will provide for extensive lead-based paint removal at the Franklin Water Treatment Plant (WTP). Independent testing has indicated that many metal surfaces affected by construction (piping, valves, doorways, etc) are coated with lead-based paint, and any disturbance will generate airborne lead, which is a hazardous substance. The change order includes removal of lead-based paint by certified personnel, proper disposal of the paint, and priming of the exposed metal surfaces. In addition, appropriate measures will be taken to ensure that airborne dust is minimized, and that

work areas will be secured so that the health and welfare of the contractor, plant staff, and the public is not compromised.

Although at the time of bidding the existence of lead paint was suspected, the extent and nature of the problem was not anticipated.

With this amendment, the contract with Pizzagalli will increase from \$24,665,000 to \$25,610,610.47.

Funding:

Water Capital Investment Plan

23. McDowell Wastewater Treatment Plant Electrical Upgrade–Engineering Services Contract

Action: Approve a contract with Southeastern Consulting Engineers for engineering services of electrical upgrades at the McDowell Wastewater Treatment Plant. The contract amount is for a not to exceed cost of \$200,752.

Staff Resource: Doug Bean, Utilities

Explanation:

Southeastern will be designing an electrical power facility with two generators to replace the existing undersized, outdated and worn-out generators. This generator system will provide both backup power to the plant during times of power outages and will shave the daily power peaks.

The design will also include new generator switchgear, plant main switchgear, a new diesel fuel system and a new larger transformer. This power system upgrade is necessary to accommodate the plant expansion project.

Funding:

Sewer Capital Investment Plan

24. Contract to Remove Existing Transit Fleet Logos and Install New CATS Logo

Action: Approve a contract with Admark Graphics Systems, Inc. for \$401,312.43 to remove the existing fleet logo design and install CATS new logo and fleet design.

Staff Resource: Olaf Kinard, CATS

Explanation:

In August 2000, the Metropolitan Transit Commission (MTC) reviewed a new fleet design that incorporated CATS new logo. This design and logo are to be used on CATS' fleet including contracted vehicles. Staff conducted an RFP in which 2 responses were received. One of the bid responses did not provide the required 5% bid deposit and thus failed to meet the bid requirements.

A staff committee met and reviewed the only acceptable bid response, which was from Admark Graphics Systems, Inc. The contract contains provisions for the removal of existing advertisements, previous CTS logos and designs, and for the production and installation of CATS' new design and logo. In addition, the contract contains prices for the production and application of this new design and logo to new vehicles that CATS receives during the next 18 months.

The process to remove the old logo and install the new design and logos on 321 buses, vans, shuttle buses, and service vehicles will take an estimated 20 – 26 weeks. Admark Graphics Systems, Inc. bid rate for this contract is \$401,312.43.

Production and Application of CATS new logo and design	\$262,822.43
Removal of existing CTS logos and designs	\$ 93,765.00
Removal of advertisements	\$ 44,725.00

Funding:

CATS Operating budget

25. Municipal Agreement With the North Carolina Department of Transportation

Action: Adopt a Resolution authorizing the Transportation Key Business Executive to execute a Municipal Agreement with the North Carolina Department of Transportation for the installation of a traffic signal at the intersection of Mallard Creek Church Road and Senator Royal Place.

Staff Resource: Doug Gillis, Transportation

Explanation:

The construction of the new Senator Royal Place requires a traffic signal installed at the intersection of Mallard Creek Road and Senator Royal Place. It will also interconnect all the traffic signals from Mallard Creek Road to North Tryon Street into one system.

The Municipal Agreement provides for the City to perform traffic signal installation and interconnectivity work for the project with costs reimbursed for the project by the NCDOT.

The estimated cost of this project is not to exceed \$547,000.

The format and cost sharing philosophy is consistent with past Municipal Agreements.

Funding:

NCDOT

Attachment 15

Map

26. Property Transactions

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

For property transactions A-D, 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 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.

Acquisitions:

- A. Project:** Airport Master Plan Land Acquisition
Owner(s): Dale W. and Charlotte F. McGinnis
Property Address: 4620 Wallace Neel Road and 7536 Newell Road
Property to be acquired: 2.0 acres
Improvements: Two single family residences
Purchase Price: \$100,700
Zoned: R3
Use: Single Family Residential
Tax Value: \$57,180
Tax Code: 113-132-05 and 113-132-06
- B. Project:** Airport Master Plan Land Acquisition
Owner(s): Thomas G. Eldridge
Property Address: 6900 Steele Creek Road
Property to be acquired: 2.35 acres
Improvements: Single Family residence
Purchase Price: \$122,500
Zoned: R3

Use: Single Family Residential

Tax Value: \$71,850

Tax Code: 41-121-09

- C. **Project:** Airport Master Plan Land Acquisition
Owner(s): William M. & Ruth M. Griffith
Property Address: 7831 Old Dowd Road
Property to be acquired: 2.63 acres
Improvements: Single Family residence
Purchase Price: \$164,900
Zoned: R3
Use: Single Family Residential
Tax Value: \$111,350
Tax Code: 113-125-39
- D. **Project:** Airport Master Plan Land Acquisition
Owner(s): Michael H. Mustin
Property Address: 8816 Walkers Ferry Road
Property to be acquired: 1.78 acres
Improvements: Single Family residence
Purchase Price: \$158,000
Zoned: R3
Use: Single Family Residential
Tax Value: \$95,060
Tax Code: 113-125-01
- E. **Project:** Archdale Drive Widening, Parcel #2
Owners(s): The Evangelical Lutheran Church of the Incarnation
Property Address: 6400 Old Reid Road
Property to be acquired: 9,938 sq.ft. (.228 ac.) of fee simple right-of-way plus 16,267 sq.ft. (.373 ac.) of temporary construction easement
Improvements: Large trees and church sign
Purchase Price: \$26,750
Remarks: The areas are needed for the construction and maintenance of the proposed Archdale Drive Widening. Compensation based upon independent, certified appraisal.
Zoned: R-3
Use: Church offices
Total Parcel Tax Value: \$797,420
Tax Code: 173-083-01
- F. **Project:** Johnston Road Widening-Phase II, Parcel #5
Owners(s): Richard A. McCracken & wf., Yvonne P. McCracken
Property Address: 7000 Porterfield Road
Property to be acquired: 1,233 sq.ft. (.028 ac.) of fee simple plus 4,279 sq.ft. (.099 ac.) of temporary construction easement
Improvements: Trees and shrubs
Purchase Price: \$15,700

Remarks: The areas are needed for the construction of Johnston Road Widening-Phase II. Acquisition price is based on an independent, certified appraisal.

Zoned: R12CD

Use: Single Family Residential

Total Parcel Tax Value: \$109,900

Tax Code: 221-301-01

- G. Project:** Johnston Road Widening-Phase II, Parcel #16
Owners(s): Bobby Ralph Barbee & wf., Alice M. Barbee
Property Address: 7000 Hildreth Court
Property to be acquired: 1,351 sq.ft. (.003 ac.) of fee simple plus 2,955 sq.ft. (.068 ac.) of temporary construction easement
Improvements: Trees
Purchase Price: \$12,900
Remarks: The areas are needed for the construction of a road project along Johnston Road. Compensation is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$99,680
Tax Code: 221-291-47
- H. Project:** Johnston Road Widening-Phase II, Parcel #51
Owners(s): Richard J. Cromwell & wf., Marilyn J. Cromwell
Property Address: 11225 Johnston Road
Property to be acquired: 399 sq.ft. (.091 ac.) of fee simple plus 1,938 sq.ft. (.0445 ac.) of temporary construction easement
Improvements: Trees
Purchase Price: \$19,600
Remarks: The areas are needed for the construction of Johnston Road Widening-Phase II. Acquisition price is based on an independent, certified appraisal.
Zoned: R12MFC
Use: Single Family Residential
Total Parcel Tax Value: \$101,480
Tax Code: 221-261-72
- I. Project:** Proposed 12-inch Sanitary Sewer/Hamilton Trunk, Parcel #1
Owners(s): Walter Elisha & Arlene H. Elisha
Property Address: 15101 Smith Road
Property to be acquired: 72,003 sq.ft. (1.653 ac.) of permanent easement plus 120,055 sq.ft. (2.755 ac.) of temporary construction easement
Improvements: None
Purchase Price: \$39,500
Remarks: The area is needed for the construction of a 12-inch sanitary sewer line. The compensation amount is based upon an independent, certified appraisal.

Zoned: R-3
Use: Farm
Total Parcel Tax Value: \$453,370
Tax Code: 219-051-01

- J. Project:** Prosperity Church Road Widening-Phase I, Parcel #54
Owners(s): Mallard Crossing Association Limited Partnership
Property Address: 3116 Prosperity Church Road
Property to be acquired: 10,081 sq.ft. (.231 ac.) of fee simple plus 8,455 sq.ft. (.194 ac.) of temporary construction easement
Improvements: Trees
Purchase Price: \$39,130
Remarks: The areas are needed for the construction of street improvements along Prosperity Church Road Widening-Phase I. Compensation amount is based on an independent, certified appraisal.
Zoned: B1CD
Use: Commercial
Total Parcel Tax Value: \$3,303,050
Tax Code: 029-361-05
- K. Project:** Prosperity Church Road Widening-Phase I, Parcel #62
Owners(s): Ronald W. Williams & wf., Sandra S. Williams
Property Address: 3750 Prosperity Church Road
Property to be acquired: 10,385 sq.ft. (.24 ac.) of fee simple plus 44 sq.ft. (0.001 ac.) of utility easement plus 3,360 sq.ft. (.077 ac.) of temporary construction easement
Improvements: Trees & shrubs
Purchase Price: \$23,725
Remarks: The areas are needed for the construction of street improvements along Prosperity Church Road. Compensation amount is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$204,320
Tax Code: 029-351-16
- L. Project:** Sanitary Sewer to Serve Providence Road, West, Parcel #4
Owners(s): Ronnie D. Moore & wf., Denise B. Moore
Property Address: 11109 Providence Road, West
Property to be acquired: 7,032 sq.ft. (.161 ac.) of Permanent Easement plus 9,376 sq.ft. (0.22 ac.) of temporary construction easement
Improvements: None
Purchase Price: \$26,300
Remarks: The areas are needed for the construction of a sanitary sewer to serve Providence Road, West. Acquisition price is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential

Total Parcel Tax Value: \$103,790

Tax Code: 223-132-11

- M. Project:** Sharon/Fairview Road Improvements, Parcel #4
Owners(s): RBB Investments IV, Ltd. And RBB IV-A, LLC
Property Address: 4735 Sharon Road
Property to be acquired: 30.20 sq.ft. (.001 ac.) plus 1001.53 sq.ft. (0.023 ac.) of temporary construction easement
Improvements: Landscaping
Purchase Price: \$12,000
Remarks: Areas required for intersection improvements project. Compensation is based on an independent, certified appraisal.
Zoned: 0-2
Use: Bank/Office
Total Parcel Tax Value: \$1,606,050
Tax Code: 183-133-04
- N. Project:** Sharon/Fairview Road Improvements, Parcel #5
Owners(s): RBB Investments I, Ltd. And RBB I-A, LLC
Property Address: 4717 Sharon Road
Property to be acquired: 1,358.03 sq.ft. (.031 ac.) plus 1,986.07 sq.ft. (0.046 ac.) of temporary construction easement
Improvements: Landscaping
Purchase Price: \$88,000
Remarks: Areas required for intersection improvement project. Compensation is based on an independent, certified appraisal.
Zoned: B-1
Use: Office/Retail
Total Parcel Tax Value: \$2,248,820
Tax Code: 183-133-20
- O. Project:** Fire Station #10 Relocation-Wilkinson Boulevard, Parcel #1 of 1
Owners(s): Service Distributing Company, Inc.
Property Address: 2732 Wilkinson Boulevard
Property to be acquired: 168,447 sq.ft. (3.867 ac.) of fee simple plus 3,000 sq.ft. (.069 ac.) of permanent drainage easement
Improvements: None
Purchase Price: \$426,100
Remarks: This acquisition is needed for the relocation and expansion of Fire Station #10. The acquisition price is based on an independent, certified appraisal.
Zoned: B-2
Use: Vacant
Total Parcel Tax Value: \$499,830
Tax Code: A portion of 067-064-01

- P. Project:** Prosperity Church Road Widening-Phase I, Parcel #59
Owners(s): Mary M. Smith
Property Address: 3500 Prosperity Church Road
Property to be acquired: 16,038 sq.ft. (0.369 ac.) of fee simple, plus 242 sq.ft. (0.006 ac.) of permanent easement, plus 4,722 sq.ft. (0.109 ac.) of temporary construction easement
Improvements: Trees
Purchase Price: \$35,775
Remarks: The areas are needed for construction of Prosperity Church Road Widening-Phase I. Acquisition price is based on an independent, certified appraisal.
Zoned: R3
Use: Single Family
Total Parcel Tax Value: \$148,540
Tax Code: 029-711-02

Condemnations:

- Q. Project:** Johnston Road Widening-Phase II, Parcel #19
Owner(s): Stephen D. Brown & wf., Jacquelynne A. Brown and any other parties of interest
Property Address: 7101 Cane Court
Property to be acquired: 6,384 sq.ft. (.147 ac.)
Improvements: None
Purchase Price: \$4,343
Remarks: The areas are needed for the construction of the road widening project on Johnston Road. City staff has yet to reach an agreement with property owners after numerous contacts and negotiations. Compensation amounts are based on an independent, certified appraisal.
Zoned: R12CD
Use: Single Family Residential
Total Parcel Tax Value: \$123,850
Tax Code: 221-291-19
- R. Project:** Johnston Road Widening-Phase II, Parcel #20
Owner(s): Robert A. Boice & wf., Janet R. Boice and any other parties of interest
Property Address: 7100 Cane Court
Property to be acquired: 6,004 sq.ft. (.138 ac.)
Improvements: Trees
Purchase Price: \$5,400
Remarks: The areas are needed for the construction of the road widening project on Johnston Road. City staff has yet to reach an agreement with property owners after numerous contacts and negotiations. Compensation amounts are based on an independent, certified appraisal.
Zoned: R12CD
Use: Single Family Residential

Total Parcel Tax Value: \$135,140

Tax Code: 221-291-18

- S. Project:** Johnston Road Widening-Phase II, Parcel #22
Owner(s): Wesley P. Scott & wf., Susan M. Scott and any other parties of interest
Property Address: 7100 Sythe Court
Property to be acquired: 8,226 sq.ft. (.189 ac.)
Improvements: Trees
Purchase Price: \$7,500
Remarks: The areas are needed for the construction of the road widening project on Johnston Road. City staff has yet to reach an agreement with property owners after numerous contacts and negotiations. Compensation amounts are based on an independent, certified appraisal.
Zoned: R12CD
Use: Single Family Residential
Total Parcel Tax Value: \$135,710
Tax Code: 221-291-07
- T. Project:** Johnston Road Widening-Phase II, Parcel #23
Owner(s): Ulrich J. Gloege & wf., Rosemary K. Gloege and any other parties of interest
Property Address: 7104 Sythe Court
Property to be acquired: 7,483 sq.ft. (.172 ac.)
Improvements: Trees
Purchase Price: \$5,600
Remarks: The areas are needed for the construction of the road widening project on Johnston Road. City staff has yet to reach an agreement with property owners after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R12CD
Use: Single Family Residential
Total Parcel Tax Value: \$130,760
Tax Code: 221-291-06
- U. Project:** Johnston Road Widening-Phase II, Parcel #37
Owner(s): Roy P. Perry & wf., Jacqueline I. McCluskey Perry and any other parties of interest
Property Address: 6914 Porterfield Road
Property to be acquired: 4,617 sq.ft. (.106 ac.)
Improvements: Trees
Purchase Price: \$18,250
Remarks: The areas are needed for the construction of the road widening project on Johnston Road. City staff has yet to reach an agreement with property owners after numerous contacts and negotiations. Compensation amounts are based on an independent, certified appraisal.

Zoned: R12CD
Use: Single Family Residential
Total Parcel Tax Value: \$120,380
Tax Code: 221-361-01

- V. **Project:** Johnston Road Widening-Phase II, Parcel #53
Owner(s): Denny L. Camp & wf., Maxine H. Camp and any other parties of interest
Property Address: 11209 Johnston Road
Property to be acquired: 5,301 sq.ft. (.122 ac.)
Improvements: None
Purchase Price: \$21,000
Remarks: The areas are needed for the construction of Johnston Road Widening-Phase II. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R12CD
Use: Single Family Residential
Total Parcel Tax Value: \$101,480
Tax Code: 221-261-70
- W. **Project:** Parkwood/Plaza, Parcel #4
Owner(s): Circle K Properties, Inc. and any other parties of interest
Property Address: 2235 The Plaza
Property to be acquired: 4,084 sq.ft. (0.09 ac.)
Improvements: Asphalt
Purchase Price: \$18,000
Remarks: This acquisition is needed for the Parkwood/Plaza Intersection Improvements. City has yet to reach a settlement with the property owner. The compensation was based on an independent, certified appraisal and a review appraisal.
Zoned: B-1
Use: Commercial
Total Parcel Tax Value: \$245,700
Tax Code: 081-191-49
- X. **Project:** Parkwood/Plaza, Parcel #12
Owner(s): RTM Properties, LP and any other parties of interest
Property Address: 2301 The Plaza
Property to be acquired: 4,675 sq.ft. (0.107 ac.)
Improvements: Asphalt
Purchase Price: \$21,000
Remarks: This acquisition is needed for intersection improvements at Parkwood Avenue and the Plaza. The city has yet to reach a negotiated settlement. Compensation was based on an independent, certified appraisal and a review appraisal.
Zoned: B-1
Use: Office
Total Parcel Tax Value: \$124,490

Tax Code: 083-138-05

- Y. Project:** Parkwood/Plaza, Parcel #23
Owner(s): Bruce E. Wright and Louis Outen and any other parties of interest
Property Address: 1118 Parkwood Avenue
Property to be acquired: 4,266 sq.ft. (.098 ac.)
Improvements: None
Purchase Price: \$16,000
Remarks: This acquisition is needed for the Parkwood/Plaza Intersection Improvements. Compensation was based on an independent, certified appraisal and a certified review appraisal. Staff has been unable to locate the property owner at any known address on record.
Zoned: R-5
Use: Vacant
Total Parcel Tax Value: \$7,000
Tax Code: 081-147-09
- Z. Project:** Prosperity Church Road Widening-Phase I, Parcel #55
Owner(s): Donna H. Bracey and any other parties of interest
Property Address: 3108 Prosperity Church Road
Property to be acquired: 1,931 sq.ft. (.045 ac.)
Improvements: Landscaping
Purchase Price: \$15,925
Remarks: The areas are needed for the construction of Prosperity Church Road Widening-Phase I. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: B1CD
Use: Office
Total Parcel Tax Value: \$558,530
Tax Code: 029-361-22
- AA. Project:** Prosperity Church Road Widening-Phase I, Parcel #69-71
Owner(s): Jacob D. Summitt and wf., Ester Jane Summitt and any other parties of interest
Property Address: 4126 Prosperity Church Road
Property to be acquired: 53,172 sq.ft. (1.22 ac.)
Improvements: Landscaping
Purchase Price: \$97,775
Remarks: The areas are needed for the construction of Prosperity Church Road Widening-Phase I. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential

Total Parcel Tax Value: \$176,050

Tax Code: 029-351-02, 029-351-17

- BB. Project:** Sanitary Sewer to Serve Marvin Road, Parcel #3
Owner(s): Edna R. Kerr & any other parties of interest
Property Address: 15814 Marvin Road
Property to be acquired: 21,899 sq.ft. (.503 ac.)
Improvements: Trees
Purchase Price: \$2,550
Remarks: The areas are needed for the construction of the sanitary sewer to serve Marvin Road. City staff has yet to reach an agreement with property owners after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R3
Use: Single Family Residential
Total Parcel Tax Value: \$108,630
Tax Code: 223-091-01
- CC. Project:** Sanitary Sewer to Serve Marvin Road, Parcel #5 & 6
Owner(s): John R. Hayes & wf., Mary L. Hayes and any other parties of interest
Property Address: 16014 Marvin Road
Property to be acquired: 58,137 sq.ft. (1.34 ac.)
Improvements: None
Purchase Price: \$29,550
Remarks: The areas are needed for the construction of the sanitary sewer to serve Marvin Road. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$369,350
Tax Code: 223-531-05 & 223-531-06
- DD. Project:** Sanitary Sewer to Serve Marvin Road, Parcel #9
Owner(s): James H. Mason & wf., Anne E. Mason and any other parties of interest
Property Address: 16320 Marvin Road
Property to be acquired: 8,772 sq.ft. (0.20 ac.)
Improvements: None
Purchase Price: \$1,242
Remarks: The areas are needed for the construction of the sanitary sewer to serve Marvin Road. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amounts are based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$147,390

Tax Code: 223-531-15

- EE. Project:** Sanitary Sewer to Serve Marvin Road, Parcel #12
Owner(s): JAS-AM, Inc. and any other parties of interest
Property Address: 16440 Marvin Road
Property to be acquired: 14,952 sq.ft. (.342 ac.)
Improvements: Trees
Purchase Price: \$13,075
Remarks: The areas are needed for the construction of the sanitary sewer along Marvin Road. City staff has yet to reach an agreement with property owners after numerous contacts and negotiations. The compensation amount is based on an independent, certified appraisal.
Zoned: R3
Use: Single Family Residential
Total Parcel Tax Value: \$157,500
Tax Code: 223-081-40
- FF. Project:** Sanitary Sewer to Serve Marvin Road, Parcel #13
Owner(s): Ross Allen Custom Homes, Inc. and any other parties of interest
Property Address: 16428 Marvin Road
Property to be acquired: 13,710 sq.ft. (.315 ac.)
Improvements: Trees
Purchase Price: \$13,300
Remarks: The area is needed for the construction of the sanitary sewer to serve Marvin Road. City staff has been unable to reach an agreement with property owners after numerous contacts and negotiations. Compensation price is based on an independent, certified appraisal.
Zoned: R-3
Use: Vacant
Total Parcel Tax Value: \$175,000
Tax Code: 223-081-41
- GG. Project:** Sanitary Sewer to Serve Marvin Road, Parcel #14
Owner(s): Hersey Hawkins & wf., Jennifer Hawkins and any other parties of interest
Property Address: 16432 Marvin Road
Property to be acquired: 11,949 sq.ft. (.274 ac.)
Improvements: Trees
Purchase Price: \$7,425
Remarks: The areas are needed to construct a sanitary sewer main along Marvin Road. City staff has yet to reach an agreement with property owners after numerous contacts and negotiations. The compensation amount is based on an independent, certified appraisal.
Zoned: R3
Use: Single Family Residential
Total Parcel Tax Value: \$2,866,840
Tax Code: 223-081-34

- HH. Project:** Sanitary Sewer to Serve Marvin Road, Parcel #15
Owner(s): Yancey Thigpen and any other parties of interest
Property Address: 16414 Marvin Road
Property to be acquired: 9,751 sq.ft. (0.224 ac.)
Improvements: None
Purchase Price: \$9,775
Remarks: The areas are needed for the construction of the sanitary sewer to serve Marvin Road. City staff has yet to reach an agreement with property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R3
Use: Vacant
Total Parcel Tax Value: \$175,000
Tax Code: 223-081-32
- II. Project:** Participation in NCDOT Highway Projects, Parcel #1 of 1-Independence Boulevard and Sharon Amity
Owner(s): LPZ Limited Partnership and any other parties of interest
Property Address: 4410 East Independence Boulevard
Property to be acquired: 25,751 sq.ft. (.591 ac.) fee simple
Improvements: None
Purchase Price: \$450,643
DEMOLITION REQUESTED: Yes
Remarks: This acquisition is needed for the NCDOT Sharon Amity/Independence Boulevard Widening Project. The compensation was established by an independent, certified appraiser. City has yet to reach a negotiated settlement with the property owner.
Zoned: B-2
Use: Warehouse/Industrial
Total Parcel Tax Value: \$2,544,690
Tax Code: A portion of 161-036-34
- JJ. Project:** Johnston Road Widening-Phase II, Parcel #54
Owners(s): John V. Gregory & wf., Laura K. Gregory and all parties of interest.
Property Address: 11201 Johnston Road
Property to be acquired: 10,729 sq.ft. (.25 ac.) permanent
Improvements: Trees & shrubs
Purchase Price: \$32,100
Remarks: The areas are needed for the construction of Johnston road Widening-Phase II. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R12 MFC
Use: Single Family
Total Parcel Tax Value: \$101,480
Tax Code: 221-261-69

- KK. Project:** Johnston Road Widening-Phase II, Parcel #10
Owners(s): Robert N. Bass & Gilda E. Bass & any other parties of interest.
Property Address: 7002 Graburn Road
Property to be acquired: 7,086 sq.ft. (0.163 ac.)
Improvements: None
Purchase Price: \$22,000
Remarks: The areas are needed for the construction of Johnston Road widening-Phase II. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R12CD
Use: Single Family
Total Parcel Tax Value: \$127,900
Tax Code: 221-291-35
- LL. Project:** Johnston Road Widening-Phase II, Parcel #8
Owners(s): Nathan Bush and any other parties of interest
Property Address: 11700 Laurel Grove Lane
Property to be acquired: 1,884 sq.ft. (0.044 ac.)
Improvements: Landscaping
Purchase Price: \$1,950
Remarks: The areas are needed for the construction of Johnston Road Widening-Phase II. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R12CD
Use: Single Family
Total Parcel Tax Value: \$107,700
Tax Code: 221-301-07

27. Meeting Minutes

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

- January 2, 2001 Workshop