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Nancy Carter
Andy Dulin
Anthony Foxx
Patsy Kinsey

John W. Lassiter
Don Lochman
James Mitchell, Jr.
Patrick Mumford
Warren F. Turner

CITY COUNCIL MEETING

Monday, January 23, 2006

CITY COUNCIL AGENDA

Monday, January 23, 2006

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. FY2005 Comprehensive Annual Financial Report

Resources: Greg Gaskins, Finance
Robert Campbell, Finance
Teresa Smith, Finance

Time: 20 minutes

Synopsis

- Finance staff will present a summary of key results from the FY2005 Comprehensive Annual Financial Report (CAFR). A copy of the CAFR will be sent with the Wednesday, January 18, 2006 Council-Manager memorandum. The report will also be available online at cafr.charmeck.org after January 23, 2006.

2. Housing Trust Fund Strategic Plan

Resource: Anthony Lindsey, Chairman, Housing Trust Fund Advisory Board
Jeff Bradsher, Housing Trust Fund Advisory Board
Stanley Watkins, Neighborhood Development

Time: 20 minutes

Synopsis

- Mr. Anthony Lindsey, Chairman of the Housing Trust Fund Advisory Board will present a draft Strategic Plan to address housing affordability in the City of Charlotte.
- The City Council established the Housing Trust Fund Advisory Board in February 2002 to oversee the operations of the City's Housing Trust Fund.
- Since 2002, the City Council, through voter approved bonds and other appropriations, has designated \$47 million for the Housing Trust Fund.
- To date, 100% of the Housing Trust Fund's appropriations have been allocated to housing funding categories. \$39 million has been awarded to affordable housing developments.
- The results have been the financing of 2,300 affordable homes, of which 811 have been completed. The Housing Trust Fund primarily serves families earning an annual income of \$38,500 or less.
- In 2005, the Housing Trust Fund commissioned a housing market study, which forecasts a need for 12,530 new, affordable rental homes by 2010 for families earning less than \$16,000 annually.
- The Housing Trust Fund Advisory Board established a goal of meeting 50% of the 2010 projection over the next ten years, which would require annual investments in the Housing Trust Fund of \$76 million.

- The Strategic Plan also sets forth strategies and action plans for the Housing Trust Fund Advisory Board to address Funding, Housing Policy, Trust Fund Operations and Education and Outreach initiatives.

Future Action

- Refer to the Housing and Neighborhood Development Committee for review and recommendation to the Council.

Attachment 1

2005 Housing Trust Fund Annual Report

Draft Housing Trust Fund Strategic Plan – December 8, 2005

3. First Street Wachovia Memorandum of Understanding

Committee Chair: John Lassiter, Economic Development & Planning

Resources: Ron Kimble, City Manager's Office
Tom Flynn, Economic Development Office

Time: 20 minutes

Synopsis

- First Street Wachovia is a mixed use project that includes a one million square foot office tower, retail, residential and four cultural facilities: Bechtler Museum, 1200 Seat Theater, Mint Museum and Afro-American Cultural Center.
- On November 28, 2005 City Council adopted the Cultural Facilities Plan Financial Framework and authorized the City Manager to negotiate a Memorandum of Understanding with Wachovia and Mecklenburg County for the four Cultural facilities included in the First Street Wachovia Project.
- The Memorandum of Understanding (MOU) sets out general terms for this project. Key terms included in the MOU are:
 - A Price Cap that includes all costs for the Cultural Facilities will be established in June 2006.
 - Wachovia will guarantee a real property tax value for First Street Wachovia of \$280,000,000. (This generates approximately \$46 million in debt capacity toward the purchase of the Cultural Facilities.)
 - Wachovia will convey title to the parcels for the Cultural Facilities, the cost of which is included in the Price Cap.
 - Wachovia has rights to buy back a Cultural Facility should it not be used for two years, or if the City and/or County relocate the Cultural Facility.
 - Wachovia will not pay property taxes on the Cultural Facilities during construction.
 - The City will own the Cultural Facilities and issue City debt to purchase the Cultural Facilities from Wachovia upon substantial completion of the Cultural Facilities by Wachovia.

- City and County will enter into an Inter Local Agreement outlining the sharing of debt service payments determined by their respective pro-rata share of the total City/County Property Tax rate.
- The City and County will use their best efforts to obtain and implement a new revenue source needed to ensure the funding of the Cultural Facilities.

Future Action

- The Economic Development and Planning Committee will make a recommendation to City Council on the Memorandum of Understanding at their January 18, 2006 meeting. Additional information will be provided in the Friday, January 20th Council-Manager Memorandum. The Committee's recommendation will be on the February 13, 2006 Council business agenda.

Attachment 2

Draft First Street Wachovia Memorandum of Understanding

4. Valet Parking Services in Center City

Resources: Captain Chuck Adkins, Charlotte-Mecklenburg Police
Doreen Szymanski, Transportation
Bob Hagemann, City Attorney's Office

Time: 10 minutes

Synopsis

- There is a growing concern by the Charlotte-Mecklenburg Police Department and Charlotte Department of Transportation regarding center city valet parking operations relating to safety and emergency services and the operating procedures of the valet companies.
- Staff met with the Hospitality Forum, which includes representatives from the hotel and restaurant industries, visitor and tourism organizations, and Charlotte Center City Partners, on January 11, 2006 to discuss the concerns.
- Staff will provide Charlotte Center City Partners a document outlining the items covered in a proposed ordinance to be distributed to members of the Hospitality Forum for input.

Future Action

Refer to the Community Safety Committee for review and possible future Council action.

5. Committee Reports by Exception

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

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

CONSENT

- 6. Consent agenda items 13 through 32 may be considered in one motion except those items removed by a Council member. Items are removed by notifying the City Clerk before the meeting.**

POLICY

7. City Manager's Report

8. Sale of the Charlotte Coliseum Property



Action: Adopt a resolution approving the sale of the Charlotte Coliseum Property to Pope & Land, Inc., for \$23,350,000.

Note: The next phase of the upset bid process ends at 10:00 a.m. on Monday, January 23, 2006. Should the City receive additional qualified bids, this item will be removed from the agenda and the upset bidding process will continue.

Staff Resources: Curt Walton, City Manager's Office
Kent Winslow, Real Estate

Explanation

- Proceeds from the sale of the Charlotte Coliseum and its approximate 154 acres were approved by City Council in 2003 to be part of the financing of the new arena.
- The City's contract with the Charlotte Bobcats allows the property to be sold "no earlier than the later of 60 days after substantial completion of the arena or 30 days after the team begins playing home games in the arena." Therefore, the property may be sold after December 20, 2005.
- By North Carolina state statute, the property must be sold by competitive bid. The first upset bid period concluded on November 14, 2005, at which time a bid of \$17,820,000 was received from Comstock Partners.
- The City has subsequently received 4 qualified upset bids. The bids have alternated between Pope & Land and Comstock Partners.
- Pope & Land submitted the latest qualified upset bid, with that bid in the amount of \$23,350,000.
- The City Manager recommends the sale of the Coliseum property to Pope & Land for \$23,350,000. Closing will occur not less than 30 but no more than 60 days.
- However, should another qualified bid be received prior to 10:00 a.m. on January 23, 2005, this item will be removed from the agenda and the bidding process will continue.

Background

- The arena financing included up to \$50 million of proceeds from the sale of City assets, with the sale of the Coliseum property being the largest piece.
- The proceeds from the following properties were specifically dedicated to the financing of the new arena: the Coliseum property, the old convention center, the old bus garage, property on Cedar Street subsequently sold to Johnson and Wales, and the federal courthouse. Council has since entered into an

agreement to sell the federal courthouse property to Queens University of Charlotte following the construction of the new federal courthouse on East Trade Street.

- Proceeds from the sale of other properties were subsequently dedicated to the arena financing model until the \$50 million was reached. Following is an accounting of those sales:

Property	Proceeds ¹
Charlotte Coliseum property to Pope & Land	\$22,579,450
Old Convention Center to Pacific Avenue, LLC (Ghazi)	\$14,000,000
Old Bus Garage to Ninth Street Investors LLC (Levine)	\$8,083,500
Coliseum Ground Leases to J. P. Morgan and Associates	\$3,236,170
Arena Out-Parcel 3 – currently being marketed	\$2,030,700 ²
Arena Out-Parcel 2 to Preferred Parking	\$1,652,640
Children’s Theatre to Morehead Properties, Inc.	\$1,116,750
Cedar and Fourth Street to Johnson and Wales	\$1,000,000
Federal Payment for delay in Federal Courthouse Land Swap	\$989,477 ³
Billy Graham/Westmont Remnant to Billy Graham Assoc.	\$399,500
Total	\$55,088,187

¹ “Proceeds” represents a net of commissions and closing costs, when applicable;

² Council has set the price for Arena Out-Parcel 3 at \$2.1 million with an anticipated sale date in 2006. Marketing for the property has not begun because the value was based on the arena being complete and priority was placed on marketing and selling the coliseum property. Agreed upon commission is 3.3% of sale price;

³ The City’s agreement with the federal General Services Administration (GSA) included a land swap in 2003. In order to delay the land swap until 2004, the GSA requested \$1 million earnest money from Congress as payment to the City. Congress appropriated approximately \$10,500 less than requested.

- Once Arena Out-Parcel 3 is sold, Council may decide how to allocate the surplus, which currently stands at \$5,088,187. Since these properties were originally purchased from a mix of sources (primarily Hotel/Motel taxes and General Obligation Bonds), Council may allocate this surplus to either a general capital project or to a tourist-related capital facility.
- Arena Out-Parcel 1 is also available and is outside of the arena financing model. Parcel 1 was purchased for approximately \$7 million in the arena transaction and may be sold after December 31, 2007, due to deed restrictions. Those proceeds would be restricted to a tourist-related capital facility since Parcel 1 was purchased with hotel/motel taxes. Council reserved \$2 million of the proceeds for the Whitewater Park.
- The estimate value of the proposed Coliseum development at build-out is \$300 million, which would generate annual property taxes of approximately \$3.75 million.

Information on Pope & Land and its Development Plan

- Pope & Land is a real estate development company headquartered in Atlanta, Georgia. The company was founded in 1979.
- Pope & Land specializes in developing mixed-use properties in the Southeastern United States.
- The company's proposed mixed-use development includes 625,000 sq. ft. of office, 271,000 sq. ft of hotel/retail, 616 units of high density residential, 91 townhomes and 116 single family detached homes.
- A conceptual plan from Pope and Land is attached.
- The current zoning plan allows 1,200 residential units, 85,000 square feet of retail and 1.6 million square feet of office space. A re-zoning of the property will be necessary to allow Pope & Land Enterprises to do what it proposes; however, the sale of the property is not contingent on the re-zoning and it will be Pope & Land, not the City, that will be pursuing the re-zoning after closing.

Attachment 3

Resolution

Conceptual Design

BUSINESS

9. Business Investment Grant for Hewitt Associates

Action: Approve the City share of a Business Investment Grant to Hewitt Associates for a total estimated amount of \$126,000 over five years. (Total City/County grant for the five-year term estimated at \$377,040).

Staff Resource: Brad Richardson, Economic Development Office

Policy

Support the development of an economic environment that attracts new businesses, retains existing businesses and offers a diverse economic mix.

Explanation

- Hewitt Associates LLC (Hewitt) is a human resources support and consulting company, which administers human resources, health care, payroll and retirement programs on behalf of more than 300 companies to employees and retirees worldwide.
- Hewitt is headquartered in Lincolnshire, Illinois, and has over 20,000 employees with offices in 19 states and 35 countries. Hewitt currently has 492 employees in Charlotte at its facility in University Research Park.
- On December 14, 2005 Governor Easley and company officials announced that Hewitt will be expanding its Charlotte location in the University Research Park and creating a Regional Human Resource Outsourcing (HRO) facility. Hewitt is eligible for State incentives of \$8 million.
- Hewitt expects to make a capital investment of \$8 million in 2006 and create 900 new jobs over the next 3 to 4 years.
- This investment is less than the \$19.7 million investment projected by Hewitt and presented to Council in executive session on October 10, 2005. The lower investment number is a result of several things, including the elimination of an employee cafeteria and other amenities, as well as the company's unwillingness to project investment beyond 2006.
- As a result of the lower investment number, Hewitt no longer qualifies for an eight-year Business Investment Grant. Instead, staff recommends approval of a five-year grant, which has reduced the grant amount from \$1.53 million to \$377,040.
- Hewitt's location at the University Research Park falls outside of the current Business Investment Zone; however, staff recommends approval for the following reasons:
 - Hewitt meets the rest of the criteria of the Business Investment Grant Program:
 - Investment (minimum of \$1.5 million)
 - Wage rate (\$37,740 or greater)
 - Targeted Sector (financial, insurance & professional services)
 - Job Creation (minimum of 20)

- Hewitt expects that all of the new jobs will be filled locally and will pay an average wage of \$52,000 (138% of the average for the Charlotte-Gastonia-Rock Hill average).
 - Hewitt is estimated to have a total direct economic impact of \$71.9 million per year on Charlotte's economy, and generate annual tax revenues of \$934,852 to the City and \$1.7 million to the County.
 - There was competition from Houston, Orlando and Lincolnshire, Illinois for this project.
- City Council indicated its intent to approve a Business Investment Grant to Hewitt in executive session on October 10, 2005.
 - The Board of County Commissioners indicated its intent to approve a Business Investment Grant in executive session on October 18, 2005.
 - If approved, the following schedule is an estimate of the Investment Grant payments to Hewitt:

Year	City	County	Total
1	\$28,560	\$56,902	\$85,462
2	\$26,880	\$53,555	\$80,435
3	\$25,200	\$50,208	\$75,408
4	\$23,520	\$46,861	\$70,381
5	\$21,840	\$43,514	\$65,354
Total	126,000	\$251,040	\$377,040

- The general terms and condition of this grant include:
 - A portion of the grant must be repaid if the company moves this investment from Charlotte within five years of the end of the grant term.
 - Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.
 - All property taxes due from the company must be paid before a grant payment is made.
- Hewitt's grant application will be presented to the Business Advisory Committee for a recommendation on January 20, 2006.
- The Board of County Commissioners will consider approval of a Business Investment Grant on February 7, 2006.

Funding

Business Investment Grant Account; first payment expected to be made in FY08.

10. Crisis Assistance Ministry Emergency Energy Assistance Request

This item will be included in the Friday, January 20th Council-Manager Memorandum.

11. Appointments to Boards and Commissions

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

A. AREA FUND BOARD OF DIRECTORS

One Council member beginning immediately and ending December 2007.

B. FIREMAN'S RELIEF BOARD

Council voted at the last meeting to reappoint Henry Donaghy. Mr. Donaghy has been serving for Wendell Fant, who is currently on active duty in the military. Mr. Donaghy would like to become a regular member.

Attachment 4

Applications

C. HISTORIC DISTRICT COMMISSION

One appointment beginning immediately and ending June 2007. Nominee must be a resident/owner in Wesley Heights.

- Daniel Crawford by Council member Turner
- William Sheffield by Council member Mitchell

Attachment 5

Applications

D. KEEP CHARLOTTE BEAUTIFUL

One appointment beginning immediately and ending June 2006 at which time they will begin serving a three-year term.

- Bob Alston by Council member Carter
- Bill Belk by Council member Burgess
- John Roderick Broadnax, III by Council member Lassiter
- Myra McIver by Council member Mitchell

Attachment 6

Applications

E. MAYOR'S INTERNATIONAL CABINET

One appointment, beginning immediately and ending February 2006, at which time they will begin serving a three-year term. Nominee must represent the ethnic organization category.

- Karim Azar by Council member Lochman
- Colleen Blanchard by Council member Kinsey
- Renee Etakisse by Council member Mumford
- Noell Peter Tin by Council member Burgess

Attachment 7

Applications

F. SISTER CITIES COMMITTEE

One appointment beginning immediately and ending April 2006 at which time they will begin serving a two-year term.

- Jason Boone by Council member Kinsey
- Ronnie Divine by Council member Mitchell
- Olma Icheverri by Council member Burgess
- Scott Miller by Council member Lassiter

Attachment 8

Applications

G. ZONING BOARD OF ADJUSTMENT

Three, three-year appointments beginning January 2006. Two of the three will be alternate members.

Regular member (1):

- Darrell Bonapart by Council member Carter*
- Jeff Davis by Council members Kinsey and Turner
- Claire Fallon by Council member Barnes
- John Tim McLeod by Council member Dulin
- Chet Rabon by Council member Lassiter
- Melvin Douglas Threatt by Council member Lochman

*Declined nomination as a regular member.

Jeff Davis is currently serving as an alternate member. He has been nominated as a regular member. If he is not appointed as a regular member, he would like to continue serving as an alternate. In the latter case, Council would need to consider voting to reappoint him as an alternate and vote for one of the others nominated as an alternate.

Alternate members (2):

- Darrell Bonapart by Council members Mitchell, Foxx, Dulin, Carter
- Trent Gustafson by Council member Mumford
- Chet Rabon by Council members Lassiter, Dulin, Carter
- Dick Stoeber by Council member Kinsey

Attachment 9

Applications

12. Closed Session

Action: Adopt a motion pursuant to NCGS 143-318.11(a)(4) to go into closed session to discuss matters relating to the location of an industry or business in the City of Charlotte, including potential economic development incentives that may be offered in negotiations.

MAYOR AND COUNCIL TOPICS

At the end of the formal agenda, Council members may share information and raise topics for discussion.

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 comply with Small Business Opportunity Program Policy.

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

The City's Small Business Opportunity (SBO) Program's purpose is to enhance competition and opportunity in City contracting with small businesses in the Charlotte metropolitan statistical area. Participation of small business enterprises (SBE) is noted where applicable. Contracts recommended for award as of March 1, 2003 comply with the provisions of the SBO program policy for SBE outreach and utilization. Professional service contracts recommended for award as of August 1, 2003 comply with the provisions of the SBO program policy for SBE outreach and utilization.

Disadvantaged Business Enterprise (DBE) is a federal program primarily used for Aviation and Transit.

Contractors and Consultants

All contractor and consultant selections follow the Council approved process unless described otherwise.

CONSENT I

13. Various Bids

A. Street Pavement Rollers

CDOT

Action

Award the low unit price bid meeting specifications of \$29,416 by J.W. Burrell, Inc. of Charlotte, North Carolina for a 3 to 5 Ton, Tandem, Articulated Vibratory Roller. The total initial FY06 cost for four will be \$117,664. This will be a unit price contract with options to renew for two additional periods of one year. The City Manager may authorize renewals.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

B. Rosa Parks Place Community Transit Center CATS**Action**

Award the low bid of \$1,249,500 to Streamline, LLC of Mooresville, North Carolina for the construction of Rosa Parks Place Community Transit Center at 2811 Beatties Ford Road. The community transit center includes a single story, 750 square foot building which will house security/surveillance equipment and personnel, driver facility, as well as provide landscaped and lit passenger waiting areas and shelters. Construction is anticipated to take 120 days once a notice to proceed is provided, allowing the facility to open in June 2006. Current bus services to the area will continue. The project is consistent with the adopted 2001 Countywide Transit Services Plan.

DBE Compliance

This information will be provided in the Friday, January 20th Council-Manager Memorandum.

C. Eastland Community Transit Center CATS**Action**

Award the low bid of \$2,856,075 to United Construction, Inc. of Charlotte, North Carolina for the construction of Eastland Community Transit Center at 5471 Central Avenue. The community transit center includes a single story, 1,000 square foot building which will house security/surveillance equipment and personnel, driver facility, as well as provide landscaped and lit passenger waiting areas and shelters. The Transit Center will link transit routes in the corridor and provide a pedestrian link to Eastland Mall. Construction is anticipated to take 180 days once a notice to proceed is provided, allowing the facility to open in early August 2006. Current bus services to the area will continue. The project is consistent with the adopted 2001 Countywide Transit Services Plan.

DBE Compliance

This information will be included in the Friday, January 20th Council-Manager Memorandum.

D. Sanitary Sewer to Serve Zelda Lane and Gum Wood Court CMU**Action**

Award the low bid of \$1,246,951.10 by R. F. Shinn Contractor, Inc. of Concord, North Carolina for construction of sanitary sewer to serve Zelda Lane and Gum Wood Court in Matthews.

Small Business Opportunity

Established SBE Goal: 7%

Committed SBE Goal: 8.18%

R.F. Shinn exceeded the goal and committed \$102,000 to the following SBE firms: D's Trucking, WJW Trucking, Ms. Sybil's Seeding, and D.E. Walker

E. Water and Sewer Street Main Construction FY2006 CMU Contract E

Action

Award the low bid of \$1,553,846 to State Utility Contractors, Inc. of Monroe, North Carolina for construction of sanitary sewer and water mains along existing roadways in Mecklenburg County.

Small Business Opportunity

Established SBE Goal: 3%

Committed SBE Goal: 2.37%

State Utility Contractors, Inc. failed to meet the goal, but exceeded the mandatory outreach and Good Faith Effort points. State Utility has committed \$36,850 to the following SBE firms: Capstone, Fernandez Construction Co. and Spears Trucking

F. South Boulevard/East Boulevard Infrastructure EPM Improvements

Action

Award the low bid of \$828,557.40 by Blythe Development Co. of Charlotte, North Carolina. This project will construct drainage improvements and remove and replace deteriorated concrete curb and gutter at various locations along South Boulevard, and at the intersection of East Boulevard & Scott Avenue. A portion of this work is being funded by the NCDOT in connection with the transfer of maintenance responsibility for a portion of South Boulevard from the State to the City. The State is also providing funds for pavement repair and resurfacing of South Boulevard. That work was initially bid as part of this contract, but has been removed and the contract amount reduced. The additional work will be re-bid along with the annual spring resurfacing contract in order to take advantage of the pricing that results from that large contract.

Deleted: T

Construction completion is scheduled for 2nd quarter of 2007.

Deleted: is in accordance with our agreement with the NC Department of Transportation to assume maintenance of South Boulevard from Woodlawn Road to I-277. The State is providing \$1.3 million for this work. Milling and resurfacing of this section of South Boulevard will be bid with the Spring resurfacing contract in order to obtain the best possible pricing available for this type work. Any additional work required will be performed with City forces to maximize the \$1.3 million in State contributions to the project.

* The low bid was negotiated down.

Small Business Opportunity

Established SBE Goal: 7%

Committed SBE Goal: 8.7%

Blythe Development Co. committed \$72,395 to the following SBE firms: A-1 Pavement Markings, Hazel Holmes Trucking, Inc., and On Time Construction, Inc.

G. Thermoplastic Pavement Markings CDOT**Action**

Award the low bid of \$127,372.35 by ACS Pavement Marking of Charlotte, North Carolina for maintenance of existing pavement markings at various locations within the City.

Small Business Opportunity:

Established SBE Goal: 0%

Committed SBE Goal: 0%

Pursuant to Section 5 of the SBO Program, no SBO Utilization goal was set for this contract because subcontracting is not anticipated.

H. Traffic Signal Fiber Optic Cable Construction along Billy Graham Parkway and along Little Rock Road CDOT**Action**

Award the low bid of \$379,085.43 by Whiting Construction Company, Inc of Troutman, North Carolina for the installation of fiber optic cable and conduit facilities along Little Rock Road and along Billy Graham Parkway.

Small Business Opportunity:

Established SBE Goal: 4%

Committed SBE Goal: 4.20%

Whiting Construction Co. Inc. has exceeded the established SBE goal and met the mandatory outreach. They have committed 4.2% (\$13,725) of the total contract amount to the following certified SBE firm: CNG Signs & Zepco Displays

I. US Airways Heavy Maintenance Hangar Electrical Maintenance Contract Aviation**Action**

Award a one-year contract to Starr Electric Co. Inc. of Charlotte, North Carolina in the amount of \$210,080 for preventative electrical maintenance at the US Airways Heavy Maintenance Hangar. US Airways will reimburse the costs of this contract.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO goal was set for this contract because there are no sub-contracting elements in the scope of work.

14. Refund of Property Taxes

Action: Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessor error in the amount of \$65,114.65

Attachment 10

Resolution

List of Refunds

15. In Rem Remedy

For In Rem Remedy #A-E, the public purpose and policy are outlined here.

Public Purpose:

- Eliminate a blighting influence
- Reduce the proportion of substandard housing
- Increase tax value of property by making land available for potential infill housing development
- Support public safety initiatives

Policy:

- Housing & Neighborhood Development
- Community Safety

The In Rem Remedy items were initiated from 3 categories:

1. Public Safety – Police and/or Fire Dept.
2. Complaint – petition by citizens, tenant complaint or public agency referral
3. Field Observation – concentrated code enforcement program

The In Rem Remedy item is listed below by category identifying the street address and neighborhood.

Public Safety:

- A. 3411/13 Rogers Street (Neighborhood Statistical Area 18 – Enderly Park Neighborhood)

Field Observation:

- B. 1100-1 Holland Avenue (Neighborhood Statistical Area 38 – Druid Hills North Neighborhood)
 C. 1100-2 Holland Avenue (Neighborhood Statistical Area 38 – Druid Hills North Neighborhood)
 D. 1100-3 Holland Avenue (Neighborhood Statistical Area 38 – Druid Hills North Neighborhood)
 E. 5228 Collins Street (Neighborhood Statistical Area 125 – Nevin Community)

Public Safety

A. 3411/13 Rogers Street

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 3411/13 Rogers Street (Neighborhood Statistical Area 18- Enderly Park Neighborhood).

Attachment 11

Field Observation

B. 1100-1 Holland Avenue

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 1100-1 Holland Avenue (Neighborhood Statistical Area 38- Druid Hills North Neighborhood).

Attachment 12

C. 1100-2 Holland Avenue

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 1100-2 Holland Avenue (Neighborhood Statistical Area 38- Druid Hills North Neighborhood).

Attachment 13

D. 1100-3 Holland Avenue

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 1100-3 Holland Avenue (Neighborhood Statistical Area 38- Druid Hills North Neighborhood).

Attachment 14

E. 5228 Collins Street

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 5228 Collins Street (Neighborhood Statistical Area 125- Nevin Community).

Attachment 15

CONSENT II

16. Low Floor Light Rail Vehicle Modifications

Action: **A. Adopt a budget ordinance appropriating \$100,000, and**

B. Approve an increase to the existing contract with Siemens Transportation Systems for the manufacture and delivery of 16 light rail vehicles by the amount of \$772,497 to provide additional equipment and modify the vehicles prior to delivery.

Staff Resources: Ron Tober, Charlotte Area Transit System
James Zingale, Charlotte Area Transit System

Policy

This action is consistent with the 2025 Transit/Land Use Plan and Countywide Transit Services Study for the continued development and expansion of the transit system in the county and region-wide.

Budget Ordinance

The budget ordinance appropriates \$100,000 from the Transit Fund Balance. The remainder of the funds were appropriated in the FY2005 Capital Investment Plan.

Explanation

- On March 23, 2004 Council approved a \$52.5 million contract with Siemens Transportation Systems, Inc. for the manufacture and delivery of 16 low floor light rail vehicles (LRVs) to CATS. This action will amend the contract with Siemens to implement the following modifications to the light rail vehicles:
 - Addition of an Automatic Passenger Counter (APC) System and wayside equipment to ensure the collection of accurate ridership data for National Transit Data Base Reporting compliance. The change provides for the wiring of all vehicles and the installation of APC units on eight vehicles required during the manufacture process. The install on the remaining vehicles will be determined at a later date. Cost of this change element is \$665,000.
 - Addition of a cross-vehicle radio cable connection to install a remote radio control head in each LRV at a cost of \$37,489. This will eliminate the requirement to procure one additional radio on each LRV.
 - Installation of a data cable in each LRV for future data transmission capabilities that is consistent with and similar to the current bus fleet plans at a cost of \$44,209.
 - Addition of an ADA door alert system on each set of passenger doors on each LRV to provide door locator capabilities for the visually impaired at a cost of \$12,799. CATS pursued this application after discussions with the local Programs for Accessible Living committee.
 - Additional design changes to the LRV on-board train control system to provide improved integration with the wayside train control and communications contract at a cost of \$13,000.

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- The above modifications have been identified since the contract with Siemens was approved in March 2004 and will improve CATS ability to manage the vehicles and light rail service in the future.
- The total cost of the above changes in the amount of \$772,497 is budgeted in the CATS Capital Investment Plan.

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DBE Compliance

Siemens Transportation Systems is in compliance with the Federal Transit Administration's (FTA) Regulation 49 CFR Part 26.45, which requires Disadvantaged Business Enterprise certifications from transit vehicle manufacturers as a condition of being authorized to bid on transit procurements, funded by the FTA.

Funding

Transit Capital Investment Plan

Attachment 16

Budget Ordinance

17. South Corridor Light Rail Facility Contract Shop Equipment

- Action:**
- A. Adopt a budget ordinance appropriating \$2,542,750, and
 - B. Approve a change order to the contract with Edifice, Inc. in the amount of \$2,542,750 for the South Corridor Light Rail Facility.

Staff Resources: Ron Tober, Charlotte Area Transit System (CATS)
David Leard, Charlotte Area Transit System (CATS)

Budget Ordinance

The budget ordinance appropriates \$2,542,750 from the Transit Fund Balance.

Explanation

- On February 3, 2005, Edifice, Inc. was awarded a contract of \$ 27,050,000 for construction of the Light Rail Vehicle Maintenance facility.
- On August 22, 2005, a change order to replenish the contract contingency in the amount of \$889,646.89 was approved.
- On-site construction activities began in April and to date significant progress has been made. It is on schedule to be completed during fall 2006.
- This change to the contract will fund equipment needed for the safe operation and maintenance of the light rail vehicles. The equipment to be purchased and installed includes a wheel-truing machine to periodically machine the steel wheels; car washing and cleaning machinery; and various other machines and equipment that will be used in the maintenance and repair of the light rail vehicles.

- It will be more cost effective to have the contractor for the Light Rail Facility purchase and install this equipment during construction rather than after the Facility is open and operating.
- This change order increases the Edifice, Inc. contract from \$27,939,696.46 to \$30,482,446.46.

Disadvantaged Business Opportunity

Established DBE Goal: 12%

Committed DBE Goal: 9%

The DBE goals are per the awarded contract that was approved by Council December 13, 2004.

Funding

Transit Capital Investment Plan

Attachment 17

Budget Ordinance

18. Historic Trolley Amendment to Sublease

Action: Approve an amendment to the sublease with Charlotte Trolley Inc. (CTI) for certain space within the Atherton Mill Trolley Barn.

Staff Resource: Ron Tober, Charlotte Area Transit System

Policy

This action is consistent with the 2025 Transit/Land Use Plan for the continued development and expansion of the transit system and specifically for implementation of the South Corridor Light Rail Project (SCLRP).

Explanation

- This action will abate CTI's rent and utility payments during the suspension of trolley operations beginning on February 6, 2006 due to the SCLRP construction and extend the term of the sublease to 2008.
- On July 28, 2003 Council authorized the City to enter into a lease with South Boulevard Properties, Inc. for the Atherton Mill Trolley Barn. Council further authorized the City to sublease a portion of the space to CTI. The sublease obligates CTI to pay an annual rent of \$23,430 and pay a prorated share of the building utilities.
- Due to the construction of the South Corridor light-rail line, trolley operations will be suspended for a period of approximately one year beginning February 1, 2006.
- This action will amend the sublease as follows as an accommodation for the interruption of trolley service because of the impact of CTI's business activities:
 1. Abate CTI's obligation to pay rent during the trolley operations suspension period

2. Abate CTI's obligation to reimburse CATS for utilities during the trolley operations suspension period
3. Extend the term of the sublease to August 31, 2008 to correspond to the term of the Lease between the City and South Boulevard Properties, Inc.

19. Street Pavement Rollers, 2nd Lowest Bid

Action: Approve unit price contracts with Linder Industrial Machinery Co. for a bid of \$78,903.00 on a 4 to 6 Ton Roller and for a bid of \$91,460 on a 6 to 8 Ton Roller. The City Manager may authorize two renewals.

Staff Resource: Mehl Renner, Business Support Services

Explanation

- Total FY06 cost for two of the 4 to 6 Ton Roller and one of the 6 to 8 Ton Roller will be \$249,266. Lower bids did not meet specification requirements. The contracts are for the Charlotte Department of Transportation and are to be for a term of one year with two, one year options to renew.

Bid Item # 2. 4 to 6 Ton, Tandem, Articulated, Vibratory Roller

- The low bid did not meet specifications in the following areas: Oil cooled engine, no wiper mechanism, turn radius too large and water sprinkler tank undersized.

Briggs Equipment Co.	Charlotte, NC	\$70,815
<u>Linder Industrial Equipment Co.</u>	<u>Charlotte, NC</u>	<u>\$78,903</u>
Volvo Rents Construction Equipment	Charlotte, NC	\$81,236
Arrow Equipment, Inc.	Greensboro, NC	\$84,984
A.E. Finley, Inc.	Charlotte, NC	\$88,250

Bid Item #3. 6 to 8 Ton, Tandem, Articulated, Vibratory Roller

- The low bid did not meet specifications in the following areas: Centrifugal compaction force minimum not met, turn radius too large and water sprinkler tank undersized.

Briggs Equipment Co.	Charlotte, NC	\$91,250
<u>Linder Industrial Equipment Co.</u>	<u>Charlotte, NC</u>	<u>\$91,460</u>
Arrow Equipment, Inc.	Greensboro, NC	\$101,990
A.E. Finley, Inc.	Charlotte, NC	\$104,058
Volvo Rents Construction Equipment	Charlotte, NC	\$105,466

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

Funding

FY06 Equipment Replacement Funds

20. Asbestos Surveys Contract

Action: **A. Approve a contract with Roy Consulting Group to provide asbestos surveys for an annual estimated amount not to exceed \$150,000, and**

B. Authorize City Manager to authorize two, one year renewal options.

Staff Resources: Scott Edwards, Neighborhood Development
 Mike Jenkins, Neighborhood Development
 Daniel Edes, Business Support Services

Explanation

- Asbestos surveys are required for the demolition of condemned properties.
- Current practice is to obtain a separate quote for each service location, which requires more administrative time and slower service.
- The new contract will allow asbestos surveys to be completed in a more efficient manner and will provide lower costs.
- Ten proposals were received.
- Neighborhood Development staff evaluated each proposal to determine which service provider best met the selection criteria.
- Staff recommends Roy Consulting Group based on the firm's qualifications, experience, solution and cost effectiveness.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

Funding

Neighborhood Capital Investment Plan

21. McAlpine Creek Wastewater Management Facility Construction Services Contract, Amendment 2

Action: **Approve Amendment 2 with HDR Engineering Inc., in the amount of \$1,335,900. The amendment provides for additional Construction Services for the McAlpine Creek Waste Water Management Facility (WWMF) Primary Treatment Improvements and Filter Rehabilitation Project.**

Staff Resource: Doug Bean, Charlotte-Mecklenburg Utilities

Explanation

- City Council awarded the original design and construction administration contract to HDR Engineering for improvements and upgrades at the McAlpine Wastewater Treatment plant on August 28, 2000.
- The improvements were to be constructed in two phases. This amendment relates to phase 2 which is currently under construction.
- Amendment 2 includes additional construction services and cost increases that are necessary due to the following:
 - This project was delayed by about two years due to the implementation of the Phosphorus Removal project that resulted from the North and South Carolina settlement on wastewater nutrients. Due to this delay there is a need for a slight adjustment for inflation for the services provided.
 - At the conclusion of design, it was decided that the programming and installation of the specialized computer monitoring system would be best completed under HDR's scope of service. This work will be performed by an SBE subconsultant currently working with HDR.
 - Mecklenburg County Code Enforcement requires special inspections to be done on the more complex portions of a large building project. These requirements did not exist at the time of the original contract. These special inspections would be coordinated by HDR.

Small Business Opportunity

This change order complies with Section 10.3 of the SBO Policy. All work will be performed by the prime and their current subcontractors.

Funding

Sewer Capital Investment Plan

22. Highway 27 Pump Station, Force Main and Outfall

Action: Approve agreement with Brown and Caldwell for the Catawba River Highway 27 Pump Station, Force Main and Outfall design modifications and construction administration services for \$1,523,351.

Staff Resource: Doug Bean, Charlotte-Mecklenburg Utilities

Explanation

- Agreement provides for design modifications for the new pump station and force main to accommodate a change in site locations.
- Agreement also provides for construction administration services for the project.
- The new pump station, force main and gravity outfall pipelines are required for the 2005 annexation. The new station will eliminate four pump stations serving the following three subdivisions on the west side of Charlotte:
 - Catawba River Plantation
 - Brookmere
 - River Bend

- Staff selected Brown and Caldwell for this project based on previous experience, using City Council's approved selection process.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, the Program Manager waives SBE utilization goals for this contract because subcontracting is not anticipated.

Funding

Sewer Capital Investment Plan

23. Water System Construction Inspection Services Contract

Action: Approve contract for \$150,000 with MTC Consultants, Inc., Charlotte North Carolina for water system construction inspection services.

Staff Resource: Doug Bean, Charlotte-Mecklenburg Utilities

Explanation

- This contract will provide construction inspection services for water main construction throughout Mecklenburg County.
- MTC Consultants was selected based on their experience using City Council's approved selection process.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, the Program Manager waives SBE utilization goals for this contract because subcontracting is not anticipated. MTC Consultants, Inc. is a City of Charlotte certified SBE.

Funding

Water Capital Investment Plan

24. Water and Sewer Service Installation, Change Order #1 to FY2002 Contract G, Renewal #3

Action: Approve Change Order #1, for the amount of \$234,823.38, with B.R.S., Inc. Change order provides additional funding for installation of residential water and sewer service.

Staff Resource: Doug Bean, Charlotte-Mecklenburg Utilities

Explanation

- Additional funds needed due to higher than anticipated volume of requests for new service taps.
- Original contract totaled \$2,259,741.

Small Business Opportunity

This Change Order complies with Section 10.3 of the SBO Policy. All work will be performed by the prime and their current subcontractors.

Funding

Water and Sewer Capital Investment Plan

25. Funding Agreement for Storm Water Design Manual Consultant Services

Action: Authorize the City Manager to approve and enter into a Storm Water Funding Agreement with Mecklenburg County for the City to be reimbursed \$114,000.

Staff Resource: Daryl Hammock, Engineering & Property Management

Explanation

- City Council authorized the City Manager to negotiate an agreement for consultant services for revisions to the Storm Water Design Manual at the September 26, 2005 Council meeting.
- This action will allow the City Manager to enter into an agreement with Mecklenburg County in order to reimburse the City 30% of the contract amount.
- This is a companion item to the original Request for Council Action in which Council was notified of the City-County partnership but specific language authorizing the City Manager to enter into a funding agreement was omitted.
- The City of Charlotte and Mecklenburg County will share responsibilities for consultant services and funding of a storm water design manual not to exceed \$380,000.
- Funding is prorated based on municipality land area:
 - 70% City funds (not to exceed \$266,000)
 - 30% County funds (not to exceed \$114,000)

Small Business Opportunity

This agreement is excluded from the Small Business Opportunity Program per Section 2.21 of the Program policy.

Funding

Storm Water Capital Investment Plan

26. Amendments to Charlotte Firefighters' Retirement System Local Act for Submission to General Assembly

Action: Adopt a resolution approving changes to the Charlotte Firefighters' Retirement System (CFRS) Act and submit changes to the North Carolina General Assembly.

Staff Resources: Barbara Avard, CFRS Administrator
S. Mujeeb Shah-Khan, City Attorney's Office

Explanation

- The Internal Revenue Service (IRS) recently revised the Internal Revenue Code to require retirement systems to transfer member contribution refunds greater than \$1,000 to another qualified retirement plan. This requirement must be added to the CRFS Act in order to maintain its tax qualified status.
- The City Council may approve this change and recommend it to the North Carolina General Assembly.
- The Board of Trustees of the CFRS approved this change at a meeting on October 26, 2005.
- Upon approval, this item will be added to the City's 2006 Legislative Agenda.

Funding

CFRS Trust Fund

Attachment 18

Resolution

27. Critical Infrastructure Protection Grant

Action: **A. Authorize Fire Chief Fincher, as Homeland Security Director, to accept a grant for \$700,000 from the NC Department of Crime Control and Public Safety/Division of Emergency Management for critical infrastructure protection, and**

B. Adopt a budget ordinance appropriating \$700,000 for purchase of security equipment to protect the critical infrastructure sites in Mecklenburg County.

Staff Resource: Luther Fincher, Fire

Explanation

- This action gives Fire Chief Fincher authority to sign the memorandum of understanding with the North Carolina Office of Emergency Management to accept this grant.
- The Department of Homeland Security identified 14 sites in Mecklenburg County that it deems as critical infrastructure. These include places of public assembly as well as sites important to commerce.
- The North Carolina Office of Emergency Management is granting these funds from the FY2003 Homeland Security Grant Program to purchase security equipment, including security cameras, metal detectors, tracking devices, etc., to protect these sites.
- The time frame is short, as the memorandum of understanding specifies that all equipment must be procured by April 30, 2006.

Attachment 19
Budget Ordinance

28. Solid Waste Services Residential Solid Waste Collection Service Contracts Unit Price Increases

Action: Authorize the City Manager to execute a 1.90% increase to Solid Waste Services, North Zone Residential Solid Waste Collection Services Contract. The unit price increase is .13 cents, for a total monthly unit price of \$6.82, effective retroactive to July 1, 2005.

Staff Resources: Greg McDowell, Internal Audit
Wayman Pearson, Solid Waste Services

Explanation

- The City currently contracts with Solid Waste Services to provide residential solid waste collection services in the North Collection Zone.
- The City also contracts with Solid Waste Services for the South and East Zones. In addition, the City contracts with a private firm to provide collection services for the West Zone.
- The North contract provides that each year, 90 days prior to the contract anniversary date, the Contractor may request that the unit prices be increased up to a ceiling of 75% of any increase during the preceding 12 months in the United States Department of Labor, Bureau of Statistics, Washington, D.C. Consumer Price Index (CPI).
- Internal Audit calculated the ceiling to be 1.90% while Solid Waste Services had actual cost increases of 3.99%. The following table summarizes the impact on the contract:

Collection Quadrant	Beginning Contract Date	% Of Increase	Additional Cents to Unit Cost	New Unit Cost	Additional Cost per year
North	7/1/00	1.90%	.13	\$6.82	\$93,826

- Solid Waste Services submitted a letter documenting increases in employee salaries, employee insurance, workers compensation liability and fuel. Internal Audit reviewed the documentation and found that it substantiates the requested increase.

Funding

Solid Waste Services Operating Budget

Attachment 20

Letter from Solid Waste Services requesting increases

29. Developer Reimbursement for Prosperity Ridge Road

Action: Authorize the CDOT Key Business Executive to reimburse New South Properties of the Carolinas, in the amount of \$147,400 for public roadway improvements on Prosperity Ridge Road, a minor thoroughfare.

Staff Resource: Scott Putnam, Transportation

Policy

- The City typically will pave widening strips to a future curb and gutter as required through the land development process and installed by the developer.
- North Carolina General Statutes authorize the City to enter into road improvement agreements with private parties in instances where the private developer can construct the improvements using its contractor who is already doing work, using force account labor or a separate contractor or where coordinating the work of the private contractor with the City's work is impracticable.
- All requirements of the law have been met.

Explanation

- Because of the scope of work and coordination of construction of the City's portion of the roadway and intersection improvements associated with Prosperity Ridge Phase I, it was not practical for City forces to do the necessary paving. The subdivision plan was approved on October 12, 2001.
- New South Properties constructed Prosperity Ridge Road across its property as part of the development of Prosperity Ridge subdivision, Phase I. Prosperity Ridge Road is a minor thoroughfare identified on the Thoroughfare Plan and was constructed to thoroughfare design standards.
- Prosperity Ridge Road is part of the thoroughfare system for Prosperity Village. The approved roadway cross-section for this thoroughfare includes recessed on-street parallel parking. This on-street parallel parking was constructed by the developer.

Funding

Transportation Capital Investment Plan

30. Developer Reimbursement for Northlake Centre Parkway

Action: Authorize the CDOT Key Business Executive to reimburse Faison Project North, LLC, in the amount of \$138,044.50 for public roadway improvements on Northlake Centre Parkway.

Staff Resource: Scott Putnam, Transportation

Policy

- The City typically will pave widening strips to a future curb and gutter as required through the land development process and installed by the developer.
- North Carolina General Statutes authorize the city to enter into road improvement agreements with private parties in instances where the private developer can construct the improvements using its contractor who is already doing work, using force account labor or a separate contractor or where coordinating the work of the private contractor with the City's work is impracticable.
- All requirements of the law have been met.

Explanation

- One of the conditional zoning requirements for Northlake Mall (rezoning petition #2002-110) was to construct 14-foot wide lanes on Northlake Centre Parkway with no curb and gutter. The developer constructed curb and gutter and 15-foot wide lanes, which allows for an 11-foot travel lane and a 4-foot dedicated bicycle lane, a better design than a wide lane which is shared between bicycles and vehicles. The one-foot differential on each side of the roadway would be the City's required paving as it contributes to a future curbline.
- Because of the scope of work and coordination of construction of the City's portion of the roadway and intersection improvements associated with Northlake Mall, it was not practical for City forces to do the necessary paving.
- Faison Project North, LLC, has completed roadway and intersection improvements costing over \$6 million as part of the required improvements to mitigate the transportation impacts of Northlake Mall that was approved by the City Council on November 18, 2002.

Funding

Transportation Capital Investment Plan

31. Property Transactions

Action: Approve the following property acquisitions (A-D) and adopt the condemnation resolutions (E-G).

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

Acquisitions:

- A. Project:** Nevin Road Extension, Parcel # 2
Owner(s): Mallard, LLC
Property Address: Nevin Road
Property to be acquired: 1,644 sq. ft. (.038 ac.) in Storm Drainage Easement, plus 1,738 sq. ft. (.040 ac.) in Sidewalk and Utility Easement, plus 11,665 sq. ft. (.268 ac.) in Temporary Construction Easement

- Improvements:** None
Landscaping: None
Purchase Price: \$10,975
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: R-17MF
Use: Condominium
Tax Code: 043-202-15
Total Parcel Tax Value: \$62,800
- B. Project:** Nevin Road Extension, Parcel # 6
Owner(s): Mallard, LLC
Property Address: Nevin Road
Property to be acquired: 7,382 sq. ft. (.169 ac.) in Storm Drainage Easement, plus 2,484 sq. ft. (.057 ac.) in Sidewalk and Utility Easement, plus 13,620 sq. ft. (.313 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$35,325
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: R-17MF
Use: Multi Family
Tax Code: 043-202-01
Total Parcel Tax Value: \$234,400
- C. Project:** Nevin Road Extension, Parcel # 10
Owner(s): Nam P. Le
Property Address: 6112 Nevin Road
Property to be acquired: 578 sq. ft. (.013 ac.) in Fee Simple, plus 518 sq. ft. (.012 ac.) in Sidewalk and Utility Easement, plus 5,656 sq. ft. (.130 ac.) in Future Right of Way Dedication, plus 5,623 sq. ft. (.129 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$44,950
Remarks: Compensation was established by two independent, certified appraisals and appraisal review.
Zoned: R-5
Use: Single Family Residential
Tax Code: 047-341-21
Total Parcel Tax Value: \$159,500
- D. Project:** South Corridor Infrastructure Project: Tyvola Intersection, Parcel # 4
Owner(s): Carlisle Properties, LLLP
Property Address: 5306 South Boulevard

Property to be acquired: 778 sq. ft. (.018 ac.) in Fee Simple, plus 879 sq. ft. (.020 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$15,000
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: B-2
Use: Commercial
Tax Code: 169-083-06
Total Parcel Tax Value: \$721,700

Condemnations

- E. Project:** Briar Creek Relief Sewer Phase I, Parcel # 4
Owner(s): Village On The Park Association, Inc., Et Al. And Any Other Parties Of Interest
Property Address: 40151 Cranford Drive
Property to be acquired: Total Combined Area of 13,296 sq. ft. (.305 ac.) of Existing Right-of-way, plus Permanent access easement
Improvements: None
Landscaping: None
Purchase Price: \$10,200
Remarks: Compensation was established by two independent, certified appraisals and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-22MF
Use: Condominium
Tax Code: 171-241-36
Total Parcel Tax Value: \$1,338,000
- F. Project:** Cindy Lane Extension, Parcel # 13 and # 14
Owner(s): Vang Thao And Wife, Mee Vang Thao And Any Other Parties Of Interest
Property Address: Elaine Avenue
Property to be acquired: Total Combined Area of 21,825.56 sq. ft. (.501 ac.) of Fee Simple, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$0
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner. The project results in a net benefit to the property of \$1,275. Therefore, purchase price for Easement is \$0.
Zoned: R-4
Use: Single Family Residential

Tax Code: 045-292-01 and 045-292-02

Total Parcel Tax Value: \$21,700

- G. Project:** Idlewild Road (Mint Hill-Matthews) 12801, 12925 – 8” Sanitary Sewer, Parcel # 10
Owner(s): Steven G. Haynie And Wife, Judy B. Haynie And Any Other Parties Of Interest
Property Address: 12817 Idlewild Road
Property to be acquired: Total Combined Area of 1,000 sq. ft. (0.0230 ac.) of Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$225
Remarks: Compensation was established by two independent, certified appraisals and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R
Use: Rural Homesite
Tax Code: 135-331-48
Total Parcel Tax Value: \$112,400

32. Meeting Minutes

Action: Approve the titles, motions and votes reflected in the Clerk’s record as the minutes of:
- December 19, 2005 Zoning meeting
-