

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, July 23, 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**

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Trolley Update

Resource: Jim Schumacher, Engineering and Property Management

Time: 20 minutes

Attachment 1

2. Update on Water Conservation

Resource: Vic Simpson, Utilities

Time: 15 minutes

Attachment 2

3. Update on 1¢ Food and Beverage Tax and ½¢ Local Option Sales Tax Legislation

Resource: Boyd Cauble, City Manager's Office

Time: 15 minutes

Attachment 3

4. Committee Reports by Exception

City Within A City: Hoskins Mill Apartments

6:30 P.M. CITIZENS FORUM

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

CONSENT

- 5. Consent agenda items 18 through 53 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

PUBLIC HEARING

6. Public Hearing and Resolution to Close a Portion of General Drive

Action: A. Conduct a Public Hearing to Close a portion of General Drive; and
B. Adopt a Resolution to Close.

Staff Resource: Scott Putnam, Transportation

Policy:

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

Explanation:

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

Petitioner:

CK (Childress Klein) LakePointe Corporate Center, LLC
J. Donald Childress
Fred W. Klein, Jr.

Right-of-Way to be abandoned:

A residual portion of General Drive

Location:

Beginning approximately 3,454 feet south from the intersection of General Drive/South Tryon Street (NC49) and continuing approximately 922 feet southwardly to the property line of Arrowood-Southern Company

Reason:

To incorporate the right-of-way into adjacent property owned by the petitioner for the construction of two new industrial buildings

Notification:

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

Adjoining property owners

Arrowood-Southern Company - No objections

Neighborhood/Business Associations

No associations listed with the Charlotte-Mecklenburg Planning Commission with a one mile radius of the abandonment site to contact.

Private Utility Companies – No objections. Easements are provided to utility companies to maintain their existing facilities as requested.

City Departments –

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

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

Attachment 4

Map

ZONING

6. Rezoning Petition 2001-65

Action: Consider a decision on Petition 2001-65 by B & B Contracting for a change in zoning for approximately 2.2 acres located on the northeast corner of West Tremont Avenue and South Tryon Street from I-2 to MUDD-O.

Staff Resource: Keith MacVean, Planning

Explanation:

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of $\frac{3}{4}$ of the Mayor and Council, not excused from voting, in order to rezone the property. The staff has been informed verbally that this protest petition will be withdrawn, but that withdrawal has not been received as of July 18, 2001.

This item was deferred from the July 16th Zoning Meeting because the full Council was not present.

The Zoning Committee voted to recommend approval of this petition, with the following modifications:

- The future building will be located as close to the corner of South Tryon Street and West Tremont Avenue as MUDD zoning will allow.
- The existing 12"-thick common wall between the petitioned site and the property to the east will be preserved.
- A detail of the proposed fence along West Tremont Avenue and South Tryon Street used in conjunction with the proposed shrubs for screening will be provided.

Attachment 5

- Zoning Committee Recommendation on Petition No. 2001-65
- Pre-hearing Staff Analysis for Petition No. 2001-65

7. Rezoning Petition 2001-72

Action: Consider a decision on Petition 2001-72 by Centex Homes for a change in zoning for approximately 44 acres located on the south side of Eastfield Road from R-3 to MX-1.

Staff Resource: Keith MacVean, Planning

Explanation:

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of ¾ of the Mayor and Council, not excused from voting, in order to rezone the property.

This item was deferred from the July 16th Zoning Meeting because the full Council was not present.

The Zoning Committee voted to recommend approval of this petition, with the following modifications:

- The common open space will include walking trails, a tot lot, and a picnic area.
- The common open space along Eastfield Road will have a minimum width of 35 feet and contain a berm and landscaping.

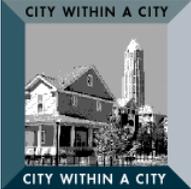
Attachment 6

- Zoning Committee Recommendation on Petition No. 2001-72
- Pre-hearing Staff Analysis for Petition No. 2001-72

POLICY

8. City Manager's Report

9. Hoskins Mill Apartments



Action: Approve the City Within A City Committee's recommendation to release the existing lien (\$2,355,000) on the Hoskins Mill Apartments subject to the City having the right to request a transfer of the property to the City at the expiration of tax credits in 2005 and adherence to other conditions set forth in the lien release agreement.

Committee Chair: Rod Autrey

Staff Resource: Stan Wilson, Neighborhood Development

Policy:

The City's Consolidated Plan identifies a need for affordable, safe and decent housing for low-income families. The City's Housing Policy focuses on preserving the existing housing stock, expanding the supply of moderate and low-income housing and supporting family self-sufficiency initiatives.

Explanation:

On December 6, 2000, the City received a letter from Moore & Van Allen, PLLC on behalf of Hoskins Mill Partnership (Jim Mezzanotte, General Partner) for a release of the City lien (\$2,355,000) made in 1988. The request was made to allow the Hoskins Mill Partnership to secure a new first mortgage loan in the amount of \$1,600,000. City staff has been negotiating with Mr. Mezzanotte and his attorney to find the best solution to address the project's current financial situation.

Hoskins Mill is a 189 unit multifamily project located on Hoskins Road in west Charlotte. The units are approximately 97% occupied. One of Charlotte's first tax credit projects, it serves households earning less than 40% of the Area Median Income (AMI) or \$24,160 (based on median income of \$60,400 for a family of four). This equates to rents of approximately \$604 per month. However, in many cases the Hoskins Mill Partnership charges rents between \$295 and \$375 per month. These rents are charged because many of the residents are elderly and have very low incomes.

Because of the affordability of these units, there is a strong public purpose in working with the owner to resolve the project's financing issues. The Hoskins Mill Partnership has exceeded the affordability requirements for the project. The low rents, however, have not provided sufficient operating income to support the project. The project has been faced with cash shortfalls as operating expenses have increased faster than rents.

The total debt on the property is \$4,677,241. An appraisal of the property in 1996 showed a fair market value of \$2,469,000. Loan holders on the property include First Union (\$419,412), the Hoskins Mill Partnership (second mortgage of \$1,902,829) and the City (deferred mortgage of \$2,355,000).

The new \$1.6 million loan by the Hoskins Mill Partnership will be used for the following purposes:

- pay off entirely the outstanding First Union first mortgage;
- pay all property taxes to the City and County which are now in arrears;
- bring interest current on the second mortgage loan; and
- finance renovations of the Hoskins Mill Apartments to address code and other repairs.

To secure the new first mortgage, the Hoskins Mill Partnership requests the City to release its current lien, which has a balance of \$2,355,000 because of the heavy debt load on the project. The City's loan is in third lien position and is not guaranteed or supported by any secondary collateral or source of repayment. Upon release, the City's debt will become an unsecured loan.

City staff has explored the following three options:

- release of the City lien (with conditions);
- City acquisition of the property; and
- the ramifications of allowing the project to go into foreclosure.

Release of the City Lien: (CWAC Committee recommendation). The release of the City's lien with general conditions provides the best opportunity for the City to maintain the units as affordable and meet the project's financial needs without providing additional City funding. The City would monitor compliance with the general conditions listed below:

- Mr. Mezzanotte (one of the general partners) would pledge his partnership interest as security for the City loan.
- Mr. Mezzanotte would limit the amount of the new loan to a maximum of \$1,800,000.
- Any subsequent refinancing would not be permitted if it resulted in any cash back to the owner(s). Any subsequent refinancing would not impact the affordability targets.
- Agreement from the limited partners that at the end of the tax credit period they along with the general partner(s) would at the City's request donate the property to the City which would assume the then existing indebtedness.
- The owner will be granted the right to increase rents of ½ of the units to amount permitted for families earning up to 50% of the area median income, (\$30,200) and ½ of the units to amounts permitted for families earning up to 60% of the area median income (\$36,240).
- The period of affordability shall be extended for a period of ten years from the expiration of the original affordability period.

- Staff is also exploring the possibility of obtaining Section 8 Vouchers from the CHA to maintain the affordability of the units and at the same time bring sufficient rental income to the project.

If the City proceeds with acquiring the property in 2005, it is estimated that the City would assumed a debt of \$2.8 million and would have to expend an additional \$200,000 for maintenance reserve. The project operating income is anticipated to be able to support some of the project debt. The City would seek a non-profit or other entity to own and manage the project.

City Acquisition of the Property: The City would invest an additional \$1.5 million to pay-off the first mortgage, bring the second mortgage current and provide renovations. The City would also assume the remaining second mortgage debt (\$1.3 million). The current management would have to remain in place until the end of the tax credit period (2005), the City could then find a non-profit or other entity to own and manage the project.

Foreclosure: Should the City allow the property to go into foreclosure, then the City risks losing the funds it has invested and the restrictions which maintain the units as affordability.

Background:

The Hoskins Mill Partnership has provided housing for qualified low and moderate-income residents since 1988. The development consists of 189 units in the original building and the duplexes. In December 16, 1988, the City made a balloon loan in the amount of \$2,355,000. The loan matures in December 15, 2003. Federal tax credits on the project will expire on 2005. The City’s current loan is not guaranteed by any other person or entity. The City’s loan is repayable only upon the sale of the property or after 30 years.

The following is a breakdown of the use of the proceeds from the Hoskins Mill Partnership new first mortgage:

Use of Proceeds:

| | |
|--|-------------|
| Payoff existing First Union mortgage | \$ 419,412 |
| Payoff property taxes in arrears | \$ 70,000 |
| Bring second mortgage current | \$ 606,388 |
| Reserve for taxes and insurance | \$ 51,200 |
| Miscellaneous accounts payable | \$ 63,000 |
| Capital improvements and closing costs | \$ 260,000 |
| Reserve for future replacements | \$ 130,000 |
| Total | \$1,600,000 |

Committee Discussion:

On June 6, 2001, the CWAC Committee unanimously voted to recommend to City Council the release of the Hoskins Mill lien. The discussion focused on maintaining the 189 units affordable to address the existing housing crisis. Members present were Rod Autrey, Mike Castano and Patrick Cannon. Members Sara Spencer and James Mitchell were absent.

Funding:

The City's current loan was funded with Pay-As-You-Go Innovative Housing Funds

Attachment 7

- Consequences of Foreclosure
- Letter from Moore & Van Allen, PLLC dated January 18, 2001
- Letter from Moore & Van Allen, PLLC dated December 6, 2000
- Hoskins Mill Apartments Budget – 2001

11. Advantage Carolina

Action: Consider the City Manager's recommendation to commit \$1 million in City funding to support Advantage Carolina Initiatives beginning with an initial allocation of \$200,000 in FY2003.

Staff Resource: Ron Kimble, Assistant City Manager

Explanation:

The Advantage Carolina strategic plan was developed in 1999 to focus on Charlotte's most critical issues. The strategic plan was a result of an indepth study of the critical needs of Charlotte and the region with Flagship Initiatives identified in 17 areas. The Advantage Carolina Leadership Board has recently developed a 5-year, \$22 million plan to achieve its initiatives. The plan and its cost are as follows:

| |
|--|
| Two Focus Areas; Nine Initiatives for Funding |
|--|

I. Education**Total: \$14.8 million****CMS Partners for School Reform (\$810,600)**

Improving our public school system, focusing specifically on public policy, partnerships, curriculum/equity, teachers, business and finance issues and parent involvement.

Charlotte-Mecklenburg Education Foundations (\$3,025,000)

Uniting the educational fundraising efforts of the Charlotte-Mecklenburg Education Foundation and the Chamber to provide additional focus, cohesive solicitation and coordinated activities designed to improve our school system.

Charlotte Reads (\$1,964,000)

Developing a well-defined, county-wide literacy plan with expanded services to reach those most in need.

Technology Workforce Development (\$8,957,000)

Implementing Information Technology Clubs at all Charlotte-Mecklenburg High Schools to encourage students to acquire necessary IT skills.

II. Economic Development Total: \$7.2 million**Destination Charlotte (\$400,000)**

Coordinating a strategic approach for making market-driven recreation and leisure time facilities decisions at the center of the region for residents and visitors.

Headquarters Recruitment (\$1,707,000)

Positioning Charlotte as the premier headquarters city in the country, attracting new business and establishing Charlotte as an important corporate business center.

Financial Services Exchange (\$3,650,000)

Establishing a Charlotte-based, non-profit center of excellence focused on advanced technology and competitive advantages for the world's financial services companies.

Regional Planning for Sensible Growth (\$750,000)

Bringing together regional business and governmental leaders to develop smart growth policies to enhance our region's quality of life.

The Workforce Continuum (\$815,000)

Improving the development of workforce for Charlotte's key industries through training and recruitment.

Request:

Advantage Carolina has asked the City and Mecklenburg County to contribute \$1 million each over the next five years to the \$22 million plan. The private sector would be responsible for the remaining \$20 million. The City received the funding request after straw votes had been taken on the FY2002 budget. Mecklenburg County had not begun budget deliberations when it received the request for the County's first \$200,000 contribution toward its \$1 million commitment. The County funded the \$200,000 request in its FY2002 budget.

Advantage Carolina has asked the City for an indication of its level of financial support for these work plan initiatives.

Recommendation:

State Council's intent to include the \$1 million in future City budgets in \$200,000 annual increments, beginning in FY2003.

12. Coliseum Renovation



Action: Discuss development of a process and time schedule for Council discussion of renovation of the Charlotte Coliseum.

Staff Resource: Ron Kimble, Assistant City Manager

Background:

In a memorandum on July 11, Mayor McCrory requested that a process and time schedule be discussed to address the following steps relative to renovation of the Charlotte Coliseum:

1. Review the 1996 conceptual study from Odell, F.N. Thompson, and the Hornets and give a report to Council.
2. Determine if additional study from Odell and/or other companies to look at possible options/costs is needed.
3. Review steps being considered or completed in other cities with existing coliseums (i.e. Seattle, Oakland).

Suggested Process and Time Schedule:

The following process and schedule is suggested for Council discussion. The process and timeline suggests that Council adopt a formal calendar at the August 27, 2001 meeting:

August 27, 2001 **Review prior studies relative to renovation of the Charlotte Coliseum (Architectural Perspective only)**

- Hear the report
- Make a decision as to whether to update the studies and, if so, whether the Authority or the City will request that study
- Adopt a schedule for review of the Coliseum renovation report

**October/
November 2001** **Final Report on the Renovation of the Charlotte Coliseum, including:**

- Is it architecturally feasible?
- What have other cities done to update their coliseums?
- What is the cost?
- How long would renovation take?
- Where would the Hornets play in the interim?
- Would it be a “state of the art” NBA arena?
- Would the renovated building generate sufficient revenue?
- Would there be a market for the club seats and luxury boxes in a renovated coliseum at the existing site?

- What would be the useful life of a renovated Coliseum?
- Will the Hornets commit to Charlotte for a term sufficient to cover our investment?
- What is the need for a renovated Coliseum without a major tenant such as the Hornets?
- What is the return on investment?

**November/
December 2001**

Policy Development

- Are policy statements such as in the 1998 Amending Agreement still appropriate?
 - City desires Hornets to remain in Charlotte?
 - Work towards state-of-the-art basketball arena?
 - Locate the arena in uptown?
 - 25-year commitment between the City and the Hornets?
- Should other tourist-related City-owned facilities be considered for creation, renovation, expansion or relocation as part of the FY03-08 CIP?
- Should the City consider participating in the creation, renovation, expansion or relocation of any non-City-owned facilities as part of the FY03-08 CIP?
- How will the selected program be funded?
- What will be the decision-making process to determine projects and funding sources?

**January/
February 2002**

Capital budget process and City Council retreat

- Policy decisions on projects to pursue, if any, and method of pursuing them
- Council’s 2002 Council priorities
- Options for implementing policy decisions
- Funding/Revenue options

April 10, 2002

Preliminary decisions: projects, schedules, costs and revenues

June 10, 2002

Budget Adoption, including funding appropriations to match April decisions

BUSINESS

13. Woonsocket Business Investment Grant



Action: Approve an amendment to the Business Investment Grant with Woonsocket Spinning recognizing an additional \$3 million investment by Woonsocket and increasing the City's payment to Woonsocket from \$60,750 to \$121,000 over five years.

Staff Resource: Lawrence Toliver, Charlotte-Mecklenburg Development Corporation
Tom Flynn, City Manager's Office

Policy:

The Business Investment Grant Program is designed to assist targeted businesses to invest and create jobs in areas of Charlotte that need investment and employment opportunities.

Explanation:

On April 10, 2000 the City Council approved a Business Investment Grant with Woonsocket Spinning based upon an estimated \$3 million investment by Woonsocket. Since that time, international economic factors led to an opportunity to increase that investment to \$6 million.

The amended application meets all of the requirements for a Business Investment Grant.

Criteria 1: Make a minimum investment of \$1.5 million.

- Woonsocket has invested \$6 million to expand their production capabilities in Charlotte and consolidate their production facilities from Europe and Philadelphia to Charlotte.

Criteria 2: Create a minimum of 20 new jobs.

- Woonsocket will create 30 new jobs. The additional \$3 million investment will not result in additional jobs beyond the 30 committed as part of the original Business Investment Grant.

Criteria 3: Pay at least 110% of North Carolina average wage.

- Woonsocket will pay an average wage of \$550 per week (\$28,600 per year)

Criteria 4: Locate in the City/County Business Investment Zone.

- Woonsocket is located at 4701 Monroe Road within the Business Investment Zone and adjacent to neighborhoods rated "threatened" in the Neighborhood Quality of Life Index.

The Charlotte Mecklenburg Development Corporation Board of Directors recommends approval of this amendment. The County Commission approved this amendment on July 10, 2001.

This amendment would increase the City's total five-year estimated payment to Woonsocket from \$60,750 to \$121,000. The City's FY02 estimated payment to Woonsocket would be \$27,000. The total City/County five year estimated payment to Woonsocket would increase from \$135,000 to \$270,000.

Funding:

FY02 General Fund Operating Budget

Attachment 8

Background: Charlotte Mecklenburg Business Investment Grant Program

14. General Development Policies

Action: Approve the Planning Commission staff request to discontinue using the residential/multi-family location criteria, (listed in the General Development Policies report), when reviewing rezoning requests for higher density development until the location criteria can be updated and/or revised.

Staff Resource: Debra Campbell, Planning

Explanation:

In 1990 the City of Charlotte and Mecklenburg County adopted the District Plan General Development Policies District Plan Report (GDP). The GDP report highlights community-wide goals, objectives, policies and strategies for all seven planning districts- North, South, Southwest, Central, Northwest, East and Northeast. The goal of the residential policies section of the GDP's, as established in the early 1990s, was to accommodate and encourage a framework for diverse residential growth. The policies attempt to guide new housing at appropriate densities and design to locations throughout each planning district. The policies essentially have scattered higher density multi-family development throughout Charlotte-Mecklenburg (see attached map). To help accomplish this, a matrix outlining location criteria was developed and is currently being used by staff to review rezoning cases for higher density development throughout the City and County.

Planning staff is in the process of updating the General Development Policies for Charlotte-Mecklenburg. Staff is focusing efforts on updating the following sections: 1) residential/multi-family location criteria, 2) policies for mixed-use/commercial centers, 3) transit supportive development, and 4) the plan amendment process.

Staff have focused the policy update efforts on the above items because staff believes that, in many cases, the existing policies are inconsistent with more recent policy directions. Specifically, staff believes that the policies that have been adopted for the Centers and Corridors Sourcebook (targeting higher density development to major corridors and activity centers), Smart Growth

Task Force Report (integrating land use and transportation), I-485 Interchange Analysis, (maintaining a balanced land use pattern at interchanges), are more appropriate than the existing General Development Policies. Further, staff believes the use of the General Development Policies residential location criteria should be discontinued until this section of the policy document is updated. Planning staff is proposing, instead, that the current adopted plans and other policies mentioned earlier be used in place of the General Development Policies until the General Development Policies are updated.

Staff presented this strategy to the Planning Commission at their meeting on July 9, 2001 and received support but were instructed to adopt each issue area separately rather than waiting to have all four areas adopted at once. The first issue area to be considered for adoption will be transit supportive development. The next area will be the residential/multi-family location criteria. These areas should be presented to Council by late fall/early winter.

Council Discussion:

Council received a letter submitted by the Planning Director at the July 16, 2001 Zoning Hearing dinner meeting. Staff discussed the request to discontinue using the GDP residential/multi-family location criteria. Issues, questions, and responses discussed at the meeting included:

- **Is this a moratorium on multi-family development?** No, the request is simply for Planning Commission staff to discontinue using the location criteria in the GDP report and use more updated policies when reviewing rezoning requests to locate higher density multi-family development.
- **Has there been any public input on this issue?** No public input has been done on this issue. Staff viewed this as a request to change an internal staff review process. However, staff will have some community involvement to discuss and review the new residential location criteria prior to beginning the adoption process in October/November.
- **How will the Eastside be impacted since the Eastside Strategy Plan hasn't been adopted?** Staff regularly uses recommendations in draft plans when reviewing rezoning requests. The Eastside Strategy Plan will be used when requests are made for development in the 11 corridors addressed in the plan. The Eastside Strategy Plan also specifically states that the GDP's should not be used to locate higher density residential until the criteria is updated or revised.
- **How will this impact affordable housing especially in transit corridors?** The Centers and Corridors Policy and 2025 Transit Plan all refer to concentrating higher density development especially multi-family development in transit corridors. The current affordable housing location criteria, area plans, as well as Centers and Corridors policy reports would be reviewed to determine if a proposal for affordable housing would be appropriate in a specific location along a transit corridor.
- **What other policy documents or reports would be used instead of the location criteria in the GDP's to locate higher density residential development?** Staff proposes to use a variety of documents such as adopted and draft area and district plans, *Centers and Corridors*

Sourcebook (1994), 2025 Integrated Transit/Land Use Plan (1998), I-485 Interchange Analysis Report (1999), Smart Growth Task Force Report (2000), Smart Growth Principles (2001) and 2015 Plan (1997). These plans and/or reports would be used for policy direction when reviewing requests and developing a staff recommendation on the appropriateness of locating higher density residential uses in a specific location.

- **How long will it take staff to update the residential/multi-family location criteria in the GDP's?** The process to update the residential location criteria is well underway. Staff proposes to begin the adoption process in October early November 2001.

Following this discussion, Council requested the decision be deferred until their next meeting on July 23, 2001.

Attachment 9

Map of Vacant and Developed Multi-family Zoned Parcels in Charlotte's Planning Districts

15. Nominations to Boards and Commissions

Action: Nominate citizens to serve as specified. Incumbents may be reappointed at this meeting.

A. CONVENTION AND VISITORS BUREAU BOARD

Two appointments for three years each beginning August 2001. James Claiborne and Warren Cooksey are both eligible and would like to be reappointed.

Attachment 10

Applications

B. CHARLOTTE-MECKLENBURG PUBLIC ACCESS CORPORATION

One appointment beginning immediately to represent the Producer/User Category defined as "any member who utilizes the public access facilities to produce a program or assist in the production or creation of a program." John Minter did not meet Council's attendance requirements. Appointment will begin immediately and serve until June 30, 2002. These nominations were left open from the June 25 meeting.

Rachman Kahn by Councilmember Mitchell

Attachment 11

Application

C. PLANNING COMMISSION

One position representing the School Board for a three year term ending June 30, 2004. The School Board recommends the reappointment of Bernard Johnson, who is eligible and would like to continue serving.

Attachment 12

Applications

16. Appointments to Boards and Commissions

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

A. BUSINESS ADVISORY COMMITTEE

One appointment beginning immediately and ending April 2002. John Linker has resigned.

David Adams by Councilmembers Autrey & Wheeler
 Jeff Feemster by Councilmember Cannon
 Carlos Garcia by Councilmember Carter
 Efrem Hinson by Councilmember White
 John McLaughlin by Councilmember Lochman
 Brian Pendleton by Councilmember Graham
 Ervin Reid by Councilmember Mitchell

Attachment 13

Applications

B. CERTIFIED DEVELOPMENT CORPORATION

One position representing a private lending industry to begin serving immediately. Position will come up for reappointment April 2003. John Linker has resigned.

Tirra Able by Councilmember Mitchell
 Tom Davis by Councilmember Autrey
 Alfredo Marquetti by Councilmember White

Attachment 14

Applications

C. CLEAN CITY COMMITTEE

One appointment beginning immediately and serving until June 30, 2003. Charlene Knop has resigned. One appointment beginning immediately and serving until June 30, 2002. Lori Massaro has resigned.

Cille Holland by Councilmember Wheeler
 Marshall McHenry by Councilmember Lochman

Lem Turner by Councilmember Mitchell
Thomas Uhlir by Councilmember Autrey

Attachment 15
Applications

D. COMMUNITY RELATIONS COMMITTEE

Three appointments beginning immediately. One will end June 30, 2002 and the other two will end June 30, 2004. Evelyn Miller and John Thompson have resigned; Wanda Davis missed the attendance requirements.

John Paul DeBernardo by Councilmember Castano
Chandra Green by Councilmember Graham
Veronica Hemingway by Councilmember Carter
Martin Lasker by Councilmember White
James Lewis by Councilmember Spencer
Heather Sides by Councilmember Autrey
Louise Shackelford by Councilmember Cannon
Richard Taylor by Councilmember Autrey
Brandin Williams by Councilmember Mitchell

Attachment 16
Applications

E. HOUSING APPEALS BOARD

One appointment beginning immediately and ending December 31, 2003. The appointee must be a City Within A City tenant. Deborah Love has resigned. Two other seats have been vacant for some time. The City Code requires the presence of three of the Board Members for a quorum. Without a quorum, code enforcement appeals are suspended indefinitely. The only recent application to this board was made by Katharin R. Briggs.

Attachment 17
Applications

Letter from City Attorney's Office

F. TREE ADVISORY COMMITTEE

One position beginning immediately and ending December 2002. Mason Siers did not meet Council's attendance policy.

Michelle Becker by Councilmember Spencer
Kelly Brannon by Councilmember Autrey
Judith Lentoski by Councilmember White
Beverly Stratman by Councilmember Mitchell

Attachment 18
Applications

G. WASTE MANAGEMENT ADVISORY COMMITTEE

One recommendation to the County Commission for a position beginning in September and serving for three years. Mark Smith is not eligible to be reappointed.

Robert Lampley by Councilmember Autrey
James Lovett by Councilmember Carter

Attachment 19
Applications

17. Closed Session

Action: Adopt a motion to go into closed session pursuant to G. S. 143-318.11(a)(5) to establish or to instruct the staff or negotiating agents concerning the position to be taken in negotiating the price and other material terms of the contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

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

18. Various Bids

**A. Charlotte-Mecklenburg Government Center (CMGC)
Parking Deck Sealant Restoration E&PM**

Recommendation: The City Engineer recommends the low bid of \$160,600 by Western Waterproofing of Charlotte, North Carolina. This contract removes the existing sealants and caulking from expansions and provides all new sealants and caulking to control joints and adjacent wall interfaces in the CMGC Parking Deck.

MWBD Compliance: Yes. Western Waterproofing will self-perform.

B. Sharon Road Sidewalk Construction E&PM

Recommendation: The City Engineer recommends the low bid of \$142,332.75 by Carolina Site Concepts of Charlotte, North Carolina. This project will construct new sidewalks where none exists along Sharon Road between Sharon Lane and Runnymede Lane as part of the City's Thoroughfare Sidewalk Program.

| MWBD Status: | Amount | % of Project | Project Goals |
|--------------|---------|--------------|---------------|
| BBE | \$1,355 | 1% | 2% |
| WBE | \$1,350 | 1% | 1% |
| HBE | \$0 | 0% | 1% |

MWBD Compliance: Yes. Carolina Site Concepts met the good-faith efforts.

C. Washburn Avenue/Television Lane Road Improvements E&PM

Recommendation: The City Engineer recommends the low bid of \$201,657.81 by Carolina Site Concepts of Charlotte, North Carolina. This project includes traffic control, grading, drainage, concrete curb and gutter, sidewalks and drives, utility relocations and adjustments, and asphalt paving necessary to realign the roadway as part of the Group 3 Transportation Projects funded in the 1996 Bonds.

| MWBD Status: | Amount | % of Project | Project Goals |
|--------------|---------|--------------|---------------|
| BBE | \$3,868 | 2% | 7% |
| WBE | \$3,868 | 2% | 3% |
| HBE | \$0 | 0% | 1% |

MWBD Compliance: Yes. Carolina Site Concepts met the good-faith efforts.

D. Twin Lane Storm Drainage Improvements E&PM

Recommendation: The City Engineer recommends the low bid of \$818,234.82 by Dellinger, Inc. of Charlotte, North Carolina. This project will construct storm drainage improvements along Twin Lane and Hewitt Drive. The improvements will alleviate house, street, and yard flooding.

| MWBD Status: | Amount | % of Project | Project Goals |
|--------------|----------|--------------|---------------|
| BBE | \$25,000 | 3% | 1% |
| WBE | \$3,300 | 1% | 1% |

MWBD Compliance: Yes.

E. Grier Heights Phase II Dunn Avenue Improvements E&PM

Recommendation: The City Engineer recommends the low bid of \$304,687.39 by United Construction, Inc. of Charlotte, North Carolina. This project is part of the Grier Heights Neighborhood Improvement Project and is funded through the Neighborhood Improvement Bonds. The project will construct curb and gutter, sidewalk and storm drainage improvements

along Dunn Avenue from Monroe Road to Alpha Street in the Grier Heights Neighborhood.

| MWBD Status: | Amount | % of Project | Project Goals |
|--------------|--------------|--------------|---------------|
| BBE | \$0 | 0% | 4% |
| WBE | \$0 | 0% | 3% |
| ABE | \$304,687.39 | 100% | 0% |

MWBD Compliance: Yes.

F. Edgehill Park Capital Improvement Project E&PM

Recommendation: The City Engineer recommends the low bid of \$1,748,149.44 by Ferebee Corporation of Charlotte, North Carolina. This project will construct storm drainage improvements within Edgehill Park. The improvements will accommodate storm flows and relieve existing flooding.

MWBD Compliance: Yes. Ferebee Corporation will self-perform.

G. Merry Oaks Neighborhood Improvements and Masonic Drive Culvert Replacement E&PM

Recommendation: The City Engineer recommends the low bid of \$2,120,170.16 by 7 Star Construction, Inc. of Rock Hill, South Carolina. This project is one of twenty-two neighborhood improvement projects identified in the 2000 bond referendum. This project will make infrastructure improvements in the Merry Oaks Neighborhood, located north of Central Avenue from Logie Avenue to Eastway Drive. Charlotte Department Of Transportation will fund the box culvert replacement on Masonic Drive.

| MWBD Status: | Amount | % of Project | Project Goals |
|--------------|----------------|--------------|---------------|
| BBE | \$2,069,553.20 | 99% | 4% |
| WBE | \$17,124.00 | 1% | 3% |

MWBD Compliance: Yes

19. Set Dates and Times for the 2001 Performance Evaluations for the City Manager, City Attorney and City Clerk

Action: Set dates and times for closed sessions for the purpose of conducting the 2001 performance evaluations of the City Manager, the City Attorney and City Clerk:

| | | |
|---------------|----------------------------|-----------|
| City Manager | Monday, September 10, 2001 | 3:00 p.m. |
| City Attorney | Monday, October 1, 2001 | 3:30 p.m. |
| City Clerk | Monday, October 8, 2001 | 3:30 p.m. |

20. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Endhaven Lane

Action: A. Adopt the Resolution of Intent to abandon a portion of Endhaven Lane; and

B. Set a Public hearing for August 27, 2001.

Attachment 20

Map

21. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Waccamaw Street, a 10-foot Alleyway and a Portion of South Irwin Avenue

Action: A. Adopt the Resolution of Intent to abandon a portion of Waccamaw Street, a 10-foot alleyway and a portion of South Irwin Avenue; and

B. Set a Public hearing for August 27, 2001.

Attachment 21

Map

22. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Jefferson Drive

Action: A. Adopt the Resolution of Intent to abandon a portion of Jefferson Drive; and

B. Set a Public hearing for September 10, 2001.

Attachment 22
Map

23. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Crispin Avenue, Midland Avenue, Hillview Avenue, Forrestal Street and Gary Street

Action: A. Adopt the Resolution of Intent to abandon a portion of Crispin Avenue, Midland Avenue, Hillview Avenue, Forrestal Street, and Gary Street; and

B. Set a Public hearing for August 27, 2001.

Attachment 23
Map

24. In Rem Remedy

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

Public Purpose:

- Eliminate a blighting influence in a City Within A City neighborhood.
- Reduce the proportion of substandard housing.
- Increase tax value of property by making land available for potential infill housing development.

Policy:

- City Within A City
- Community Safety Plan

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

1732 Pegram St. aka 1200 Parkwood Ave. (Belmont Neighborhood)

Public Safety

A. 1732 Pegram St . aka 1200 Parkwood Ave. (Commercial)

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 1732 Pegram St. aka 1200 Parkwood Ave. (Belmont Neighborhood) located in the City Within A City boundaries.

Attachment 24

CONSENT II

25. Charlotte Center City Partners Bylaw Revisions and Board Appointments

Action: A. Approve revised Bylaws of Charlotte Center City Partners (CCCP);

B. Reappoint existing CCCP Board members; and

C. Appoint six new CCCP Board members.

Staff Resource: Matt Bronson, Budget and Evaluation

Policy:

The North Carolina General Statutes govern the organization of and services provided in Municipal Services Districts. Also, CCCP's current Bylaws require Council approval for amending sections of the CCCP Bylaws pertaining to the Board of Directors and for appointing the slate of CCCP Board appointments.

Explanation:

CCCP's Bylaws were last revised in January 1997 when the organization was previously organized as the Charlotte Uptown Development Corporation. CCCP's Nominations Committee was charged with reviewing the current Bylaws and making recommendations on revisions to CCCP's Executive Committee and Board of Directors. Below is a summary of CCCP's proposed Bylaw revisions that reflect the changing nature and needs of its Board:

Article II, Section 2

- The Board of Directors Class A—Major Employers and Class C—At-Large categories will be combined into one At-Large category to provide greater flexibility in recruiting Board members. The focus will remain on attracting chief executive officers and/or senior management of major employers.
- A new Board of Directors Class D—Chairman Emeritus category will provide a position for prior Board Chairs. All former Chairs who have served since CCCP was created in 1997 would be eligible for this class.
- The Board of Directors Class F—Ex-Officio category will include the Charlotte-Mecklenburg Schools Superintendent to ensure that the educational system has a voice in discussions regarding the center city. Other nonvoting members in this class include the City Manager, County Manager, Chamber of Commerce President, Arts and Science Council President, Planning Director, and Charlotte Convention and Visitors Bureau President.

Article II, Section 7

- A Vice Chair position is added to the Board to provide a line of succession for the organization and to encourage a seamless transition of responsibilities.

CCCP's Board approved the proposed Bylaws at its June 21, 2001 meeting. CCCP's Bylaws also require annual Council reappointment of existing Board members and appointment of new members nominated by the Board. The following members to be reappointed to Board are:

| | |
|----------------------|-----------------|
| James Palermo, Chair | Jim Apple |
| Bob Bertges | Denise Trauth |
| Ruth Shaw | Ed Dolby |
| Krista Tillman | Harvey Gantt |
| Peter Ridder | Cullie Tarleton |
| Jeff Davis | Lynn Drury |
| Daniel Levine | Mac Everett |
| Michael Marsicano | Parks Helms |
| Mary McMillan | Lynn Wheeler |

The following individuals have been nominated by the CCCP Board (membership classification for each individual is specified):

Tom Hughes – Class A, At Large
 Vicki Wilson-McElreath – Class A, At Large
 Anthony Fox – Class A, At Large
 Bill Coley – Class B, Chamber
 Ed Weisigner, Jr. – Class B, Chamber
 Dr. Eric Smith – Class F, Ex-officio

CCCP's Board approved these nominees at its June 21, 2001 meeting. Council must either appoint this slate of nominees or request a revised slate of nominees from CCCP.

Attachment 25

- Revised CCCP Bylaws
- Biographical information on nominees

26. Charlotte Regional Partnership FY2002 Contract

Action: Amend the FY2002 contract with the Charlotte Regional Partnership (CRP) for \$25,000 to provide support for the Partnership's Film Division.

Staff Resource: Matt Bronson, Budget and Evaluation

Explanation:

Appropriations and contracts with outside financial partners are itemized in the annual operating budget ordinance approved by Council if the contracts are greater than \$100,000. The appropriation and contract for the Charlotte Regional Partnership (CRP) was not included in the FY2002 Appropriations and Tax Levy Ordinance approved on June 4, 2001 since CRP's original contract amount was \$87,500.

However, on May 30, 2001 Council voted to add \$25,000 from Council Contingency to amend this contract to support the CRP's Film Division. This addition raised this contract amount to over \$100,000 and requires that Council approve the amended contract.

Attachment 26

CRP Scope of Services

27. Traffic Signalization Improvements for South Tryon Street Between Tyvola Road and Arrowood Road

Action: A. Reject the low bid of \$68,336.15 due to a mathematical error on the part of the bidder, PLC Inc.; and

B. Approve the next lowest bid, Bryant Electric for \$114,501.45.

Staff Resource: Gus Jordi, Transportation

Explanation:

The Department of Transportation recommends that the low bid of \$68,336.15 by PLC Inc. be rejected due to a mathematical error on the part of the bidder, and that Council approve the second lowest bid of \$114,501.45, submitted by Bryant Electric.

This project will consist of the installation of span wire, conductor cable, traffic signal heads, loop detector lead-in cable, embedded detector loops, conduit risers and pull boxes, along South Tryon Street, from Tyvola Road to Arrowood Road.

MWBD:

Bryant Electric will self-perform.

Summary of Bids:

| | |
|-------------------------|--------------|
| PLC Inc. | \$68,336.15 |
| Bryant Electric | \$114,501.45 |
| ALS | \$132,315.75 |
| Traffic Control Devices | \$166,901.39 |

Funding:
Transportation Capital Investment Plan

28. Trailer Mounted Speed Monitors

Action: Approve the purchase of twelve Trailer Mounted Speed Monitors in the amount of \$105,680.16 for the Charlotte-Mecklenburg Police Department.

Staff Resources: John Trunk, BSS-Procurement Services Division
Captain Denise Bridges, CMPD

Explanation:

The City sent Invitations to Bid to twelve vendors on April 9, 2001. Nine vendors responded. The Charlotte-Mecklenburg Police Department and the Procurement Services Division evaluated the bids, and MPH Industries is recommended for the contract award, as they are the lowest responsive bidder meeting specifications with no material variances in their bid. MPH Industries submitted the lowest bid on the trailer portion of the bid, and their bid on the computer and software package portion included the specified memory card and card reader for each trailer.

Three companies submitted lower total bids, but their bids did not include the specified memory cards and card readers for the speed monitoring trailers, which are an integral part of the CMPD traffic-monitoring program.

Summary of Bids:

| <u>Vendor</u> | <u>Location</u> | <u>Bid Amount</u> |
|-----------------------|----------------------|-------------------|
| Ingram Technologies | West Valley City, UT | \$97,560.00 |
| Kustom Signals, Inc. | Lenexa, KS | 100,656.00 |
| W. VA Signal & Light | Kenna, WV | 102,480.00 |
| MPH Industries | Owensboro, KY | 105,680.16 |
| Int. Traffic Control | Junction, TX | 112,680.00 |
| U. S. Traffic Corp. | Santa Fe Springs, CA | 130,440.00 |
| Applied Concepts | Plano, TX | 167,928.00 |
| Specialized Group | Cape Coral, FL | 241,483.56 |
| Decatur Electronics | Decatur, AL | 282,000.00 |

Funding:
2000 Local Law Enforcement Block Grant

Attachment

Additional Information – Trailer Mounted Speed Monitors

29. Bulletproof Vest Partnership Grant Budget Ordinance

Action: Adopt a budget ordinance appropriating \$23,239 in funds from the U.S. Department of Justice for partial reimbursement of the cost of bulletproof vests.

Staff Resource: Darrel Stephens, CMPD

Explanation:

In an effort to encourage law enforcement agencies to purchase bulletproof vests for their officers, the Justice Department has initiated a program under which they reimburse eligible departments for half of the costs of the vests they purchase. The Charlotte-Mecklenburg Police Department (CMPD) has been allocated \$23,239 under this program which will fund half the cost of 160 bulletproof vests over the next two years. CMPD provides a bulletproof vest as part of its standard equipment for officers.

30. 2000 Local Law Enforcement Block Grant

Action: Adopt a budget ordinance appropriating \$ 1,771,538 for the FY00 Local Law Enforcement Block Grant with \$1,594,384 from the U.S. Department of Justice and \$177,154 in assets forfeiture funds for the local match

Staff Resource: Darrel Stephens, CMPD

Explanation:

Each year since 1996, the U.S. Department of Justice has awarded local law enforcement block grants to eligible cities across the country. The funds are appropriated by Congress and distributed to eligible cities under a formula determined by the jurisdiction's reported UCR violent crime rate. The funds can be used for general law enforcement purposes provided that the proposed expenditures meet the guidelines for the grant program and do not supplant any previously budgeted local funds.

The Police Department has submitted a spending plan to the Justice Department which was approved on June 26, 2001. The spending plan, which is attached, includes funds for traffic enforcement initiatives, crime laboratory equipment, the restructuring of the police cadet program, technology improvements, an auto theft prevention education program, and youth programs which include active law enforcement involvement.

Community Input:

A required non-binding public hearing regarding the expenditure of grant funds was held in August 2000. Approximately a dozen citizens attended. Their requests were for funding for youth programs and violence prevention initiatives.

Funding:

U.S. Department of Justice Grant and Assets Forfeiture Funds

Attachment 27

FY2000 Local Law Enforcement Block Grant Spending Plan

31. **Water Main and Storm Drainage Construction for South Boulevard from East Palmer Street to East Bland Street**

Action: A. Award a contract to Blythe Development Company of Charlotte, North Carolina for their low bid of \$887,590.20; and

B. Approve a Budget Ordinance appropriating \$50,000.

Staff Resource: Doug Bean, Utilities

Explanation:

This project includes construction of approximately 950 feet of 24-inch water transmission main extending along South Boulevard from East Palmer Street to East Bland Street. The project also includes replacing an existing 48" storm drainage culvert under South Boulevard with an 8'x4' precast box culvert.

This water main project was approved in the FY2002-2006 Capital Investment Plan. Sufficient funds are available to award the construction contract, but approval of the budget ordinance will allow for interfund charges for engineering services between the operating and capital fund.

MWBD Compliance: Yes. Blythe Development has made a good faith effort.

Funding:

Water and Storm Water Capital Investment Plans

32. **WaterSmart Education Campaign–Professional Service Contract**

Action: Approve a contract for \$275,000 with Luquire George Andrews for advertising, public relations and creative services related to Charlotte-Mecklenburg Utilities WaterSmart Marketing Campaign.

Staff Resource: Doug Bean, Utilities

Explanation:

This contract will provide marketing, public relations, and advertising-related services to the Charlotte-Mecklenburg Utility Department WaterSmart Marketing Campaign. The contract with Luquire is for a period of one year with three one-year renewal options.

The program's key goals are to reduce overall water usage, change irrigation habits and reduce peak demand due to lawn watering. Luquire was selected in 2000 from among 4 agencies interviewed to provide startup services related to the campaign. The program is off to a strong start and the firm is best-qualified to effectively continue and develop the campaign.

A strong communications campaign using a variety of community outreach tactics and vehicles will continue to be used. Luquire will provide Utilities staff with public relations support, provide creative services and coordinate a paid advertising campaign in newspaper, on radio and in other outlets to convey our message. The campaign will be year-round but more prominent during warm-weather months.

MWBD:

Luquire has the capacity and will self-perform all activities.

Funding:

Utilities Operating Budget

33. Identification and Treatment of Odor Control Issues— Engineering Service Contract

Action: Approve a contract for \$250,000 with CH2M Hill for engineering services related to identification and treatment of odors near the McAlpine Creek Wastewater Management Facility.

Staff Resource: Doug Bean, Utilities

Explanation:

There have been a number of odor complaints from citizens near the McAlpine Creek Wastewater Management Facility. This contract provides for odor control services to investigate the causes and identify solutions. This work involves public participation, chemical treatment of the solids, and study of other unidentified odor sources.

The CH2M Hill odor control work at the McAlpine Wastewater Plant will be accomplished in three phases. Phase I is the community involvement work, which includes public meetings and communications to the citizens to report progress, and will be ongoing throughout fiscal year 2002. The next community meeting is scheduled for September 2001.

Phase II will be conducted concurrently with Phase I and will involve adding chemicals to the solids for odor control. Various chemicals will be tested to see if solids odors are reduced and recommendation of the preferred odor control plan should be complete by the winter of 2002.

Phase III work will involve the study of odors coming from incoming sewer lines, a flow equalization basin onsite, and investigation of other unidentified odor sources. Phase III will not begin until Phase II is complete as the solids appear to be causing the most significant odors. Phase III may not be complete until fiscal year 2003 as identifying the origin of odors is technically complicated and time consuming.

MWBD:

CH2M Hill has the capacity and will self-perform all activities.

Funding:

Sewer Capital Investment Plan

34. Order of Collection for Ad Valorem Taxes

Action: Adopt an order of collection empowering the Office of the Tax Collector to collect the City's ad valorem taxes.

Staff Resource: Mac McCarley, City Attorney

Explanation:

The City-County Tax Attorney and the County Tax Administrator advise that the City Council adopt and that the Mayor sign an annual Order of Collection of taxes. State law requires city and county governments to take this action annually.

35. Microsoft Enterprise Agreement

Action: A. Approve changing the provider of the existing Microsoft Enterprise Agreement from Software Spectrum to CompuCom Systems, Inc.; and

B. Authorize the City Manager or her designee to negotiate and execute a Microsoft Enterprise Agreement for Charlotte-Mecklenburg Police Department (CMPD) not to exceed \$1,793,016 for a three year total.

Staff Resource: Craig Bailey, CMPD
Guy Cavallo, Business Support Services

Explanation:

The City of Charlotte (except for CMPD) has been operating under a Microsoft Enterprise Agreement (EA) for the past two years. An Enterprise Agreement is a per personal computer license which allows the City to run a Microsoft operating system, connect that computer to the City's network for services such as email, and run the Microsoft Office suite on it for a fixed annual fee. The EA also allows the City to upgrade those Microsoft products in use on an enterprise wide basis.

CMPD decided to join the City in entering into a Microsoft Enterprise Agreement this spring. In May 2001, the City requested pricing from six software vendors (including Software Spectrum, our current vendor) for a Microsoft Enterprise Agreement for CMPD. After license research, staff discovered in order to obtain better pricing for CMPD now and better pricing for all parties in the future, the City would need to use the same vendor for both the City's existing Enterprise Agreement and CMPD's new Enterprise Agreement. There is no cost to the City for switching vendors, the only new cost is to extend the EA coverage to CMPD's computers.

Information Technology and CMPD staff carefully evaluated all six responses and made a joint decision based on price and most flexible service package offered. CompuCom Systems, Inc. was selected and will provide 24 hour, 7 day a week technical support, online license purchase reports, over \$5,000 of free software management consulting, and 1% credit of every dollar spent toward future consulting services.

Funding:

General Fund Operating Budget

36. KBA Computer Services, Inc. Contract

Action: Approve a contract with KBA Computer Services, Inc. to provide technical consulting and management of Asset Center, supply technical training to the staff, and manage citywide deployment of several software applications. The two year contract will not exceed \$374,000.

Staff Resource: Guy Cavallo, Business Support Services

Explanation:

KBA Computer Services Co. provided successful technical services to the City since 1999. Council approved the previous contract for KBA on April 12, 1999 for a total of \$353,600. The services have included software rollout and asset management. Through this contract, KBA will continue to provide the City of Charlotte with services that include, administration of the City's "Asset Center" that tracks and manages all hardware and software for PC's citywide. KBA will also participate in projects identified by the City as they develop.

Staff conducted a market analysis for the skill set that is required for the scope of work and found that KBA's price was very competitive.

Summary of Quotes:

| | |
|----------------------|-----------------|
| KBA | \$450 per day |
| Velocitor Solutions | \$900 per day |
| Advance Market Place | \$990 per day |
| CompuCom Systems | \$1,500 per day |

Funding:

Information Technology Operating Budget

37. Microsoft Consulting Services

Action: Approve a two year contract with Microsoft Consulting Services (MCS) to provide services related to enterprise application planning, advancing technology, distributed network architecture computing, customized client solutions, and other services requested by the City. The contract will not exceed \$574,000.

Staff Resources: Susan Johnson, Business Support Services
Guy Cavallo, Business Support Services

Explanation:

Consultant services will span all Microsoft related technology areas with the City of Charlotte to include SharePoint Portal, Office XP and Windows 2000 Active Directory.

Microsoft Consulting Services will assist staff with technology strategic consulting, assessment & review, planning and architecture and design of the citywide infrastructure and applications.

Microsoft Consulting Services, as the manufacturer of these software products, is in the best position to provide contract labor for these critical applications.

Background:

On February 29, 1998, Council approved a contract in the amount of \$255,000 with Microsoft Consulting Services (MCS) to:

- Provide strategic planning services for both present and future Microsoft products and technologies.
- Establish a technical partnership and a guaranteed level of support to critical technical skills.

On April 12, 1999, Council approved a contract in the amount of \$188,040 with Microsoft Consulting Services (MCS) to remediate and maintain various

City database programs written in FoxPro, Microsoft Access and Microsoft Visual Basic.

MWBD:

Microsoft Consulting Services will 100% self perform.

Funding:

FY02 Information Technology Operating Budget

38. Resolution Accepting Federal Aviation Administration Grants and Budget Ordinance

Action: A. Adopt a resolution accepting a Federal Aviation Administration (FAA) grant in the amount of \$5,000,000; and

B. Adopt a budget ordinance to appropriate funds received from the FAA grant in the amount of \$5,000,000.

Staff Resource: Jerry Orr, Aviation

Explanation:

Each year, the Airport competes with other airports for discretionary funds from the FAA's Airport Improvement Program (AIP). This \$5,000,000 discretionary grant will fund 80% of the costs associated with updating the Airport's FAR Part 150 Noise Compatibility Program and the recommendations of the new program.

Funding:

Federal Aviation Administration

39. Mail Sort Facility–Site Work

Action: Award a contract in the amount of \$138,590 to Arvy Construction, Inc. of Charlotte for site preparation for the future Mail Sort Facility.

Staff Resource: Jerry Orr, Aviation

Explanation:

US Airways currently sorts mail in three separate locations as part of their airmail operation. This project will consolidate these tasks at a new mail sort facility located in the middle of the airfield to enhance the operation.

This contract will provide site preparation for the future facility. This project is funded through the 2000 Airport Special Facilities Bonds approved by Council on September 25, 2000.

The Airport Advisory Committee recommends this action.

Summary of Bids:

| | |
|--------------------------------|--------------|
| Arvy Construction, Inc. | \$138,580.00 |
| Showalter Construction Company | \$200,060.00 |
| Morgan Corporation | \$254,507.43 |

MWBD Status:

- BBE: 8.6%
- WBE: 6.1%
- ABE: 84%
- NBE: 1%

MWBD Compliance: Yes.

Funding:

Airport Capital Investment Plan

40. Change Order for Ramp “E” Construction

Action: Approve a change order in the amount of \$1,021,527 to Rea Construction of Charlotte for additional concrete and utility work.

Staff Resource: Jerry Orr, Aviation

Explanation:

This change order will provide:

- Additional electrical duct work which will provide service to Concourse C, Concourse D, the terminal building and the central energy plant
- Water lines to provide domestic water and fire protection to Concourse E to the airport exit road
- Additional concrete pavement removal and repaving
- Additional pit gravel to accelerate the construction schedule

Background:

On March 27, 2000, Council awarded a contract to Rea Construction in the amount of \$10,236,717 to expand the commuter ramp for construction of the new commuter Concourse “E”.

On January 8, 2001, Council approved a change order in the amount of \$626,329 for an additional ramp needed to expand Concourse E from 21 gates to 26 gates.

On June 25, 2001, Council approved a change order in the amount of \$752,529 for additional storm drainage for a future concourse expansion and jet fuel line work.

The Airport Advisory Committee recommends this action.

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

Funding:

Airport Capital Investment Plan

41. Change Orders-Concourse “E” Construction

Action: A. Approve change orders totaling \$434,712 to the following for the upfit of airline support offices in Concourse “E”:

| | |
|--|------------------|
| Clancy & Theys Construction | \$314,591 |
| Aneco, Inc. | \$ 58,121 |
| Alpha Mechanical | \$ 17,000 |
| Cam-Ful Industries | \$ 45,000 |

B. Adopt a Budget Ordinance appropriating \$86,982 to be repaid from the proceeds of the future 2001 General Airport Revenue Bonds.

Staff Resource: Jerry Orr, Aviation

Explanation:

The change orders will upfit 7,900 square feet of various airline office and break room space in Concourse “E”. The shell space for these offices and break rooms were constructed in the original contract.

Background:

On October 10, 2000, Council awarded contracts totaling \$11,706,546 for the construction of Concourse D and E.

On November 13, 2000 Council approved change orders totaling \$1,583,948 for the expansion of Concourse E from 21 to 26 gates.

The Airport Advisory Committee recommends this action.

MWBD Compliance: Yes.

Funding:

Airport Capital Investment Plan

42. Change Order-Concourse “D” Expansion

Action: Approve a change order in the amount of \$187,602 to Beers/Leeper, Inc. of Charlotte for various projects.

Staff Resource: Jerry Orr, Aviation

Explanation:

This change order will fund the construction of ten foundations for new loading bridges on Concourse D, installation of door security hardware and the relocation of an electrical equipment room.

Background:

On October 10, 2000, City Council approved contracts totaling \$20,951,000 to construct seven additional international gates, construct 125,000 sq. ft. of space for a new International Arrivals Inspection Area and 22,000 sq. ft. of terminal space.

On February 12, 2001, Council approved change orders to those contracts in the amount of \$853,230 to provide 10,000 square feet of finished space for offices, operations, inspection areas and detention cells as required by the Department of Immigration.

On May 14, 2001, Council approved change orders totaling \$10,641,899 that fund the addition of approximately 61,000 square feet of space for airline operations offices, U.S. Customs offices and inspection area, renovations to the FIS Baggage claim area, and additional retail and concession areas; modifications to the structural steel, construction of an elevator pit, building permit review revisions and revisions to INS inspections area.

The Airport Advisory Committee recommends this action.

MWBD:

BBE: 30%

Funding:

Airport Capital Investment Plan

43. Agreements for Engineering, Planning and Design Services

Action: Approve two agreements, for an amount not to exceed \$500,000 each with Post, Buckley, Schuh & Jernigan, Inc. (PBS&J) and Kimley-Horn & Assoc, Inc. (KH) for various Engineering, Planning and Design services for transit projects. The total value of work performed under the two contracts will not exceed \$1,000,000.

Staff Resource: John Muth, Charlotte Area Transit System

Explanation:

CATS is embarking on an ambitious capital program to plan, design and construct new passenger facilities such as passenger stop improvements, park and ride lots, and transit hubs to meet the current and future public transportation needs of the region. To advance this program, and to keep pace with the growing demand for transit, additional support from outside consultants is required.

The agreements will provide planning and design expertise, on an as-needed basis, for passenger facility improvements. Typical work could include, but is not limited to, alternative site evaluation, environmental evaluation, site planning and design, facility design, preparation of design documents, and construction inspection. This method of contracting is utilized by Transit agencies as a means of reducing project delivery time and administration costs. The two firms were selected pursuant to a competitive Request For Qualifications (RFQ) procurement process. There were ten responses to the RFQ.

MWBD:

The Disadvantaged Business Enterprise (DBE) Goal for each agreement has been set at 13%. As work has yet to be defined the Consultants were not required to identify their DBE subconsultants. The consultants are required to make a good faith effort to subcontract up to 13% of the value of the work awarded to DBE firms.

Funding:

CATS Capital Investment Plan

44. Storm Water Engineering Services

Action: Approve agreements for \$300,000 each with DPR Associates, Inc., RS&H Architects-Engineers-Planners, Inc., and USInfrastructure of Carolina, Inc. for engineering services for storm water capital improvement projects, for a total of \$900,000.

Staff Resource: Steve Sands, Engineering & Property Management

Explanation:

Storm Water Services currently has 30 active capital improvement projects, as well as, 100 capital improvement projects that have not begun. These agreements will provide “on-call” services for minor projects, including but not limited to: surveying, planning, design, bid phase, and construction administration.

MWBD:

DPR – 0%

RS&H – 0%

USI – 100% ABE

Funding:

Storm Water Capital Investment Plan

45. Storm Water Construction Administration Contract

Action: A. Approve Amendment #3 for \$300,000 with USInfrastructure, Inc. (USI) for construction administration services on Storm Water Repair Projects; and

B. Approve Amendment #2 for \$300,000 with HDR Engineering Inc. of the Carolinas (HDR) for construction administration services on Storm Water Repair Projects.

Staff Resource: Steve Sands, Engineering & Property Management

Explanation:

The original agreements with both USI and HDR were approved on December 14, 1998 for construction administration services in the amount of \$300,000 each.

These amendments will provide funds under each contract for construction administration services for one additional year. The services include easement acquisition, design services, and all liaison work between the City, contractor, property owner, and the public. Performance of both USI and HDR to date has been above satisfactory.

USI and HDR were selected using the Council-approved process.

MWBD:

USI - ABE 100%

HDR – 0%

Funding:

Storm Water Capital Investment Plan

46. Vintage Trolley/Rail Corridor Improvements

Action: Approve an amendment with Ralph Whitehead & Associates (RWA) in the amount of \$1,662,114 for engineering, architectural, and construction management services related to the Convention Center portion of the Trolley project.

Staff Resource: Jim Schumacher, Engineering & Property Management

Explanation:

The Vintage Trolley project was funded in Spring 1998 to make corridor improvements and construct a bridge over Stonewall Street that would allow the trolley to travel from South End into the Center City. The project was to include improvements in the Convention Center that would provide for trolleys and maintain the ability to further upfit the Convention Center for rapid transit in the future. The three-year project was to be completed in mid-2001.

In November 1998, the citizens of Charlotte approved a half-cent sales tax to fund Charlotte's new transit system. As a result, the Charlotte Area Transit System was created, the South Corridor was identified as the first of the five major corridors to be improved, and light rail along the rail corridor was selected as the preferred transit option. The light rail system was scheduled to be operational by late 2005.

With the engineering of the light rail project beginning, the MTC approved the addition of CATS funding to the Trolley project to make the corridor improvements more "light rail ready." In late 2000, the City Council approved Amendment #1 to RWA's contract to add the light rail elements to the corridor. The review, decision-making, and additional construction extended the completion of the Trolley project to mid-2002. Amendment #2 was approved by the City Manager to add a construction-testing consultant to the project team.

In early 2001, the Convention Center Authority requested that the trolley construction and light rail improvements in the Convention Center be combined into one period of construction, in order to minimize the disruption to operations of the Center. With the involvement of the light rail engineering consultant and the Convention Center's design advisor, a new design has been developed for the upfit of the Convention Center. It involves escalators that will carry patrons over the rail corridor and new elevators for service staff.

Amendment #3 to RWA's contract will provide the design services necessary to make the more extensive improvements in the Convention Center that will accommodate both Trolley and light rail. The construction schedule will

allow the Trolley to operate through the building by mid-2002, however, construction activities in the building will continue into mid-2003.

Funding:

Economic Development Capital Investment Plan, Convention Center Capital Budget and Transit Capital Budget

47. Children’s Services Center Ground Lease

Action: Approve the Lease Contract with the Children and Family Services Center, Inc. for approximately two acres located at the corner of Fifth Street and Davidson Streets. The terms provide a 50 year lease and \$140,000 in annual rent effective January 1, 2003.

Staff Resource: Jim Schumacher, Engineering & Property Management

Explanation:

A group of non-profit agencies that provide services to children in the community asked City Council to provide land for the construction of a building to meet their office needs. The agencies would raise capital construction costs through grants and fundraising.

On March 27, 2000 City Council authorized the City Manager to negotiate a lease with the Children and Family Services Center, Inc. for a 100,000 square foot building on the City owned land at Fifth and Davidson Streets.

Since that time, the Children and Family Services Center, Inc. has been developing their plans and is now ready to execute a lease with the following terms:

- Rent Commencement Date: January 1, 2003
- Term: 50 year lease
- Annual Rent: \$140,000 per year

48. Exchange of Land Rights on the Rail Corridor Along South Boulevard

Action: A. Approve a Resolution authorizing an exchange of real property between the City of Charlotte and FF Realty, LLC. (also known as Fairfield Properties); and

B. Authorize the City Manager to execute a Boundary Line Agreement and Release between the City of Charlotte and FF Realty, LLC.

Staff Resource: Kent Winslow, Engineering & Property Management

Explanation:

In 1999, the City of Charlotte purchased the Charter Right-of-Way formerly owned by Norfolk Southern Railroad running from Stonewall Street to Scaleybark Road. North of Tremont Avenue, the right-of-way is wider than necessary for trolley and transit purposes.

Because the extra right-of-way has little or no value to anyone other than the adjacent property owner, staff is working with adjacent property owners to release the extra right-of-way, allowing it to be developed in accordance with the South-End / Uptown Rail Corridor Plan.

The property is located on the west side of the rail corridor between Bland and Carson Streets. The owners will be developing the property into a \$26 million apartment complex. The land is currently appraised at \$1.7 million having a one-story garage and a gravel and black top parking lot.

North Carolina General Statutes enable the City to exchange property rights by private negotiations in circumstances such as this if the City receives full and fair consideration. Fair consideration can be any combination of cash, real or personal property, and other benefits. In order to facilitate development along the trolley corridor that is consistent with the Rail Corridor Concept Plan, the following exchange is recommended:

The City receives:

- \$70,520 from the developer
- "Fee" rights to 13,930 square feet of property that will remain in use as the rail corridor, with an estimated value of \$37,600. This will convert the charter right-of-way to full fee ownership.
- Economic development for this area with an increase in appraised value of the parent tract of land by more than 15 times its original value (From current value of \$1.7 million to a projected value of \$26 million)
- Property tax revenues for the new development, increasing from \$4,200/year to approximately \$280,000/year
- Storm water improvements to the area
- Removal of building and fencing that encroaches into the rail corridor

FF Realty, LLC will receive:

- Full fee ownership (without the charter right-of-way encumbrance) of 6,449 square feet of former rail corridor having an assemblage value of \$70,520. Otherwise, the land has little value due to its narrow size and being located along a rail corridor.

49. **Transfer of a Portion of Independence Park Property to Charlotte-Mecklenburg Board of Education for Elizabeth Traditional Elementary School Renovations**

Action: A. Approve release of .33± acres of Independence Park (a portion of Tax Parcel 080-192-01) from the City's Park Use Restriction; and

B. Acknowledge that the City does not desire to exercise its Right of First Refusal to acquire the property subject to certain restrictions.

Staff Resource: Kent Winslow, Engineering & Property Management

Explanation:

The 1992 Park and Recreation Consolidation Agreement provided for the transfer of City park property to Mecklenburg County ("County"). The deeds stipulate that should the County cease to use any of the property for park purposes, upon request it will revert to City ownership, unless the City relinquishes that right.

The Charlotte-Mecklenburg Board of Education ("CMBE") has requested that the County transfer .33± acres of park land that was included in the consolidation transfer for the purpose of renovating Elizabeth Traditional Elementary School.

CMBE and the County have agreed that certain improvements, including renovations, will be made to the school site and the park site. CMBE and the County have also agreed to share an existing parking lot and to jointly use certain school and park facilities.

In the event that CMBE ceases to use the property for school purposes, upon request, the property will revert to County ownership. The restrictions on the property will be automatically modified so that the property is subject to the City's Park Use Restriction and the City's Right of First Refusal.

The Joint Use Task Force reviewed and approved the proposed transfer on May 2, 2001 and the Planning Committee of the Planning Commission reviewed the mandatory referral and approved the transfer May 15, 2001. The Mecklenburg County Board of Commissioners is scheduled to review the proposed joint use and transfer at its upcoming meeting on August 14, 2001.

Attachment 28

Map

50. Private Sale of Property to James and Chuck Locklear

Action: Approve the private sale of property to Mr. James Locklear and Mr. and Mrs. Chuck Locklear for \$44,300, to aid in the economic development plan of Charlotte Mecklenburg Development Corporation.

Staff Resource: Jerry Orr, Aviation

Explanation:

Charlotte Mecklenburg Development Corporation (“CMDC”) wants to purchase property owned by James and Mr. and Mrs. Chuck Locklear (the “Locklears”) as part of CMDC’s economic development and urban revitalization land assemblage on Wilkinson Boulevard.

The Locklears have agreed to sell their property to CMDC, provided the Locklears are able to move to certain property owned by the City and located near Charlotte/Douglas International Airport (“Airport Property”).

The Airport Property has been surveyed and appraised by an MAI appraiser as having a value of \$44,300. The Locklears have agreed to purchase the Airport Property for \$44,300, contingent upon the closing of the sale of the Locklears’ current property to CMDC.

The Charter of the City of Charlotte, Section 8.22(d), authorizes this type of private sale, for the purpose of furthering an economic development policy of Council.

This proposed transaction was advertised on June 25, 2001 in The Charlotte Observer.

The Airport Advisory Committee recommends this action.

51. Sale of City Owned Property at 10021 Providence Road West

Action: Approve the sale of 3.93± acres of City owned property located at 10021 Providence Road West (tax code 229-011-03) to Warren N. Ferguson for \$204,500.

Staff Resource: Kent Winslow, Engineering & Property Management

Explanation:

On May 29, 2001, City Council declared this property surplus and authorized the advertisement of an offer to purchase and contract for the purpose of receiving upset bids.

The property is 3.93± acres and a 1,510 square foot single-family ranch dwelling at 10021 Providence Road West. The City purchased the property in 1997 for use as a temporary Fire Station #32 until completion of the new facility in 2000. The property is zoned R3. An independent appraisal establishes the market value at \$204,500.

The contract to purchase was advertised in the Mecklenburg Times on June 5, 2001, for the purpose of receiving upset bids. No upset bids were received. Staff recommends the sale of this property to Warren N. Ferguson for \$204,500 for the purpose of a single-family residence.

52. Property Transactions

Action: Approve the following property acquisitions (A-S) and adopt the condemnation resolutions (T-GG).

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

Acquisitions:

- A. Project:** FAR Part 150 Land Acquisition
Owner(s): River Liu Inc.
Property Address: 5616 Wilkinson Blvd.
Property to be acquired: 3.00 acres
Improvements: Motel
Purchase Price: \$500,000
Zoned: I2
Use: Motel
Tax Value: \$351,870
Tax Code: 061-282-05
- B. Project:** FAR Part 150 Land Acquisition
Owner(s): James E. & Lavinia Mason
Property Address: 8332 & 8400 Old Dowd Road
Property to be acquired: . 534 acres
Improvements: Single Family residence
Purchase Price: \$89,000
Zoned: I1

Use: Single Family Residence
Tax Value: \$44,710
Tax Code: 113-111-18 & 113-111-02

- C. Project:** Master Plan Land Acquisition
Owner(s): Claudia Clark
Property Address: 4702 Timberly Place
Property to be acquired: .677 acres
Improvements: Single Family Residence
Purchase Price: \$89,000
Zoned: R3
Use: Single Family Residence
Tax Value: \$75,090
Tax Code: 141-055-40
- D. Project:** Master Plan Land Acquisition
Owner(s): FEB Properties
Property Address: 5008 Wallace Neel Road
Property to be acquired: 2.706 acres
Improvements: Warehouse
Purchase Price: \$725,000
Zoned: I1
Use: Warehouse
Tax Value: \$515,310
Tax Code: 113-143-02
- E. Project:** Master Plan Land Acquisition
Owner(s): Joseph and Betty Brown
Property Address: 6706 & 6618 Steele Creek Road
Property to be acquired: 9.85 acres
Improvements: Single Family Residence
Purchase Price: \$713,500
Zoned: R3
Use: Single Family Residence
Tax Value: \$326,690
Tax Code: 141-121-20, 141-121-18, & 141-121-10
- F. Project:** Andover Road Storm Drainage, Parcel #3A
Owners(s): Dene E. Ecuyer & wf., Jill W. Ecuyer
Property Address: 1440 Andover Road
Property to be acquired: 3,680 sq.ft. (0.084 ac.) of permanent drainage plus 221 sq.ft. (0.005 ac.) of temporary construction easement
Improvements: Trees & landscaping
Purchase Price: \$72,000
Remarks: A permanent drainage easement is needed on this property to make storm drainage improvements. Compensation is based on an independent appraisal which includes trees and landscaping.
Zoned: R-3
Use: Single Family

Total Parcel Tax Value: \$207,940

Tax Code: 181-072-30

- G. Project:** Asbury Avenue Extension, Parcel #51
Owners(s): Tommie Lee Coleman & Delores C. Marshall
Property Address: 1200 McArthur Avenue
Property to be acquired: 9,575 sq.ft. (.2198 ac.) total acquisition
Improvements: One story, frame dwelling
Purchase Price: \$25,500
Demolition Requested: Yes
Remarks: Total price including structure required for the construction of the Asbury Avenue Extension project. Compensation based upon an independent, certified appraisal.
Zoned: R-8
Use: Single Family Residential
Total Parcel Tax Value: \$22,270
Tax Code: 077-194-05
- H. Project:** Asbury Avenue Extension, Parcel #26
Owners(s): Mamie O. Moore
Property Address: 1005 Patch Avenue
Property to be acquired: 15,000 sq.ft. (.3443 ac.) total
Improvements: One story, single family residence and out buildings
Purchase Price: \$52,500
Demolition Requested: Yes
Remarks: Total property, including one-story, single family residence and out buildings required for the construction of the Asbury Avenue Extension project. Compensation based upon an independent, certified appraisal.
Zoned: R-8
Use: Single Family Residential
Total Parcel Tax Value: \$29,460
Tax Code: 077-192-13
- I. Project:** Asbury Avenue Extension, Parcel #76
Owner: Richard Williams, Trustee, Power of Attorney for James Gaston, and as Executor for James Gaston Estate
Property to be acquired: 7,536 sq.ft. (0.172 ac.) total acquisition
Improvements: One story building
Purchase Price: \$11,400
Remarks: Total acquisition, including one story dwelling, for the construction of the Asbury Avenue Extension project. Compensation based upon an independent, certified appraisal.
Zoned: R-8
Use: Churches/Offices
Total Parcel Tax Value: 077-197-18
Tax Code: \$52,780

- J. Project:** Asbury Avenue Extension, Parcel #79
Owners(s): Cecil L. Neal
Property Address: 1211 McArthur Avenue
Property to be acquired: 7,500 sq.ft. (.1722 ac.) total acquisition
Improvements: Chain Link Fencing
Purchase Price: \$11,200
Remarks: Total parcel required for the construction of the Asbury Avenue Extension Project. Compensation based on independent, certified appraisal.
Zoned: R-8
Use: Vacant Lot
Total Parcel Tax Value: \$4,000
Tax Code: 077-197-21
- K. Project:** Central Avenue/Kilborne Drive/Norland Road Intersection, Parcel #23
Owners(s): SMS Catering Services, Inc.
Property Address: 1764 Norland Road
Property to be acquired: 183 sq.ft. (0.004 ac.) of fee acquisition, permanent down guy easement plus 872 sq.ft. (0.02 ac.) of temporary construction easement
Improvements: Wrought Iron Fence
Purchase Price: \$15,100
Remarks: This acquisition is needed for the intersection improvements at Central Avenue/Kilborne Drive/Norland Road. Compensation was determined by an independent, certified appraisal and a review appraisal.
Zoned: B2CD
Use: Warehouse/Industrial
Total Parcel Tax Value: \$527,940
Tax Code: 131-024-05
- L. Project:** Coffey Creek Tributary to Shopton Road, Parcel #6
Owners(s): Dorothea W. Deese
Property Address: 3101 and 3117 Beaman Avenue
Property to be acquired: 22,104 sq.ft. (0.508 ac.) of permanent easement plus 11,589 sq.ft. (0.266 ac.) of temporary construction easement
Improvements: None
Purchase Price: \$11,000
Remarks: The areas are needed for the construction of Coffey Creek Tributary to Shopton Road. Acquisition price is based on an independent, certified appraisal.
Zoned: R-3
Use: Vacant
Total Parcel Tax Value: \$40,500
Tax Code: 201-061-19, 201-061-20

- M. Project:** Davidson/Matheson Connector, Parcel #20
Owners(s): Willie J. Stewart and Lender S. Stewart
Property Address: 523 Jordan Place
Property to be acquired: 10,019 sq.ft. (0.23 ac.) of fee simple acquisition
Improvements: Single Family Residence
Purchase Price: \$50,000
Demolition Requested: Yes
Remarks: This acquisition is needed for the Davidson/Matheson Connector project. The compensation was established by two independent, certified appraisals.
Zoned: I-2
Use: Single Family Residential
Total Parcel Tax Value: \$36,970
Tax Code: 083-067-10
- N. Project:** Johnston Road Improvement-Phase II, Parcel #55
Owners(s): Renaissance on Carmel Homeowners Associations
Property Address: Silkwood Court
Property to be acquired: 26,977 sq. ft. (0.619 ac.) of fee simple acquisition, temporary construction easement and permanent drainage
Improvements: Signs
Purchase Price: \$21,500
Remarks: This acquisition is needed for the Johnston road Improvement-Phase II project. The compensation was established by an independent, certified appraisal and a review appraisal.
Zoned: R12MFC
Use: Condominiums
Total Parcel Tax Value: \$712,530
Tax Code: 221-452-75
- O. Project:** Old Statesville Road Widening, Parcel #5
Owners(s): Donald R. Wright and Phyllis A. Wright
Property Address: 5221 Sunset Road
Property to be acquired: 140 sq.ft. (0.003 ac.) of fee simple acquisition, permanent drainage easement and permanent utility easement plus 4,044 sq.ft. (0.093 ac.) of temporary construction easement
Improvements: None
Purchase Price: \$16,757
Remarks: This area is needed for the Old Statesville Road Widening project. Compensation was established by an appraisal conducted by an independent, certified appraiser.
Zoned: I-1
Use: Auto Service Station
Total Parcel Tax Value: \$254,100
Tax Code: 037-192-03

- P. Project:** Prosperity Church Road Widening-Phase I, Parcel #58
Owners(s): Tradition II, LLC
Property Address: 3324 Prosperity Church Road
Property to be acquired: 41,285 sq.ft. (0.948 ac.) of fee simple plus 498 sq.ft. (0.011 ac.) of drainage easement plus 88 sq.ft. (0.002 ac.) of utility easement, plus 15,530 sq.ft. (0.357 ac.) of temporary construction easement.
Improvements: None
Purchase Price: \$114,275
Remarks: The areas are needed for the construction of Prosperity Church Road Widening-Phase I. Acquisition price is based on independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$282,250
Tax Code: 029-361-02
- Q. Project:** Statesville Avenue Widening, Parcel #15
Owners(s): Mary Neal
Property Address: 3020 Statesville Avenue
Property to be acquired: Total acquisition of 11,460 sq.ft.
Improvements: One-story residential structure
Purchase Price: \$59,320
Remarks: Total parcel and structure removal required for the construction of the Statesville Avenue Widening project. Compensation based on independent, certified appraisal.
Zoned: R-8
Use: Single Family Residential
Total Parcel Tax Value: \$50,820
Tax Code: 077-197-01
- R. Project:** Old Statesville Road Widening, Parcel # 9
Owners(s): Pearl W. Wallace
Property Address: 6430 Old Statesville Road
Property to be acquired: 11,121 sq.ft. (0.16 ac.) of fee simple acquisition and permanent drainage easement plus 7,126 sq.ft. (0.16 ac.) of temporary construction easement
Improvements: None
Purchase Price: \$35,000
Remarks: This area is needed for the Old Statesville Road Widening Project. Compensation was established by two appraisals conducted by independent, certified appraisers.
Zoned: R17 MF
Use: Single Family Dwelling
Total Parcel Tax Value: \$104,100
Tax Code: 045-431-16

- S. **Project:** Monroe/Bainbridge Storm Water CIP, Parcel #30
Owner(s): Thomas P. Duffy
Property Address: 2313 Knickerbocker Drive
Property to be acquired: 3,699 sq.ft. (.085 ac.) of permanent storm drainage easement plus 2,254 sq.ft. (.058 ac.) of temporary construction easement
Improvements: None
Purchase Price: \$10,650
Remarks: Acquisition necessary for the construction of the Monroe/Bainbridge Storm Water Improvement project. Acquisition price based on an independent, certified appraisal.
Zoned: R-3
Use: Residential
Total Parcel Tax Value: \$132,910
Tax Code: 189-014-06

Condemnations:

- T. **Project:** Coffey Creek Tributary to Shopton Road, Parcel #2
Owner(s): Steele Creek LP and any other parties of interest
Property Address: Sandy Porter Road
Property to be acquired: 107,620 sq.ft. (2.471 ac.)
Improvements: None
Purchase Price: \$4,050
Remarks: The areas are needed for the construction of Coffey Creek Tributary to Shopton 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: Vacant
Total Parcel Tax Value: \$1,396,540
Tax Code: 201-051-06
- U. **Project:** Sanitary Sewer to Serve Newell Crossing, Parcel #1
Owner(s): GI&I II University LLC
Property Address: 37.64 ac. E. W.T. Harris
Property to be acquired: 1,893 ± sq.ft. (.044 ac.)
Improvements: None
Purchase Price: \$825
Remarks: A permanent easement is needed on this property for the Sanitary Sewer to Serve Newell Crossing. City staff has yet to reach an agreement with the property owners. Compensation is based on an independent, certified appraisal.
Zoned: R-9 MFCD
Use: Garden Apt/Apt
Total Parcel Tax Value: \$22,250,000
Tax Code: 049-411-02

- V. **Project:** 15 Foot Sanitary Sewer to Serve Marvin Branch, Parcel #1
Owner(s): Robert N. Watson & wf., Laurie K. Watson and any other parties of interest
Property Address: 11000 Dickie Ross Road
Property to be acquired: 10,605 sq.ft. (0.2 ac.)
Improvements: Trees
Purchase Price: \$2,500
Remarks: The areas are needed for construction of a sanitary sewer to serve Marvin Branch. 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: Residential
Total Parcel Tax Value: \$332,910
Tax Code: 229-021-19
- W. **Project:** Statesville Avenue Widening, Parcel #11 & 12
Owner(s): Rudean Robinson Harris and any other parties of interest
Property Address: 3006 Statesville Avenue
Property to be acquired: 10,761 sq.ft. (.247 ac.)
Improvements: 1 story commercial building
Purchase Price: \$94,400
Demolition Requested: Yes
Remarks: Area and building removal are required for the construction of the Statesville Avenue Widening project. City staff has been unable to reach a negotiated settlement with the property owner. Compensation is based on an independent, certified appraisal.
Zoned: B-1
Use: Club/Commercial
Total Parcel Tax Value: \$71,220.00
Tax Code: 077-197-05
- X. **Project:** Statesville Avenue Widening, Parcel #19
Owner(s): E. Kinney Family LLC and any other parties of interest
Property Address: 3308 Statesville Avenue
Property to be acquired: 22,433 sq.ft. (.515 ac.)
Improvements: 2 buildings
Purchase Price: \$74,600
Demolition Requested: Yes
Remarks: A portion of this parcel and two buildings are required for the construction of the Statesville Avenue Widening project. City staff has yet to reach an agreement with the property owner. Compensation based upon an independent, certified appraisal
Zoned: I-1
Use: Office/Single Family
Total Parcel Tax Value: \$157,280
Tax Code: 077-056-15

- Y. Project:** Statesville Avenue Widening, Parcel #27
Owner(s): James E. Peele, Jr. and any other parties of interest
Property Address: 3428 Statesville Avenue
Property to be acquired: 4,916 sq.ft. (.1128 ac.)
Improvements: 1 Building
Purchase Price: \$31,300
Demolition Requested: Yes
Remarks: A portion of this parcel and one building is required for the construction of the Statesville Avenue Widening project. City staff has yet to reach an agreement with the property owner. Compensation is based upon an independent, certified appraisal.
Zoned: I-1
Use: Lounge/Single Family
Total Parcel Tax Value: \$32,480
Tax Code: 077-056-07
- Z. Project:** Statesville Avenue Widening, Parcel #28 & 29
Owner(s): Charles L. Ross and any other parties of interest
Property Address: 3436 Statesville Avenue
Property to be acquired: 8,037 sq.ft. (.1845 ac.)
Improvements: 1 Building
Purchase Price: \$52,425
Demolition Requested: Yes
Remarks: A portion of this parcel and a building are required for the construction of the Statesville Avenue Widening project. City staff has yet to reach an agreement with the property owner. Compensation is based on an independent, certified appraisal.
Zoned: I-1
Use: Commercial/Single Family
Total Parcel Tax Value: \$38,770
Tax Code: 077-056-06 & 05
- AA. Project:** Statesville Avenue Widening, Parcel #35 & 36
Owner(s): Robert Oren Withers and wf., Norine Withers and any other parties of interest
Property Address: 3441 Statesville Avenue
Property to be acquired: 4,099 sq.ft. (.0941 ac.)
Improvements: 1 Building
Purchase Price: \$45,050
Demolition Requested: Yes
Remarks: A portion of this parcel and a building are required for the construction of the Statesville Avenue Widening project. City staff has yet to reach an agreement with the property owner. Compensation is based on an independent, certified appraisal.
Zoned: I-1
Use: Commercial
Total Parcel Tax Value: \$37,990
Tax Code: 077-051-20 & 50

- BB. Project:** Sharon Amity at Lyttleton Drive Intersection, Parcel #5,6,7,8
Owner(s): Genesis Group, Inc. and any other parties of interest
Property Address: 1017 North Sharon Amity Road
Property to be acquired: 11,207 sq.ft. (0.258 ac.)
Improvements: None
Purchase Price: \$29,975
Remarks: The areas are needed for the construction of Sharon Amity at Lyttleton Drive Intersection. 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: Vacant
Total Parcel Tax Value: \$90,000
Tax Code: 157-202-30, 157-202-31, 157-202-32, 157-202-33
- CC. Project:** Sharon Amity at Lyttleton Drive Intersection, Parcel #16, 17
Owner(s): First Alliance Church at Charlotte and Christian Missionary Alliance, Inc. and any other parties of interest
Property Address: 1100 North Sharon Amity Road
Property to be acquired: 10,005 sq.ft. (0.230 ac.)
Improvements: None
Purchase Price: \$11,400
Remarks: The areas are needed for the construction of Sharon Amity at Lyttleton Drive Intersection. 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: Office
Total Parcel Tax Value: \$1,022,890
Tax Code: 163-101-30, 163-142-01
- DD. Project:** McAlpine Creek Relief Sewer, Parcel #17
Owner(s): John P. McPherson and wf., Frances T. McPherson and any other parties of interest
Property Address: 6120 Ryder Avenue
Property to be acquired: 16,628 sq.ft. (0.382 ac.)
Improvements: None
Purchase Price: \$700
Remarks: The areas are needed for the construction of McAlpine Creek Relief Sewer. 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: Vacant
Total Parcel Tax Value: \$74,150
Tax Code: 211-341-02

- EE. Project:** 24-inch Water Main Along W.T. Harris/Albemarle Road, Parcel #34
Owner(s): Walter H. Fox, Jr. and any other parties of interest
Property Address: 7026 Albemarle Road
Property to be acquired: 4,406 sq.ft. (0.102 ac.)
Improvements: None
Purchase Price: \$10,600
Remarks: The areas are needed for the construction of a 24-inch water main along W.T. Harris/Albemarle 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: B-2
Use: Burger King
Total Parcel Tax Value: \$10,600
Tax Code: 109-181-14
- FF. Project:** 24-inch Water Main Along South Polk Street, Parcel #1
Owner(s): The WesYork Group and any other parties of interest
Property Address: 9401 Polk Street
Property to be acquired: 8,959 sq.ft. (0.206 ac.)
Improvements: None
Purchase Price: \$36,100
Remarks: The areas are needed for the construction of a 24" water main along South Polk Street. 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: B-4
Use: Commercial
Total Parcel Tax Value: \$681,340
Tax Code: 207-094-03
- GG. Project:** Old Statesville Road Widening, Parcel #14
Owner(s): Larry M. Johnson and any other parties of interest
Property Address: 6509 Old Statesville Road
Property to be acquired: 3,303 sq.ft. (0.076 ac.) of fee simple right of way acquisition and temporary construction easement
Improvements: None
Purchase Price: \$4,625
Demolition Requested: Yes
Remarks: This acquisition is needed for the Old Statesville Road Widening. The compensation was established by two independent, certified appraisals. City has yet to reach a negotiated agreement with property owner.
Zoned: I-1
Use: Single Family Dwelling
Total Parcel Tax Value: \$69,510

Tax Code: 037-421-09

53. Meeting Minutes

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

- **May 7, 2001 Budget Workshop**
- **May 7, 2001 Workshop/Forum**
- **June 4, 2001 Workshop/Forum**
- **June 11, 2001 Business Meeting**
- **June 18, 2001 Zoning Meeting**
- **June 19, 2001 Joint City/County/School Board**
- **June 25, 2001 Business Meeting**