AGENDA

Meeting Type:	B
Date:	07/26/99

City of Charlotte, City Clerk's Office

CHARLOTTE

OFFICE COPY

Mayor Patrick McCrory *Mayor Pro Tem Lynn Wheeler*

Rod Autrey
Charles Baker
Patrick Cannon
Malachi Greene
Mike Jackson
Nasif Rashad Majeed
Don Reid
Al Rousso
Tim Sellers
Sara Spencer

Council Agenda

CITY COUNCIL MEETING

Monday, July 26, 1999

5:00 p.m.	**<u>Conference Center</u>** **Dinner Briefing** **(See Table of Contents)**
6:30 p.m.	**<u>Meeting Chamber</u>** • **Invocation** • **Pledge of Allegiance** • **Citizens Forum**
7:00 p.m.	• **Awards and Recognitions** • **Formal Business Meeting**

1999 Council Retreat Priorities

Top Priorities for 1999

Transportation Plan

Policing Evaluation and Direction

State Roads Action: Increased Funding

Transit Plan and 1/2¢ Sales Tax: Implementation

West Side Strategic Plan Implementation

High Priorities for 1999

Corridor Plan

Planning for the City: The Economic Development and the Center City Plan

Court System: Expansion

Business Retention Strategy and Action Plan

Community Strategic Plan for Housing

Neighborhood/Business Revitalization Strategy

Eastside Strategic Plan

CITY COUNCIL AGENDA

Monday, July 26, 1999

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5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

1. Transit 13(c) Briefing

Staff: Jim Humphrey
Bob Hagemann
Eric Davis, PCAC Chair
Jeff Brown, Former PCAC Member

Time: 30 minutes

Attachment 1

2. Street Maintenance Competition Contracts

Presenter: Eric Davis, PCAC Chair

Time: 20 minutes

Attachment 2

3. Committee Reports by Exception

6:30 P.M. CITIZENS FORUM

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

CONSENT

4. **Consent agenda items 14 through 35 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

PUBLIC FORUM FOR CANDIDATES TO FILL AT LARGE VACANCY

5. Public Forum For Candidates to Fill At-Large Council Vacancy

Action: **Hear presentations from candidates to fill the At-Large vacancy created by the resignation of Councilmember Al Rousso.**

Explanation:

- At the July 19, 1999 meeting of the Council, a schedule and process was adopted for filling the vacancy created by the resignation of Councilmember Al Rousso. The Council approved hearing voluntary presentations from any candidate applying to fill the vacancy in the At-Large seat.

- Required criteria under State law to fill this vacancy:

  - Be a registered voter
  - 21 years of age or older
  - Not a disqualified felon
  - Same party as resigning member (registered Democrat)

- The schedule adopted by Council for filling the vacancy calls for a vote on August 23.

Attachment 3
Applications received by the City Clerk

POLICY

6. City Manager's Report

7. Intersection Improvements at West Trade and Graham Streets

Action:

A. Approve a public-private partnership with Bank of America and Cousins Properties for $550,000 for intersection improvements at West Trade and Graham Streets; and

B. Adopt an ordinance transferring $550,000 from Capital Reserves to pay for the City's share of this project.

Staff Resource: Doug Gillis, CDOT
Tom Flynn, City Manager's Office

Focus Area: Transportation and Economic Development

Policy: Local government that fosters partnerships to aid local economic growth and provides necessary infrastructure, land and incentives to support business development. (Economic Development Strategic Plan)

Explanation:

- Bank of America and Cousins Properties are developing Gateway Village in Third Ward. Gateway Village is a 1.5 million square foot office project along West Trade Street, which also includes 916 residential units, 80,000 square feet of retail space and two 2,800 space parking decks. This is a $450 million private sector investment.

- The intersection of Trade and Graham Streets, several blocks from Gateway Village, needs to be improved for safety, traffic congestion and air quality reasons. This intersection currently operates at 73% of capacity, and without these improvements will operate at 99% of capacity after Gateway Village is complete. CDOT recommends intersection improvements when intersection capacity reaches 95%.

- CDOT has identified the need for left turn lanes at this intersection. This project meets that need.

- Total project costs are estimated to be $865,000. The City would contribute the cost of the land up to $550,000. Based on MAI appraisals, the land costs is currently projected to be $600,000. Construction costs are estimated at $265,000.

Recommendation

- It is recommended that the City partner with Bank of America/Cousins Properties for the Graham/Trade Street Intersection Improvements for the following reasons:

  1. The City is benefiting greatly from the Bank of America/Cousins Properties development of West Trade Street.

     a. Annual City property taxes on this development are estimated at $2.1 million.

     b. A major piece of Uptown is being redeveloped in accordance with the City's adopted Third Ward Policy.

     c. An adjacent piece of City owned property, that is currently being sold through upset bid, has increased in value form $20 to $27 per square foot.

  2. 30,000 cars presently use this intersection daily. The additional traffic generated by Gateway Village is estimated to add 4,515 vehicles per day, or 13% of the total vehicles using this intersection once Gateway Village is complete. The City's contribution will minimize the effect of Gateway Village on existing traffic.

3. The City practice is to participate in private development projects when the proposed road improvement is on the City's 2020 Transportation Plan or is identified by CDOT as needed to complete the Uptown road system. Examples of previous City contributions include: NationsBank Corporate Center ($226,400), Carmel Crescent ($170,000), Phillips Place ($100,000) and Albemarle Crossing ($350,000).

4. Take advantage of an opportunity to leverage City funds for the construction of needed intersection improvements. This partnership will save the City an estimated $315,000 in costs to improve this intersection.

Funding: Capital Reserves

Attachment 4

1. Memo from Kent Winslow with appraisal and ownership information requested by Council.
2. Map of Gateway Village and Trade/Graham Intersection
3. Letter from John Goff, Cousins Properties

8. Sale of City Property at Seventh and McDowell Streets

Action: **Approve the Economic Development and Planning Committee recommendation to request proposals and negotiate a private sale for the City property at Seventh and McDowell Streets.**

Committee Chair: Lynn Wheeler

Staff Resources: Kent Winslow and Jim Schumacher

Policy: "Maximize the City's return from its current asset portfolio by pursuing alternative ownership management strategies which meet the City's public policy objectives." - *Guidelines for Service Contracting and Asset Management* (adopted by City Council July 25, 1994)

Explanation:

- At the July 19, 1999 meeting Council approved Option 2b of this item, but the Mayor vetoed the action, which automatically carries the item to the next agenda. It takes seven affirmative votes to override a mayoral veto.

Background:

- The City Council approved the First Ward Plan July 28, 1997, and has aided implementation of the plan by selling City owned property to private interests agreeing to develop in accordance with the First Ward Plan.

- Residential developers have recently expressed interest in the City owned property in the northeast corner of Seventh and McDowell Streets. As a result, Real Estate staff has reviewed with the Economic Development and Planning Committee the options for sale of the property.

  1. **Non-competitive process** (private sale) - The City would identify one buyer and negotiate a sale based on fair market value of the property.

  2. **Request for Proposal process** - The City would solicit proposals from all interested buyers and select the best proposal. Once a proposal is selected, there are two options for completing the sale:

     a. upset bids
     b. private sale

- The Committee recommends Option 2b (RFP - private sale), basing the selection of the best proposal on compliance with the First Ward Plan and the best overall interests of the community.

Committee Discussion: The Economic Development and Planning Committee reviewed this matter on May 17 and on June 15. The discussion focused on the use of the property as outlined by the First Ward Plan, which calls for residential or non-residential development - multi-family, retail, or office.

Design which is consistent with this site's urban location will be important. Lynn Wheeler, Malachi Greene, Nasif Majeed and Charles Baker voted for the recommendation. Tim Sellers was absent.

Attachment 5
Map

BUSINESS

9. Transit Management Contract

Action: **Authorize the Director of Transportation to execute a three-year contract in an amount not to exceed $1,400,000 (with two option years) with Ryder/ATE, Inc. for transit management services.**

Explanation:

- On May 25, Procurement Services opened proposals for the management of transit services for the City. Ryder/ATE, Inc., the current management company, was the only proposer.

- Charlotte Department of Transportation (CDOT) staff negotiated a new three-year agreement with Ryder/ATE based on the company's proposal.

- The amount to be paid to Ryder/ATE under the first year of the new contract equals $397,500, a five percent decrease from the 1998-99 fee. The new agreement also adds a fourth person to the Ryder/ATE staff in Charlotte, an Associate Planner. The management contract fee covers:

  1) Salary and fringe benefit costs for the four employees assigned to Charlotte
  2) Liability and legal costs for Ryder/ATE
  3) Cost of support services (labor database, resource library and data center, and specialized computer software) provided by Ryder/ATE headquarters staff
  4) Employee Attitude Survey

- The increase in the management fee in the second, third and, if needed, option years will be three percent annually plus an additional increase of up to four percent each year based on Ryder/ ATE's performance in the following areas:
  1) On-time Performance
  2) Number of Trips Completed
  3) Miles Between Mechanical Breakdowns
  4) Cost Per Mile
  5) Preventable Accidents Per Million Miles

- The City may terminate this Agreement, in whole or in part, at any time by written notice, 60 days in advance.

- The Metropolitan Transit commission reviewed the Ryder/ATE contract at their June 23, 1999 meeting.

Background: Procurement Services mailed copies of the Request for Proposal (RFP) to 15 management firms and advertised the RFP in both Passenger Transport, the national weekly newspaper of the transit industry, and The Charlotte Observer. Progressive Transportation Services of Elmira, New York attended the pre-proposal conference but did not submit a proposal due to other business commitments.

Funding: The FY2000 budget includes funds for Ryder/ATE's transit management contract.

10. CP-CHA Roseland, Limited Partnership Investor-Owner Rehabilitation Loan

Action: **Approve the City Within A City recommendation for a $500,000 loan to CP-CHA Roseland, Limited Partnership to provide gap financing for the acquisition and rehabilitation of the 500 unit Roseland Apartments for affordable rental housing for low-income families.**

Committee Chair: Rod Autrey

Staff Resource: Stanley Watkins

Focus Area: City Within A City

Policy: A goal of the City's Housing Policy is to preserve existing housing stock. The proposed project meets this policy by continuing to make Roseland Apartments affordable for low-income families. The project is also supported by the City Within A City housing strategy that calls for revitalization of existing neighborhoods. The City's Housing Locational Policy is not applicable because Roseland Apartments is an existing housing project.

Explanation:

- CP-CHA Roseland, Limited Partnership is a public-private venture between Century Pacific (CP) and the Charlotte Housing Authority (CHA). CP-CHA Roseland, Limited Partnership is requesting a $500,000 investor-owner rehabilitation loan to provide gap financing for the acquisition and rehabilitation of the 500 unit Roseland Apartments for affordable housing for low-income families.

- On December 12, 1998, CP-CHA Roseland, Limited Partnership obtained approval from the North Carolina Department of Commerce for an $11,350,000 allocation of tax exempt Private Activity (Volume Cap) bonds and $3,232,205 of low-income tax credits through the North Carolina Housing Finance Agency.

- The total cost of the project is $15,307,287. The source of funding is as follows:

-	Sale of Low-Income Housing Tax Credits/Equity	$ 3,232,205
-	Private Activity Tax Exempt Bonds	$11,350,000
-	Interest on Accounts	$ 100,000
-	Shortfall/Deferred Developer Fee*	$ 125,082
-	Sub Total	$14,807,287
-	City of Charlotte HOME Funds	$ 500,000
-	Total	$15,307,287

* Balance of funding to come in the form of deferred developer fee.

- Terms of the City's loan are as follows:

-	Amount	$500,000
-	Rate	6.0%
-	Term	20 years
-	Payment Guarantee	First 5 Years
-	Annual Payment to City	$33,359
-	Accelerated Repayment: If vacancy rate decreases below 7%, the developer will pay the City an additional $200/month for each occupied unit up to a maximum of $2,000/month*.	

*Note This has the affect of accelerating the repayment to the City

- Neighborhood Development has worked with the City's Finance Key Business and Financial Consultant, Steve Waters of Porter, White & Company, Inc. to analyze this proposal. This proposal can be described as a doable loan, but it does carry significant risk of cash shortfalls if the project fails to maintain at least a 90% occupancy and 60% of the units do not receive the proposed rental vouchers for the project.

- Century Pacific has proposed to guarantee repayment to the City for the first five years of the project, which is the period that the project is the most vulnerable. Century Pacific has also agreed to pay the City up to an additional $24,000 per year if the occupancy level exceeds 93%. The City will share in the cash flow above the projected occupancy figure. Historically, Roseland Apartments has had a vacancy rate of 1%. The current vacancy rate is 15% due to renovation of a block of apartments.

Background:

- The Roseland Apartments, located at 1210 Pressley Road north of Clanton Road, are 28 years old and in need of renovations. CP-CHA Roseland, Limited Partnership proposes to acquire and substantially rehabilitate the Roseland property. Roseland I and II consist of 500, one, two and three bedroom units in the Clanton Park community.

- Ninety-five percent of the housing units will be affordable to persons and families with household incomes less than 60% of the Charlotte area median income ($42,300 for a family of four). Five percent of the rental housing units will be market rate in order to avoid displacement.

- CP will manage the project. As managing agent, CP, along with CHA, will implement CHA's Self-Sufficiency Program and the Building Maintenance, Construction Training and Apprenticeship Program. CHA will also administer Roseland's preservation vouchers, inspect the housing units and ensure that the housing quality standards are maintained.

Committee Discussion:

- On June 3, 1999, the City Within A City Committee reviewed the $500,000 Investor-Owner Rehabilitation Loan request from CP-CHA Roseland, Limited Partnership. The Committee voted unanimously to approve the loan request subject to staff final negotiations on the financial structure of the loan. Council member Autrey, Cannon, Sellers and Spencer voted in the affirmative. Council member Jackson was absent.

- The Committee discussed the Charlotte Housing Authority's role in the project and reviewed the financial structure with the City's financial consultant. The Committee asked for a meeting with the Charlotte Housing Authority's leadership to discuss areas of concern and common interest. The Committee felt that the loan could move forward to City Council contingent upon City staff becoming satisfied with the financial structure.

Funding: Federal HOME Funds

Attachment 6
Century Pacific Commitment Letter
Description of the Project
Roseland Pro-Formae
City Within A City Committee Summary for June 3, 1999

11. Village of Hope Haven Community Development Block Grant Section 108 Loan

Action:

A. Authorize City Manger to negotiate an agreement with the Hope Haven Foundation, Inc. to disburse CDBG Section 108 Funds for second phase renovations of Villages of Hope Haven ($1,500,000) and refinancing of an existing bank loan with First Citizens Bank ($1,500,000)

B. Approve City interim financing of $325,500 (with Innovative Housing Funds) to support project construction until CDBG funds are received from HUD.

Staff Resource: Stanley D. Watkins

Focus Area: City Within A City (CWAC) and Community Safety Plan

Policy: The City's Housing Policy supports family self-sufficient initiatives. Hope Haven provides transitional housing to support families where the head of household has an alcohol or chemical dependency.

Explanation:

- The City received notification in April 1999 that the U.S. Housing and Urban Development (HUD) approved the Hope Haven Project in the amount of $3,000,000.

- This loan provides funds to renovate two remaining motel buildings into 16 single-room and 24 two- and three-room units, increasing service from 107 homeless single men/women to 200 individuals and families and refinances the outstanding debt on the facility.

- On July 8, 1999, HUD acknowledged that they misplaced copies of the funding agreement therefore, additional time was required to prepare the loan documents with the City.

- HUD is expediting preparation of the agreements and we are told that they should be received within the next 30 days. Council's authority to negotiate a contract with Hope Haven will allow the City to move quickly to support current construction efforts.

- We have received verbal authorization from HUD officials to advance payments to Hope Haven with local dollars. The City will be reimbursed from the Section 108 proceeds.

Background:

- Founded in 1997, Hope Haven is a residential aftercare facility for economically disadvantaged persons recovering from alcohol and chemical dependency. Hope Haven provides essential services to homeless individuals and families to make them self-sufficient.

- On August 23, 1998, City Council conducted a public hearing and approved filing an application with HUD for the Section 108 loan guarantee funds; and concurrently approved Neighborhood Development conducting a second public housing and adopted a budget ordinance.

Funding: Community Development Block Grant Section 108 Innovative Housing Funds (for interim financing)

12. Bancroft Storm Drainage Project - North Tryon Street

Action: **Receive information on the Bancroft Storm Drainage Improvement project including the North Tryon Street culvert replacement.**

Staff Resource: Jeb Blackwell

Explanation:
Request: The Bancroft Storm Drainage improvement project included the addition of two culvert barrels under North Tryon Street to relieve a dangerous flooding condition. The North Tryon Street construction was performed during a continuous 93-hour period that included water line and gas line relocation. During that 93-hour period, traffic access, water service, and sanitary sewer service were temporarily disrupted.

Background:

- At the July 19 Council meeting, Councilmember Nasif Majeed asked that this item be placed on the agenda. Council approved unanimously to have this on the agenda for discussion only.
- This item is for Council information only; no action is required.

Attachment 7
Project Summary

13. Appointments and Nominations to Boards and Commissions

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

Appointments:

A. **AIRPORT ADVISORY COMMITTEE**
One three year term beginning August 1999. Bill Covington is not eligible to be reappointed.

1. Linda Ashendorf by Councilmember Spencer
2. Frank Gilreath by Councilmembers Cannon and Reid
3. Johnny Harris by Councilmember Wheeler
4. Henry Nicholson by Councilmember Baker

Attachment 8

B. **CITIZENS OVERSIGHT COMMITTEE FOR CABLE TELEVISION**
One appointment beginning immediately to fill an unexpired term ending March 2001. Sandra Staton has resigned.

1. Jean Homiski by Councilmember Wheeler
2. Curtis McLeod by Councilmember Cannon
3. Alexander Petok by Councilmember Reid

Attachment 9

C. **COMMUNITY RELATIONS COMMITTEE**
One position beginning immediately and ending July 2001. Padam Dhakad has resigned.

1. Olma Echeverria by Councilmember Spencer
2. Josh Hawn by Councilmember Jackson
3. Louise Shackleford by Councilmember Cannon
4. Heather Sides by Councilmember Wheeler

Attachment 10

D. **DOMESTIC VIOLENCE ADVISORY BOARD**
One appointment beginning immediately and ending June 2000. Sondra Morgan did not meet attendance requirements.

1. Frank Coley by Councilmember Spencer
2. Judy Parks by Councilmember Sellers

Attachment 11

E. **SISTER CITIES COMMITTEE**

One appointment beginning immediately and expiring April 2000. Charles Forest has resigned.

1. Olma Echeverri by Councilmember Wheeler
2. Ruth Goreman by Councilmember Reid
3. Dan Saltrick by Councilmember Cannon

Attachment 12

F. **YOUTH INVOLVEMENT COUNCIL**

One appointment for two years beginning August 1999. William Haggerson does not wish to be reappointed. Nominations are still open should Council wish to add additional names.

1. Reggie Singleton by Councilmember Cannon

Attachment 13

Nominations:

CLEAN CITY COMMITTEE

Nominate citizens to fill one position beginning immediately and ending June 2000. Marty Campbell has resigned.

Attachment 14

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

14. Various Bids

A. Water and Sewer Main Construction FY00 Contract #3 - Street Main Extensions — CMU

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $924,030.20 by Foster Utilities, Inc. of Pineville, North Carolina. This project consists of approximately 7,500+ linear feet of 8-inch gravity sanitary sewer line, 20 four-foot manholes, approximately 1,000+ linear feet of 4-inch low pressure sewer pipe, approximately 1,650+ linear feet of 3-inch low pressure sewer pipe, approximately 1,650+ linear feet of 2-inch low pressure sewer pipe, approximately 2,400+ linear feet of 12-inch water main, 2,400+ linear feet of 8-inch water main, 2,400+ linear feet of 6-inch water main, 2,400+ linear feet of 2-inch water main and various other appurtenances to be performed within rights-of-way of the North Carolina Department of Transportation and/or Charlotte Department of Transportation and other rights-of-way acquired from individually owned properties with varying temporary construction easements throughout the City of Charlotte and Mecklenburg County.

MWBD Compliance: Yes. Foster Utilities can self-perform.

B. Water and Sewer Main Construction - FY00 Contract 5 - Street Main Extensions — CMU

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $886,154.70 by R. H. Price, Inc. of Charlotte, North Carolina. This project consists of approximately 7,500+ linear feet of 8-inch gravity sanitary sewer line, 20 four-foot manholes, approximately 2,400+ linear feet of 16-inch water main, approximately 2,400+ linear feet of 12-inch water main, 2,400+ linear feet of 8-inch water main, 2,400+ linear feet of 6-inch water main, 2,400+ linear feet of 2-inch water main and various other appurtenances to be performed within rights-of-way of the North Carolina Department of Transportation and/or Charlotte Department of Transportation and other rights-of-way acquired from individually owned properties with varying temporary construction easements throughout the City of Charlotte and Mecklenburg County.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	5%
HBE	$0	0%	0%
ABE	$0	0%	0%
NBE	$0	0%	0%
WBE	$886,154.70	100%	6%

MWBD Compliance: Yes. R. H. Price is a certified WBE and can self-perform.

C. Storm Water Maintenance FY00A — E&PM

Recommendation: The City Engineer recommends the low bid of $912,473 by Dakota Contracting of Charlotte, North Carolina. This project is part of an ongoing program to provide maintenance, repairs, and construction for one year on existing storm drain systems, or to construct new systems where none exist within the city limits of Charlotte. Individual projects are identified and prioritized by the Storm Water Services Division based on the severity of the situation with regard to flooding of public and private property. Storm Water Services uses "retainer" contracts such as this to provide timely response to maintenance problems.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$912,473	100%	6%
WBE	$0	0%	6%

MWBD Compliance: Yes. Dakota Contracting will self-perform.

D. Storm Water Maintenance FY00B — E&PM

Recommendation: The City Engineer recommends the low bid of $ 934,405 by Blythe Development of Charlotte, North Carolina. This project is part of an ongoing program to provide maintenance, repairs and construction for one year on existing storm drain systems, or to construct new systems where none exist within the city limits of Charlotte. Individual projects are identified and prioritized by the Storm Water Services Division based on the severity of the situation with regard to flooding of public and private property. Storm Water Services uses "retainer" contracts such as this to provide timely response to maintenance problems.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$57,000	6%	6%
WBE	$57,000	6%	6%

MWBD Compliance: Yes.

E. Storm Water Maintenance FY00C — E&PM

Recommendation: The City Engineer recommends the low bid of $927,070 by United Construction Company of Charlotte, North Carolina. This project is part of an ongoing program to provide maintenance, repairs and construction for one year on existing storm drain systems, or to construct new systems where none exist within the city limits of Charlotte. Individual projects are identified and prioritized by the Storm Water Services Division based on the severity of the situation with regard to flooding of public and private property. Storm Water Services uses "retainer" contracts such as this to provide timely response to maintenance problems.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	6%
WBE	$0	0%	6%
ABE	$927,070	100%	0%

MWBD Compliance: Yes.

F. Elmwood Cemetery Improvements — E&PM

Recommendation: The City Engineer recommends the low bid of $422,320.20 by Kodiak Constructors, Inc. of Charlotte, North Carolina. This project includes improvements to Elmwood Cemetery such as repairs to the existing storm drainage system, roadway repairs, fence replacement, stone work to highlight the entrances, signage, and sidewalks.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$16,400	4%	4%
WBE	$12,300	3%	3%

MWBD Compliance: Yes.

G. Concrete Installation and Repair Contract FY99 — E&PM

Recommendation: The City Engineer recommends the low bid of $309,558 by Shaw Group Ltd. of Charlotte, North Carolina. This project will provide concrete installation and repair within the City of Charlotte's Department of Transportation - Street Maintenance Division Central District. The work includes concrete curb and gutter, sidewalk, concrete street section repair and driveways. City forces have traditionally performed the work described. In accordance with the Competition Guidelines adopted by the City Council, this work was offered for competition with the private sector.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	4%
WBE	$0	0%	4%
ABE	$309,558	100%	0%

MWBD Compliance: Yes. Shaw Group will self-perform.

H. North Davidson Street Business Corridor Improvements — E&PM

Recommendation: The City Engineer recommends the low bid of $218,438 by Sealand Contractors Corporation of Charlotte, North Carolina. This project is a Business Corridor Revitalization project aimed at promoting economic development by improving the infrastructure surrounding local businesses. This project will construct new curb and gutter, concrete paver sidewalks, tree planting pits, and asphalt paving as part of the effort to enhance growth, to increase pedestrian space and lighting, improve handicap access, and improve overall appearance of North Davidson Street and 36th Street.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$11,500	6%	6%
WBE	$3,600	2%	5%
HBE	$ 0	0%	1%

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

I. West Trade Street Business Corridor Improvements — E&PM

Recommendation: The City Engineer recommends the low bid of $602,003.22 by Crowder Construction Company of Charlotte, North Carolina. This project is a Business Corridor Revitalization project aimed at promoting economic development by improving the infrastructure surrounding local businesses. This

project will realign the roadway and construct new concrete curb and gutter, drives, sidewalks and accessible ramps, drainage, asphalt paving, and utility relocations along West Trade Street from the I-77 overpass to Bruns Avenue.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$46,868.00	8%	4%
WBE	$19,507.10	3%	4%
HBE	$0	0%	1%

MWBD Compliance: Yes. Crowder Construction Company met the good faith effort requirements.

J. City Equipment Vehicle Towing Services **BSS**

Recommendation: The Business Support Services Director recommends the low bid of $25 per tow by Alan Beaty Wrecker Service for Class I tows in Zones I and II and the low bid of $85 per tow by Dellinger Wrecker Service for Class II tows in Zones I and II. The contract term is for three years with an option to renew for two additional one year terms. The total estimated contract cost for FY00 for Alan Beaty Wrecker Service is $20,000 and for Dellinger Wrecker Service is $51,000.

MWBD Status:	Amount	% of Project	Project Goals
MBE	$0	0%	10%
WBE	$0	0%	3%

MWBD Compliance: Yes.

15. In-Rem Remedy

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

Public Purpose:

- **Eliminate a blighting influence in a City Within a City neighborhood.**
- **Reduce the proportion of substandard housing from 2.3% to 1% in 1997. (One of the goals of City Within a City is to continue housing preservation efforts.)**
- **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 - from Police and/or Fire Dept.**
2. **Complaint - from petition by citizens, from tenant or from a public agency**
3. **Field Observation - from concentrated code enforcement program**

The In Rem Remedy items are listed below by category identifying the street address and neighborhood.

Public Safety

A. 1819 Baxter Street (Cherry)
B. 2632 Larry Drive (Moores Park)
C. 1611 Newcastle St. (Lincoln Heights)
D. 2125 Newland Rd. (Lincoln Heights)
E. 3701 Sage Avenue (Thomasboro/Hoskins)
F. 4518 Hovis Road (Thomasboro/Hoskins)
G. 104-106 S. Crigler Street (Thomasboro/Hoskins)
H. 316 Morningside Road (Toddville Road)

Public Safety

A. 1819 Baxter Street

Action: **Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1819 Baxter Street (Cherry Neighborhood) located in the City Within a City boundaries.**

Attachment 15

B. 2632 Larry Drive

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2632 Larry Drive (Moores Park Neighborhood), located outside the City Within a City boundaries.

Attachment 16

C. 1611 Newcastle Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1611 Newcastle Street (Lincoln Heights Neighborhood), located in the City Within a City boundaries.

Attachment 17

D. 2125 Newland Road

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2125 Newland Road (Lincoln Heights Neighborhood), located in the City Within a City boundaries.

Attachment 18

E. 3701 Sage Avenue

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 3701 Sage Avenue (Thomasboro/Hoskins Neighborhood), located in the City Within a City boundaries.

Attachment 19

F. 4518 Hovis Road

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 4518 Hovis Road (Thomasboro/Hoskins Neighborhood), located in the City Within a City boundaries.

Attachment 20

G. **104-106 S. Crigler Street**

Action: **Adopt an Ordinance authorizing the use of In Rem Remedy to repair the dwelling at 104-106 S. Crigler Street (Thomasboro/Hoskins Neighborhood), located in the City Within a City boundaries.**

Attachment 21

H. **316 Morningside Road**

Action: **Adopt an Ordinance authorizing the use of In Rem Remedy to repair the dwelling at 316 Morningside Road (Toddville Road Neighborhood), located outside the City Within a City boundaries.**

Attachment 22

16. Police Helicopter Hangar

Action:

A. Approve a $425,000 budget ordinance to provide funding for the construction of a new police helicopter hangar; and

B. Award a construction contract to low bidder Randolph & Son Builders, Inc. of Charlotte in the amount of $388,000 for a new hangar.

Staff Resources: Jerry Orr and Bob Schurmeier

Explanation:

- In 1975, the City Police Department gave the airport $35,000 to construct a helicopter hangar south of the airport's general aviation area to accommodate their new helicopter.

- Last year the Police Department replaced their helicopter with a newer model. The new helicopter has four fixed blades (the previous had two blades) and will not fit into the current hangar. A new hangar would be located adjacent to the existing hangar, which would be leased to another tenant. Construction funds will be provided by airport and repaid by the Police Department.

Community Input: Airport Advisory Committee recommends this contract.

DBE Status:	**Amount**	**% of Project**	**Project Goals**
MBE	$ 1,165	.30%	
WBE	$34,205	8.81%	
DBE Total	$35,670	9.11%	5%

Funding: Funding will be temporarily advanced by the Aviation Department. Reimbursement will be included in the FY2001 Capital Investment Plan for the project.

17. Resolution of Intent to Abandon Street and Set Public Hearing - A Portion of Nandina Avenue

Action:

A. Adopt the Resolution of Intent to abandon a portion of Nandina Avenue; and

B. Set a Public Hearing for September 13, 1999.

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 is requesting this Council Action in accordance with the statute.

Petitioner:
H. Michael Hill and Martha Kniseley-Hill

Right-Of-Way to be abandoned:
An unopened portion of Nandina Avenue

Location:
From Sprague Street southwardly approximately 157.20 feet

Reason:
To incorporate the right-of-way into adjacent property owned by the petitioner

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 - No objection
Neighborhood Associations - No objection
- Plaza Midwood Neighborhood Association
- Plaza Central Development Group, Inc.

Private Utility Companies - No objection

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

1. Be contrary to the public interest; or
2. Deprive any individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in statues.

Attachment 23
Map

CONSENT II

18. Agreement with the Town of Harrisburg for Temporary Water Service on Caldwell Road

Action: **Approve an Agreement with the Town of Harrisburg to provide water service to a proposed development on Caldwell Road along the Cabarrus-Mecklenburg county line.**

Explanation:

- The Town of Harrisburg and the Charlotte-Mecklenburg Utilities Department (CMU) have been in discussions recently about water and sewer service to a proposed subdivision in Mecklenburg County adjacent to the Cabarrus County line. CMU will be able to provide the sewer service with a proposed sewer project in the vicinity but current water service is over a mile away. However, the Town of Harrisburg has water available adjacent to the site and they are willing to provide the water service to the subdivision until water is extended to that area by CMU.

- During the time this agreement is in effect the water customers in the proposed subdivision would be customers of Harrisburg and the sewer customers would be customers of CMU. At the current time, residential water rates in Harrisburg are about fifty percent higher than those of CMU. The required water line to serve this area was not in the FY2000-2004 Capital Investment Plan (CIP) but given the amount of interest CMU has received, staff plans to bring a request to Council at a later date to amend the CIP to include this water line.

- This agreement would further the departmental goal of developing regional agreements with neighboring systems and would assist in laying some of the groundwork for a future agreement between the two systems to provide long term service. Harrisburg has indicated an interest in exploring the opportunity to get a secondary source of water from CMU.

- This agreement has no cost for CMU and when the water system in the subdivision is transferred to CMU at a later date, it will be done without cost to CMU.

19. Information Technology Help Desk Support Services

Action: **Authorize the City Manager to negotiate and execute a contract with Support Technologies, Inc. for the provision of information technology help desk support services. The contract will not exceed $1,100,000. The term will be for one year with the option to renew for up to four additional one year terms.**

Explanation:

- As a part of the Business Support Services Competition Plan, the help desk support services was submitted and approved for outsourcing. A Request for Proposals was issued March 24, 1999 with 68 participating in the pre-bid conference and six responses received.

- The proposals received from the six responding vendors were evaluated based upon the following criteria as detailed on Attachment I:

  - 20% Performance and past experience with similar work.

  - 60% Ability to provide core help desk services.

  - 20% Cost of proposal.

- The evaluation committee was comprised of representatives from Business Support Services, City Manager-Customer Services Division, Police, and CDOT.

- The vendor receiving the highest rating was Support Technologies, Inc. Due to the complexity of the contract and the need to meet the scheduled August 1, 1999 start date, it is requested that the City Manager be authorized to negotiate a contract with Support Technologies, Inc. with the following terms:

- The contract will not exceed $1,100,000.

- The contract term will be for one year with the option to renew up to four additional one year terms.

- Funding for the contract is included in the FY2000 Operating Budget and the Technology Fund. Four permanent position allocations will be reduced from the Information Technology Division Table of Organization and nine full-time contractors eliminated as a result of this contract.

Funding: FY2000 Information Technology Operating Budget and Technology Fund

Attachment 24

20. Right of Way and Easement of City Property - Mallard Creek Church Road to Senator Royall Place

Action:

A. Approve a road right of way and construction easement between the North Carolina Department of Transportation (NCDOT) and the City of Charlotte from Mallard Creek Church Road to Senator Royall Place; and

B. Adopt a resolution to authorize the Charlotte-Mecklenburg Utilities Director to execute the agreement on behalf of the City of Charlotte.

Explanation:

- NCDOT has requested, in accordance with NCGS 160A-274 (sale, lease, and joint use of governmental property), that the City provide a road right-of-way and construction easement across City owned property. NCDOT has plans to construct an access road west of Mallard Creek Presbyterian Church cemetery on Mallard Creek Church, to extend from Mallard Creek Church Road to Senator Royall Place.

- This request will:
  - grant NCDOT the right-of-way and easement at no cost,
  - allow NCDOT to construct the road at its own cost, and
  - give Charlotte-Mecklenburg Utility Director approval rights as to location and alignment of the right-of-way.
- The road right-of-way and construction easement across City property will serve the planned Teachers Insurance and Annuity Association/College Retirement Equities Fund (TIAA-CREF) facility.

21. North Carolina Department of Commerce Pass-Through Grant for Stanley Doors Manufacturing Facility

Action:

A. Accept a $100,000 grant for Stanley Doors from the North Carolina Department of Commerce's Industrial Recruitment Competitive Fund; and

B. Adopt a budget ordinance appropriating $100,000 from the North Carolina Department of Commerce to fund $100,000 payment to the Stanley Door Company.

Explanation:

- In 1998 Stanley Doors decided to locate a manufacturing facility at 7300 Reames Road in the City of Charlotte. This facility created 100 new jobs with an average hourly wage of $10.50.
- As part of the recruitment process of this facility, the State of North Carolina promised $100,000 to Stanley Doors to help pay for the start-up costs of the new facility.

- The State of North Carolina requires that these funds flow through the local government and be accounted for according to state statutes. The City has now received this check, payable to the "City of Charlotte." This action accepts this check and appropriates the $100,000 so that the City can write a $100,000 check to Stanley Doors.

Attachment 25
Budget Ordinance

22. North Mecklenburg Water Treatment Plant – Professional Services Contract

Action: **Approve a contract with Black and Veatch to provide engineering services for Modifications/Expansion of the North Mecklenburg Water Treatment Plant. This contract is for a not to exceed amount of $1,498,113.**

Explanation:

- Design and construction services will be provided for:
  - a 9-million gallon (mg) water clearwell
  - additional finished water pumping
  - the necessary studies and evaluation to increase the plant's capacity
- This additional clearwell will increase the storage to a total of 27 million gallons which will allow the plant to more efficiently meet future peak demands and provide the necessary storage capacity to meet EPA regulations (chlorine contact time). Two high service pumping units will allow the plant to pump a larger volume of water in the north Mecklenburg area to meet the increasing peak hourly demand during the summer periods. The 1999 peak demand is projected to be 21 mgd. During peak demand days the plant is currently treating water at maximum capacity.

- Design and construction services will also be provided for three chemical feed systems, water intake pneumatic actuators and a wash water pressure reducing valve vault.

- Evaluation services will be provided to study the filter rates of the sand filters to demonstrate if they can function at a higher rate which would allow the treatment plant to be increased to a higher capacity at no or minimal cost.

Funding: Water and Sewer Capital Investment Fund

23. Standby Generator Design - Professional Services Contract

Action: **Approve a contract with Southeastern Consulting Engineers, Inc. to provide planning, design and construction management services for Standby Electrical Generators for the Idlewild, Sharon Road, and Sardis Road Water Booster Stations. The contract is for a lump sum amount of $129,000.**

Explanation:

- This contract will allow Southeastern Consulting Engineers to provide design and construction management services for three standby electrical generators for the Idlewild, Sharon Road, and Sardis Road Water Booster Stations. At the current time, these water booster stations do not have any permanent emergency generators to supply power in case of a power loss from the Duke Energy system. A temporary rental generator has been installed at Idlewild until a permanent installation can be built. An extended power outage at these facilities could result in either diminished or a loss of water service for more than 50,000 customers.

Funding: Water and Sewer Capital Investment Fund

24. Water Main Design - Professional Services Contract

Action: **Approve a contract with Barbara H. Mulkey Engineering, P.C. to provide water and sewer system design improvements within the 485 Outerbelt. The contract is for a not to exceed amount of $300,000.**

Explanation:

- This contract will design all water and sewer improvements for future CMU needs as it pertains to the crossing of the 485 Outerbelt. These improvements involve designing future sewer services lines for all major basins that will be cut off due to the construction of the outerbelt and will also include designing water lines to cross the outerbelt at all intersections.
- This contract will insure that future service will be provided in a cost effective manner and insure that we minimize impacts to North Carolina Department of Transportation's new highway construction.

MWBD:	**Amount**	**% of Project**	**Project Goals**
WBE	$300,000	100%	0%
ABE	$0	0%	0%
HBE	$0	0%	0%

MWBD Compliance: Barbara H. Mulkey Engineering is a WBE certified by the City of Charlotte.

Funding: Water and Sewer Capital Investment Fund

25. McAlpine Creek Wastewater Management Facility Biosolids Improvements – General Construction - Change Order #2

Action: Approve Change Order #2 for $215,810 with Pizzagalli Construction Company for general construction work at the McAlpine Creek Wastewater Management Facility Biosolids Improvements project.

Explanation:

- Change Order #2 will provide labor and equipment for operations and maintenance enhancements on the project.

- This change order will provide:

  - two walkways for screw conveyor access
  - injection ports for defoamant agent at three centrifuge locations
  - sludge feed pipe line cross connections
  - installation of owner furnished screw conveyor
  - refurbishing two pneumatic slide gates
  - modifications to two polymer feed pumps and associated piping
  - relocate an odor control fan and add foul air ducts and dampers
  - refurbish an existing dewatering centrifuge that will be converted to a thickening centrifuge
  - additional pavement.

- With this change order the Pizzagalli Construction contract will increase from $1,764,974 to $1,980,784.

- The biosolids improvement contract includes installation and startup of two new dewatering centrifuges, conversion of existing dewatering centrifuge to a thickening centrifuge, construction of conveyance and storage systems, and installation of digested sludge and sludge transfer pipelines.

Background:

- The contract with Pizzagalli Construction Co. for general construction work at McAlpine Creek WWMF was approved by City Council on May 26, 1998 in the amount of $1,718,700.

- Change Order Number 1 was approved on April 12, 1999 in the amount of $46,274.

MWBD: Contractor will self-perform.

Funding: Water and Sewer Capital Investment Fund

26. McAlpine Creek Wastewater Management Facility – High Solids Dewatering Centrifuges Procurement - Change Order #3

Action: **Approve Change Order #3 for a letter of credit with Alfa-Laval Separation, Inc. for dewatering centrifuge equipment on the McAlpine Creek Wastewater Management Facility High Solids Centrifuge Procurement project.**

Explanation:

- Change Order #3 will provide for the acceptance of a letter of credit from Alfa-Laval Separation, Inc, in lieu of retainage that is being withheld pending satisfactory performance of the dewatering equipment.
- Related construction delays, not attributed to Alfa-Laval performance, affected Alfa-Laval's schedule. This letter of credit will ensure that Alfa-Laval will not be penalized for others' performance while providing appropriate protection for the City.

Background:

- The contract with Alfa-Laval Separation, Inc., for high solids centrifuge procurement at McAlpine Creek WWMF was approved by City Council on May 12, 1997 in the amount of $2,775,000.
- Change Order Number 1 was approved on January 23, 1998 in the amount of $13,300.
- Change Order Number 2 was approved on February 2, 1998 in the amount of $9,200.

Funding: Water and Sewer Capital Investment Fund

27. Sanitary Sewer Rehabilitation – Professional Services Contract – Amendment #1

Action: **Approve Amendment #1 to the professional services contract with USInfrastructure, Inc. (USI) in the amount of $300,000 for design and construction management services for sanitary sewer rehabilitation in the Central Business District.**

Explanation:

- The contract with USI is set up on a delivery

order basis, whereas projects are assigned to them based on need and priority. Amendment #1 will allow for design and construction management/inspection services for sanitary sewer rehabilitation in the Elizabeth Neighborhood and sanitary sewer relocation through Myers Park Country Club where frequent overflows have occurred.

- With this amendment the USI contract will increase from $650,000 too $950,000.

MWBD: USInfrastructure, Inc. will self-perform on this contract. The company is an ABE certified by the City of Charlotte.

Funding: Water and Sewer Capital Investment Fund

28. Dilworth Neighborhood Water Main Rehabilitation - Change Order #1

Action: **Approve Change Order #1 for $175,000 with Retusa, Inc. for water main rehabilitation in the Dilworth Neighborhood.**

Explanation:

- Change Order #1 will expand the scope of this project to include cleaning and lining of approximately 4,500 additional feet of water main along Charlotte Drive and Park Road, as well as replacing all associated valves and hydrants. These mains are estimated to be at least 65 years old and have developed a significant build-up of mineral deposits over the years which restricts the flow and deteriorates water quality.

- With this change order the Retusa contract will increase from $672,672 to $847,672.

- The original contract and additional change order work will be completed in January 2000.

Background:

- This contract with Retusa for Dilworth Neighborhood water main replacement was approved by City Council on April 12, 1999.

MWBD: Contractor will self-perform.

Funding: Water and Sewer Capital Investment Fund

29. Municipal Grounds Maintenance Work - Renewal #1

Action: **Approve renewal for grounds maintenance agreement for one year with Accolade Designs of Charlotte, North Carolina for $184,071.24.**

Explanation:

- This renewal, which is based on current contract rates, will provide for grounds maintenance work for one additional year for seventeen City locations including the CMGC, Marshall Park, Old City Hall, and Settler's Cemetery. Accolade Design's work to date has been exceptional.

- Council originally approved a three-year contract on March 25, 1996, for $504,899.87. The contract has provisions for two one-year renewals; this renewal is the first of two possible contract renewals.

- Change order #1 for $39,997.59 was awarded by the City Manager on June 11, 1997. This change order added four additional locations to the existing contract.

Funding: Landscape Management Miscellaneous Contractual Services

30. New Police and Fire Training Academy, Design and Construction Administration Phase

Action: **Approve agreement for $905,825 with Brice-Morris Architects of Charlotte, North Carolina for architectural services for the new Police and Fire Training Academy (PFTA).**

Explanation:

- This contract is for the design and construction administration of a new 100,000 square foot facility to provide training rooms and administration offices for the Police and Fire Departments.

- Brice-Morris completed the Programming Phase in June 1999. The Programming Report included the following:

  - Identified the need for additional space. The Police and Fire Department have experienced a combined growth in staff of over 200% since the existing 30,000 square foot Academy opened in 1977. Additionally, the required number of hours for employee training has increased significantly for both departments.

  - Recommended the construction of a new facility. The existing facility is not considered practical for expansion due to structural and functional reasons. Future use of the existing facility will be further evaluated.

  - The FY2000-2004 CIP includes $16,000,000 for the PFTA expansion, of which $2,200,000 was appropriated in June 1999.

  - The cost of these services is comparable to the cost of similar work for other building projects.

- Brice-Morris was selected using the Council-approved process.

Funding: Capital Investment Fund

31. Antenna Leases on Communication Tower at 4100 West Tyvola Road

Action: Approve two lease agreements with Nextel and SprintCom for placement of communication antennas on existing radio tower at 4100 West Tyvola Road.

Explanation:

- Nextel and SprintCom both need to locate antenna at or near this location. Consistent with Council policy to encourage collocation, additional equipment on this existing tower will eliminate the need to construct another tower in this neighborhood.

- Terms of the lease agreements are:

  - Initial nonrefundable fee of $20,000 for each lease.
  - Five-year term with four five-year options to renew with a 20% increase each term.
  - Base monthly rent of $1,300. First term revenue of $78,000 per lease.
  - These rates are comparable to current marketplace rates for private operators in the local area.

32. Reject Bid for Utility Cut Restoration Contract FY99

Action:

Reject the bid of $244,056 from Shaw Group, Ltd. of Charlotte, North Carolina, pursuant to NCGS 143-129, recognizing Shaw Group as a non-responsible bidder.

Explanation:

- This work was offered for competition with the private sector in accordance with the Competition Guidelines adopted by the City Council. City staff have typically performed this work in the past.

- This work will provide hot asphalt patching for utility cuts in street right-of-ways throughout the City of Charlotte and Mecklenburg County. This contract consists of 25% of the total amount of utility cut restoration typically performed by the Charlotte Department of Transportation - Street Maintenance Division within a one year period.

- The Shaw Group does not typically do asphalt patch work. E&PM met with Shaw Group and learned it does not have the equipment or the supervisory personnel to perform this work. Therefore, E&PM recommends the Shaw Group be declared non-responsible and that their bid be rejected. As a result, the City is the next low

bidder. The City Manager will enter into a Memorandum of Understanding with CDOT for it to continue to provide these services. The Shaw Group does not plan to contest this action.

- Although Council action is not legally required to reject this bid, the City Manager is recommending that Council take this action to reject this bid because the City is the next lowest bidder.

- The PCAC will review this competition process at its July 22 meeting. The Committee recommendation will be presented during the dinner meeting.

Summary of Bids:

Shaw Group, Ltd.	$244,056.00
City of Charlotte	**$280,602.21**
KIP Corporation	$343,520.00
Blythe Development	$686,212.21

33. 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.**

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.

Attachment 26
Order of Collection

34. Property Transactions

Action: **Approve the following property acquisitions (A-G) and adopt the condemnation resolutions (H-N).**

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

Acquisitions:

A. **Project:** Master Plan Land Acquisition
Owner(s): Mr. and Mrs. Thomas L. Brown
Property Address: 8014/8022 Old Dowd Road
Property to be acquired: .711 acres
Improvements: single family house
Purchase Price: $82,000
Zoned: RMH
Use: single family
Tax Value: $61,310
Tax Code: 113-104-03 & 113-104-02

B. **Project:** Master Plan Land Acquisition
Owner(s): Mr. and Mrs. Larry E. Wheeler
Property Address: 7933 Old Dowd Road
Property to be acquired: .505 acres
Improvements: single family house
Purchase Price: $78,000
Zoned: R3
Use: single family
Tax Value: $62,000
Tax Code: 113-125-41

C. **Project:** Master Plan Land Acquisition
Owner(s): Mr. and Mrs. Ross Byrd
Property Address: 8801 Walkers Ferry Road
Property to be acquired: .988 acres

Improvements: single family house
Purchase Price: $80,000
Zoned: R3
Use: single family
Tax Value: $56,190
Tax Code: 113-133-21

D. **Project:** Master Plan Land Acquisition
Owner(s): Robert Reece Moody Jr.
Property Address: * Old Dowd Road
Property to be acquired: 2.625 acres
Improvements: Vacant land
Purchase Price: $39,000
Zoned: R3
Use: single family
Tax Value: $27,840
Tax Code: 113-125-38

E. **Project :** Providence Road/Sharon Lane/Sharon Amity Road Intersection, Parcel #21
Owner(s): Tom Kleto
Property Address: 701 South Sharon Amity Road
Property to be Acquired: 433 s.f. (.0099 ac.) plus 8977 s.f. (.02 ac.) of temporary construction easement
Improvements: Sign & parking
Purchase Price: $19,100
Remarks: Required area needed for intersection construction project.
Zoned: B-1
Use: Commercial
Total Parcel Tax Value: $281,660
Tax Code: 185-013-05

F. **Project**: Raw Water Main Catawba Station to Franklin Treatment Plant, Parcel #36
Owner(s): Flake Lee Mundy & Alice W. & Ann G. Mundy
Property Address: 7104 Pleasant Grove Road
Property to be Acquired: Temporary construction easement 10,045 s.f. (.2306 ac.)
Improvements: Concrete driveway, ornamental shrubs and trees, proximity damage
Purchase Price: $10,000
Remarks: Temporary construction easement is required for 120-inch raw water line.

Construction requires the removal of large trees and landscape buffer.
Zoned: R-3
Use: Single Family Dwelling
Total Parcel Tax Value: $7,000
Tax Code: 033-051-12 and 033-051-13

G. **Project**: Wingate Redevelopment, Parcel #57A
Owner(s): Ernest J. Sifford, Jr.
Property Address: 2729 Mayfair Ave.
Property to be Acquired: 9,017 s.f. (.207 ac.)
Improvements: Single Family Residence
Purchase Price: $35,000
Remarks: Total acquisition of this property is requested for the development of a neighborhood park in Wingate.
Demolition Requested: Yes
Zoned: R-8
Use: Single Family Residence
Total Parcel Tax Value: $25,320
Tax Code: 115-015-15

Condemnations:

H. **Project**: Matthews Sewer Trunks Phase II Trunk #9 Glenn Valley Drive, Parcel #43
Owner(s): Karen S. Orbaugh & any other parties of interest
Property Address: 1200 Glenn Valley Drive
Property to be Acquired: 5,001.90 s.f. (.115 ac.)
Improvements: Trees
Purchase Price: $2,050
Remarks: The areas are needed for the construction of a sanitary sewer line for Glenn Valley Drive. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations.
Demolition Requested: No
Zoned: R-15
Use: Single Family
Total Parcel Tax Value: $208,650
Tax Code: 227-043-14

I. **Project**: Raw Water Main Catawba Station to Franklin Treatment Plant, Parcel #15, 16 & 17
Owner(s): D.R. Horton, Inc.-Torrey, a Delaware Corporation and any other parties of interest
Property Address: 4000 Block, Mount Holly-Huntersville Road (SR 2004) Chastain Parc,

Subdivision, Phase I & II
Property to be Acquired: Temporary construction easement of 12,502 s.f.(.287 ac.)
Improvements: Trees, landscaping
Purchase Price: $40,000
Remarks: A 50 foot wide temporary construction easement is needed to construct this water line parallel to the existing 60 inch water line. The City has not been able to reach a negotiated agreement with property owner after numerous meetings and conversations.
Zoned: 15 = R-3; 16 & 17 = R-4
Use: Single Family Dwelling/Vacant
Total Parcel Tax Value: $1,504,490 (3 parcels)
Tax Code: 033-041-07,033-041-11, and 033-041-25

J. **Project**: Storm Drainage Repair-240 Perrin Place, Parcel #1
Owner(s): Craig I. Wise & wf., Patricia A. Murtaugh & any other parties of interest
Property Address: 241 Huntley Place
Property to be Acquired: 1,677 s.f. (.038 ac.)
Improvements: Landscaping, trees, shrubs, wooden fence & portion of brick wall
Purchase Price: $15,300
Remarks: A permanent drainage easement and a temporary construction easement are required for the construction of a drainage project to eliminate flooding on Perrin Place. After numerous contacts, City staff has yet to reach an agreement with the property owners.
Demolition Requested: No
Zoned: R-4
Use: Single Family
Total Parcel Tax Value: $480,350
Tax Code: 155-103-54

K. **Project**: Sanitary Sewer to Serve 13215 Saddletree Court, Parcel #1
Owner(s): Neubert Purser & wf., Juanita S. Purser & any other parties of interest
Property Address: 3024 Matthews-Mint Hill Road
Property to be Acquired: 672.98 s.f.(.015 ac.)
Improvements: Fence & trees
Purchase Price: $150

Remarks: A permanent and temporary easement is required for the construction of a sanitary sewer extension to Saddletree Court, which will eliminate an environmental problem. City staff has yet to reach an agreement with property owner after numerous contacts.
Demolition Requested: No
Zoned: R-20
Use: Single family/farm
Total Parcel Tax Value: $215,660
Tax Code: 215-163-01

L. **Project**: Water Main along Fullwood Lane & South Trade Street (Matthews), Parcel #6
Owner(s): Jon S. Johnson & wf., Robirene Johnson & any other parties of interest
Property Address: South Trade Street
Property to be Acquired: 7,746 s.f. (.178 ac.)
Improvements: Trees
Purchase Price: $4,200
Remarks: The areas are needed for the construction of a water main along Fullwood Lane & South Trade Street (Matthews). City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations.
Zoned: R-15
Use: Single Family
Total Parcel Tax Value: $189,360
Tax Code: 227-151-21

M. **Project**: Matthews Sewer Trunks Phase 2 Trunk 9 Glenn Valley Drive, Parcel #44
Owner(s): Charlie D. Robertson & wf., Janet Robertson & any other parties of interest
Property Address: 1204 Glenn Valley Drive
Property to be Acquired: 6,467.7 s.f. (.148 ac.)
Improvements: Trees
Purchase Price: $1,500
Remarks: The areas are needed for the construction of a sanitary sewer line to Glenn Valley Drive. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations.
Zoned: R-15
Use: Single Family
Total Parcel Tax Value: $287,240
Tax Code: 227-043-13

N. **Project**: Water Main Along Fullwood Lane & South Trade Street (Matthews), Parcel #5
Owner(s): Orie E. Johnson & any other parties of interest.
Property Address: South Trade Street
Property to be Acquired: 28,512 s.f. (.655 ac.)
Improvements: Trees
Purchase Price: $12,100
Remarks: The areas are needed for the construction of a water main along Fullwood Lane and South Trade Street (Matthews). City staff has yet to reach an agreement with the property owner after numerous contacts and negations.
Zoned: R-15
Use: Single Family
Total Parcel Tax Value: $673,220
Tax Code: 227-151-14

35. Minutes

Action: **Approve the titles, motions and votes reflected in the Clerk's record as the minutes of the June 7, 1999 Budget Retreat - Straw Votes; the June 7, 1999 Council Workshop and Citizens' Hearing; and the June 14, 1999 Business Meeting.**