

<u>Mayor Patrick L. McCrory</u>	<u>Mayor Pro Tem Patrick De'Angelo Cannon</u>
Susan Burgess	Don Lochman
Nancy Carter	James E. Mitchell, Jr.
Malcolm Graham	Patrick Mumford
Patsy Kinsey	John H. Tabor, AIA
John W. Lassiter	Warren Turner

CITY COUNCIL MEETING

Monday, July 26, 2004

CITY COUNCIL AGENDA

Monday, July 26, 2004

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Self-Financing Bonds State-wide Referendum

Resources: Ron Kimble, City Manager's Office
Ellis Hankins, Executive Director, North Carolina League of
Municipalities

Time: 20 minutes

Synopsis

- Self-Financing Bonds are an economic development tool that allows local governments, with proper checks and balances, to finance public improvements in a designated target area by pledging future incremental property taxes for repayment of the cost of those improvements.
 - Self-Financing Bonds are used in 48 states in this country; Arizona and North Carolina are the only exceptions.
 - Self-Financing Bonds were an approved City of Charlotte legislative initiative for the 2003 General Assembly long session.
 - The 2003 Legislature adopted a measure that places a constitutional amendment for Self-Financing Bonds on the November 2004 ballot for a referendum vote.
 - A statewide campaign embraced by a broad cross section of business leaders, economic developers, government leaders, citizens and associations representing all of the above has been working for the past six to nine months to advocate passage of Self-Financing Bonds.

- This presentation will share the specific provisions of Self-Financing Bonds that makes them a powerful economic development tool, answer questions regarding their application, and provide an update on the status of the statewide campaign.

Future Action

- A resolution of support for Self-Financing Bonds will be placed on the August 23, 2004 Council Agenda for consideration.

2. Midtown Square Redevelopment Update

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

Time: 20 minutes

Synopsis

- The Midtown Square Redevelopment Project has resurfaced after a two-year slowdown in the economy and Home Depot's refocus on remodelings as opposed to new construction in the past twelve months.
- The new redevelopment plan under consideration is more urban in design and scale and is comprised of the following:
 - First phase of the proposed development:
 - The abandoned theater site north of Independence Boulevard
 - The plan calls for a double-stacked Home Depot Expo Design facility with a second story Target store
 - 800+ parking spaces in an adjacent parking deck
 - Second phase south of Independence extending beyond Baxter Street calls for:
 - An additional 160,000 sq. ft. of retail/restaurant
 - 75,000 sq. ft. of office
 - 90+ residential condominiums
 - Second phase also includes a parking deck
- Advantages of the project for the City are:
 - Elimination of vacant big boxes
 - Creation of a destination Home Depot Expo Design Center
 - New sales tax revenues for the City and County
 - Introduction of an inner city big box retail store in an urban design format
 - Retail center easily accessed by Convention Center visitors
 - Mixed-use development oriented to both the greenway and various town center streets created by the project
- Issues/concerns still to be addressed are:
 - Addressing the financing gap for both phases of the project
 - Urban design standards that must be met by the project
 - Documenting the infrastructure costs identified in the project
 - Rezoning schedule necessary for moving the project ahead
 - Assurances that Home Depot and Target are committed to phase one plan

Future Action

- City staff recommends that the Midtown Square Redevelopment Project be referred to the Economic Development and Planning Committee upon completion of the sustainability index analysis.
- Mecklenburg County's Economic Development Committee heard this request on Wednesday, July 21, 2004 for the first time. County participation of a like amount is also part of the requested public/private partnership by the developer.

3. Small Business Development Program Update—Program and CY2003 Disparity Report

Resources: Tiffany Capers, Small Business Development Program

Time: 30 minutes

Synopsis

- Staff has continued to review the Small Business Development Program to meet the goals of providing access to City contracts and developing the capacity of small businesses.
- This update will provide a progress report on the program, design and the calendar year (CY) 2003 Disparity Study.
- The Small Business Development Program held a series of focus groups with stakeholders and staff regarding the SBO Program operation. Many of the focus group comments are consistent with recommendations MGT made for strengthening the SBO program and improving access and opportunity for contractors and subcontractors. Proposed changes in the program design may also reduce the administrative efforts to implement the program and therefore reducing the need for additional staff.
- Staff is also continuing to collect data to determine whether the SBO Program is making progress in addressing the disparities identified in the CY1998-2002 Disparity Study. Council is legally required to consider this data in deciding whether to adopt program option 2 or 3 for setting MWBE goals as presented last spring.

Future Action

Staff will provide the conclusion and recommendations on the program design and the CY2003 Disparity Study at the August 23 dinner briefing and will request that both items be referred to the Restructuring Government Committee.

4. Committee Reports by Exception

Community Safety Committee: Towing and Booting Ordinance Amendment
Housing and Neighborhood Development: Charlotte Neighborhood Fund and Statesville/Oaklawn Redevelopment Process

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

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

CONSENT

- 5. Consent agenda items 19 through 52 may be considered in one motion except those items removed by a Council member. Items are removed by notifying the City Clerk before the meeting.**

PUBLIC HEARING

6. Public Hearing on Voluntary Annexation of Ballantyne YMCA Property Located on Bryant Farms Road

Action: **A. Hold a public hearing for the voluntary annexation of the Ballantyne YMCA property, and**

B. Adopt an ordinance with an effective date of July 26, 2004 to extend the corporate limits to include this property.

Staff Resources: Jonathan Wells, Planning Commission
 Mike Boyd, City Attorney's Office

Explanation

- Voluntary annexation petition was received from YMCA of Greater Charlotte for land it owns in Charlotte's extraterritorial jurisdiction.
- The 22.9 acre parcel is the site of the Ballantyne YMCA.
- Property shares a boundary with current City limits
- At its June 14, 2004 meeting, City Council set July 26, 2004 as the public hearing date.
- Annexation ordinance establishes effective annexation date of July 26, 2004.

City Council Policies

- Request is consistent with voluntary annexation policies approved on March 24, 2003.
 - Annexation will not adversely affect the City's ability to undertake future annexations.
 - Annexation will not impact City finances or services.
 - Annexation will not result in situation where unincorporated areas will be encompassed by new City limits.
- Additionally, annexation will enable consideration of one qualifying area for 2005 annexation that would not likely have qualified otherwise.

Public Notice

This public hearing was advertised in the Mecklenburg Times on July 13, 2004.

Attachment 1

Certificate of Sufficiency
 Annexation Ordinance
 Map of proposed annexation area

ZONING DECISIONS

7. Rezoning Petition # 2003-97

Action: Consider decision on Petition # 2003-97 by Independence Capital, LLC for approximately 16.03 acres located south of Amity Place and east Independence Boulevard from R-4, single-family residential to R-12MF(CD), multi-family conditional district.

Staff Resource: Keith MacVean, Planning

Explanation:

- A public hearing was held for this petition on December 15, 2003.
- The Zoning committee voted to recommend approval of this petition on May 26, 2004. However, the applicant amended the petition prior to the City Council final decision and the petition was sent back to the Zoning Committee for reconsideration.
- The Zoning Committee voted unanimously to recommend approval of the new site plan contingent on documentation being provided for review and approval that ensured the easement to Independence Boulevard did not have a sunset provision or any other condition that would prohibit access.
- Without a commitment in place that this easement be converted to a public right-of-way with a public street, staff can no longer support this petition.
- A valid protest petition has been submitted on this petition. This item was deferred from the July 19, 2004 City Council Zoning Meeting.

Attachment 2

Staff memo
 Attorney's memo
 Staff Analysis
 Zoning Committee recommendation
 Site plan
 Map

8. Rezoning Petition No. 2004-27

Action: Consider decision on the requested rezoning, a B-1(CD) Site Plan Amendment. This is a protested petition deferred from the July 19th zoning meeting. The site is on the southern corner of the intersection of Ardrey Kell Road and Tom Short Road.

Staff Resource: Keith MacVean, Planning

Explanation

- Petitioners seek approval for up to 40,000 square feet of retail uses and 55,000 square feet of office space. This is an increase from the 65,000 square feet allowed under the currently approved zoning. The Zoning Committee has recommended approval of this petition based upon the following modifications:
 - The total square footage has been reduced from 115,000 square feet to 95,000 square feet – 40,000 square feet of retail and 55,000 square feet of office space.
 - The setbacks along Ardrey Kell Road and Tom Short Road have been increased to 40 feet in width and now contain a six-foot landscaped berm.
 - The interior 15 feet of the rear yard along the southern property line will have only underground utilities, not overhead.
 - The site plan will show the correct cross-sections for Tom Short Road and Ardrey Kell Road.
- Staff recommends approval of the modified petition.

Attachment 3

Pre-Hearing Staff Analysis
Zoning Committee Recommendation
Zoning Map
Site Plan

POLICY

9. City Manager's Report

10. Towing and Booting Ordinance Amendments



Action: Approve the Community Safety Committee recommendation to adopt an ordinance amending the Charlotte City Code Chapter 6, "Businesses and Trades" to amend several provisions regarding towing and booting vehicles on private property.

Committee Chair: Patrick Cannon

Staff Resource: John Joye, Charlotte-Mecklenburg Police

Explanation

- Community Safety Committee and Police Department recommend amendments to the ordinance based on one year evaluation
- Community Safety Committee discussed at June 24 meeting; agreed that amendments were necessary based on first year of experience in enforcing ordinance
- Committee added amendment on annual review of fees
- Committee voted 3-0 (Council members Kinsey, Tabor and Turner) to endorse amendments and send to full Council; Mayor Pro Tem Cannon excused due to conflict of interest; Council member Mitchell was absent
- Recommendation to make ordinance permanent; ordinance currently set to expire September 9, 2004
- Clarifies that the signage requirement applies to the tow of all vehicles, not just class A vehicles (vehicles under 9,000 lbs.)
- Signage not required to remove a vehicle from a yard or when the vehicle blocks a private entrance, exit or loading area
- Signage not required when a vehicle is abandoned on private property for at least 72 continuous hours
- Forbids the charging of a civil parking fine by a lot owner as a condition of the wrecker company releasing a class A vehicle
- Allows for an annual review of the fees charged by wrecker companies under this ordinance
- Requires vehicle owners to provide identifying information as a condition for the release of an interrupted tow vehicle
- Adds information on signage for booting, including the statement that the boot may be removed at anytime upon payment by the vehicle owner
- Adds a civil penalty of \$100 for violations of the ordinance; provides \$50 discount for payment within 30 days
- Ordinance is effective upon adoption

Attachment 4
Ordinance Amendments
Community Safety Committee Notes-June 24, 2004

11. Charlotte Neighborhood Fund Contract



- Action:** Approve the Housing and Neighborhood Development Committee's recommendation to:
- A. Accept the FY 2004 Charlotte Neighborhood Fund Year-End Report,**
 - B. Authorize City Manager to execute a contract for \$300,000 for the second year of a three-year agreement with the North Carolina Community Development Initiative (NCCDI) to administer the Charlotte Neighborhood Fund (CNF), and**
 - C. Direct City staff to research establishing a competitive process to allow more Community Development Corporations to compete for CNF resources in FY 2006.**

Committee Vice Chair: James Mitchell, Jr.

Staff Resource: Stan Wilson, Neighborhood Development

Policy:

- The Housing and Development Focus Plan supports increasing affordable housing and homeownership opportunities in threatened and fragile neighborhoods to foster neighborhood stabilization.
- The City's FY2005 Consolidated Action Plan approved on May 10, 2004 identifies the need for affordable, safe and decent housing for low and moderate-income families.

Explanation:

- The Charlotte Neighborhood Fund (CNF) is a partnership between the City, North Carolina Community Development Initiative (NCCDI), major local banks and other philanthropic organizations to provide operating support to local community development corporations (CDCs) engaged in housing production.
- In addition to disbursing operating funds, as the CNF administrator, the NCCDI provides training and technical assistance to improve the CDCs governance capability, staff capacity and project development.
- During FY2004, the CNF completed 43 housing units, 90% of the goal of 48 housing units. The City's \$300,000 CNF investment resulted in \$1,457,799 in development.
- In FY2004, the CNF funds partially supported operating costs for the Belmont, Grier Heights, Lakewood, Northwest Corridor and City West CDCs. The Wilmore CDC did not participate in FY2004.

- In FY2004, the NCCDI raised more than \$627,000 for the Fund, provided more than 2,500 hours of technical assistance and disbursed \$510,025 in grants directly to the CDCs.
- The proposed research is designed to ascertain whether allowing more CDCs to compete for existing funds will strengthen production capabilities and foster best practices among the CDC community.

Committee Discussion:

- The Housing and Neighborhood Development Committee met on July 13, 2004 and discussed the following with regards to the CNF:
 - Leveraging of the City CNF investment, non-housing related services provided by CDCs, the level of funding provided by other NC cities, the average number of staff positions and funding needed to effectively manage a CDC.
- The Committee voted to research using a Request for Proposal process to select organizations to receive CNF funding in FY 2006.
- The Committee voted unanimously to recommend to Council to a) accept the FY 2004 CNF Year-End Report, b) to authorize staff to enter into a contract for \$300,000 with the NCCDI to administer the Fund and c) research the possibility of creating a competitive process.
- Committee members Burgess, Mumford and Graham were present while Council members Lochman and Mitchell were absent.

Funding

Federal HOME and Local Funds

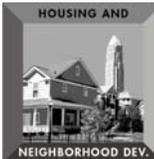
Attachment 5

NCCDI - FY2004 Year-End Report & FY2005 Goals

CNF Background

CNF Advisory Council Members

12. Statesville/Oaklawn Redevelopment Process



Action: Approve the Housing and Neighborhood Development Committee recommendation regarding a process and criteria for selecting a developer for a mixed-use project, on 7.2 acres of City-owned land, at Statesville and Oaklawn Avenues.

Committee Vice Chair: James Mitchell, Jr.

Staff Resource: Tom Flynn, Economic Development

Policy

- The City's Economic Development Strategic Plan targets redevelopment in business and transit corridors.
- The Statesville Avenue Corridor Plan calls for housing redevelopment and revitalization of the Statesville Avenue corridor.

Explanation

- On July 13, 2004, the Housing and Neighborhood Development Committee recommended approval of a Request for Qualification (RFQ)/Request for Proposal (RFP) process to redevelop City-owned land at Statesville and Oaklawn. The vote was 3-0 with Council members Burgess, Graham, and Mumford in attendance.
- In 1998, the City Manager dedicated the City's 7.2 acres for support of the Fairview Homes HOPE VI application.
- The City's goal is to work with the community, and continue the transformation of the Statesville Avenue corridor.
- Three community meetings were held, as a part of a Retail/ Market Study, to receive input from residents, businesses, churches, and property owners. They expressed a very strong preference for "for sale" housing and retail.
- The Retail/Market Study, completed in August 2003, determined there was a market for 10,000 square feet of retail, and market rate for sale housing at this site.

Process and Criteria

- The recommended process is to solicit private developers by competitive RFQ/RFP process, ending in a private sale to a selected developer.
- RFQ selection criteria will include experience, understanding the project, financial capability, clarity, and thoroughness of the project. Developers will be selected for RFP solicitation based on these criteria.
- RFP selection criteria require a design that enhances the community, complies with redevelopment criteria, identifies extent of City assistance required and financial strength of the proposal that is creative and conforms to Planning guidelines.

Redevelopment Criteria Preferences

- A mixed-use project design with retail, office, and market rate for-sale housing.
- City will consider contributing a portion of land value to accomplish goals.
- The development concept should comply with Planning guidelines and land-use designations.

Committee Discussion

- The Housing and Neighborhood Development Committee discussed the merits of developing mixed-use retail on the City site to provide services, shopping and market rate for sale housing.
- Neighborhood leadership commented that it was good to see something being proposed for the site and that they supported the proposal.
- Market rate, for-sale housing, and price levels were discussed versus affordable housing.
- The Committee discussed the need for continued community participation as the process moved forward.

Attachment 6

Presentation to the Housing and Neighborhood Development Committee on July 13, 2004

BUSINESS

13. 2005 Annexation Process



- Action:**
- A. Adopt eight Resolutions of Intent that state the City's intent to consider annexation of areas with an anticipated effective date of June 30, 2005,**
 - B. Establish a schedule for holding the public informational meetings and the public hearings for the proposed annexation areas, and**
 - C. Adopt the Annexation Reports developed for each of the eight 2005 annexation areas.**

Staff Resources: Jonathan Wells, Planning Commission
Mike Boyd, City Attorney's Office

Explanation

- Resolutions of Intent are required by State annexation statutes as a pre-requisite to the 2005 annexation process.
- Resolutions describe the annexation areas and establish dates for the public informational meetings and public hearings on the issue of annexation.
- Date for public informational meeting is September 9, 2004
- Date for public hearing is October 11, 2004
- Passage of Resolutions of Intent (and establishing dates of public informational meetings and public hearings) are next steps in the 2005 annexation process.
- Annexation qualifying areas are Caldwell, Withrow Downs, Mallard Creek Church East, Brookshire East, Brookshire West, Steele Creek North, Steele Creek South and Community House Road.

City Council Policies

- Annexation process and proposed annexation areas are consistent with involuntary annexation policies approved by City Council on June 23, 2003.
- Areas are considered for annexation on two-year cycles.
- Annexation effective date is anticipated to be June 30, 2005.
- Areas are qualified for annexation without regard to whether City revenues exceed costs arising from annexation.
- The City will provide reasonable and timely annexation information to owners of affected properties.

State Annexation Statutes

- On June 23, 2003, City Council passed Resolutions of Consideration delineating geographic areas to be initially considered for annexation; Preliminary Annexation Report presented to City Council on July 19, 2004 summarizes areas currently proposed for annexation within those original geographic areas.

- Approval of annexation reports by City Council is required by State annexation statutes, that specify certain information be included regarding extension of municipal services to the annexation areas. The reports include:
 - Relevant maps
 - Statement indicating how areas meet annexation criteria
 - Description of City services to be provided
 - Statement of method by which the City plans to finance the extension of services
 - Impact statement on rural fire departments and fire protection, and
 - Impact statement on City finances and services
- Reports must be approved by City Council at least 30 days prior to the annexation public informational meeting that will to be held on September 9, 2004.
- The annexation public hearing is proposed to be scheduled on October 11, 2004.

Attachment 7

Resolutions of Intent

Eight Annexation Reports

14. Stakeholders Group on User Fee Cost Recovery Policy

Action: Approve the charge for the stakeholders group on user fee cost recovery policy.

Staff Resource: Kim Eagle, Budget & Evaluation

Explanation

- During the FY05 budget deliberations, Council considered increasing the cost recovery rate of regulatory user fees.
- At the June 7th budget meeting, Council directed the City Manager to develop a process and Stakeholders Group to evaluate the user fee cost recovery policy.

Charge to the Stakeholders Group

- Review the City's cost recovery policy for regulatory user fees, including the philosophy and methodology.
- Review the historical development of City regulatory user fees.
- Consider whether or not to increase the cost recovery policy, including the justification, amount and possible impacts.
- Present Council recommendations regarding the cost recovery policy for regulatory user fees.

Process

- City Manager will appoint a stakeholder committee comprised of the following representation:
 - two representatives from the development community

- two neighborhood representatives
- one Chamber of Commerce representative
- one member of an environmental organization
- Council will receive the stakeholder committee recommendation regarding the cost recovery policy by December 2004.

15. General Obligation Bonds Authorization

Action: Adopt a resolution to authorize \$101,800,000 of Street Bonds, \$13,800,000 of Neighborhood Improvement Bonds and \$15,000,000 of Housing Bonds. Approval of the resolution includes:

1. Introduction of a bond order for \$101,800,000 of Street Bonds,
2. Introduction of a bond order for \$13,800,000 of Neighborhood Improvement Bonds,
3. Introduction of a bond order for \$15,000,000 of Housing Bonds,
4. Designation of Finance Department Staff to file the Sworn Statement of Debt with the City Clerk, and
5. Setting August 23, 2004 as the time for a public hearing date concerning the bond orders.

Staff Resource: Greg Gaskins, Finance

Explanation:

- On June 14, 2004 Council approved resolutions authorizing staff to proceed with actions necessary to conduct a general obligation bond referendum for these bonds.
- These bond orders authorize the type and amount of bonds to be placed on the November 2, 2004 Referendum and shall take effect when approved by the voters.
- These bond orders authorize a tax sufficient to pay annual principal and interest on the bonds and confirm that a sworn statement of the City's debt is on file with the City Clerk for public inspection. The existing tax rate is projected to be sufficient to pay debt service on these bonds when they are issued.
- The City's FY2005-2009 Capital Investment Plan includes projects to be funded by these bonds.

Attachment 8

List of Projects
Resolution

16. Airport Revenue Bonds

- Action:**
- A. Adopt a resolution authorizing the issuance of up to \$215,000,000 in General Airport Revenue Bonds for the purpose of airport capital improvement projects,**
 - B. Selecting the bond counsel, the underwriter, the underwriter's counsel, the feasibility consultant, the trustee and the financial advisor,**
 - C. Authorizing application to the Local Government Commission for approval of revenue bonds, and**
 - D. Setting a public hearing for August 23, 2004.**

Staff Resource: Jerry Orr, Aviation
Greg Gaskins, Finance

Explanation

- Capital Projects at the airport are largely funded by issuance of revenue bonds, which are repaid from airport revenues. General Airport Revenue Bonds are not a general obligation of the City, and their issuance does not affect the general fund or property taxes.
- The 2004 revenue bonds will fund:
 - Construction of the third parallel runway
 - Construction of a taxiway and deicing facility
 - Renovation of existing runways and taxiways
 - Improvements to Concourses A, B, C, and D
 - Addition of up to 24 gates to Concourse E
 - Construction of a 3,000 space daily parking deck
 - Construction of a rental car service and maintenance facility
 - Expansion of surface parking lots
 - Continuation of the noise abatement program
- The resolution authorizes:
 - City officials to take necessary steps to prepare for the bond issuance and sale
 - Appointment of a financing team and trustee
 - Application to the Local Government Commission for issuance of the bonds
 - A public hearing
- The next step will be on August 23, 2004 for Council to conduct a public hearing on and approve the amended bond order and specific series resolutions.

Attachment 9
Resolution

17. Water and Sewer Revenue Bond Anticipation Notes

- Action:**
- A. Adopt the bond order authorizing the issuance of up to \$400 million of Water/Sewer Commercial Paper Revenue Bond Anticipation Notes, and**
 - B. Authorize the approval, execution and delivery of various documents in connection with the issuance of up to \$400 million Water/Sewer Commercial Paper Revenue Bond Anticipation Notes.**

Staff Resource: Greg Gaskins, Finance

Explanation

- On June 14, 2004 Council approved application to the Local Government Commission and the financing team for the Water/Sewer Commercial Paper Revenue Bond Anticipation Notes.
- The resolutions:
 - Authorize the bond order
 - Provide for sale of the bond anticipation notes
 - Set forth the terms and conditions upon which the bond anticipation notes are to be issued
 - Provide for certain other matters in connection with the issuance, sale and delivery of the bond anticipation notes.

Attachment 10

Resolutions

List of Projects

18. Appointments to Boards and Commissions

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

- A. AIRPORT ADVISORY COMMITTEE**
Two appointments for three years each beginning August 2004. McKay Belk and Lawrence Davidson are not eligible to be reappointed.

Aviation Category

- Don Black by Council member Cannon*
- Sondra Pettiford by Council member Mitchell
- Tom Schick by Council members Lassiter & Lochman

*Mr. Black does not want to be considered.

Open Category

- Diane Douglas Carter by Council members Burgess & Carter
- Eric Montgomery by Council member Mitchell

Attachment 11

Applications

B. HOUSING AUTHORITY

One appointment beginning immediately and serving until December 2005. Kathleen Foster has resigned.

- Randall Fitzgerald Eaton by Council member Turner
- Shelia Jones by Council member Carter
- Kathy Knier by Council member Tabor
- Sandra Hartley Peters by Council member Mitchell
- James Ross by Council member Mumford

Attachment 12

Applications

C. KEEP CHARLOTTE BEAUTIFUL

One appointment beginning immediately and ending June 2007. Brenda Barger has resigned.

Two appointments beginning immediately and ending June 2006. Bianca Bradford and Deborah Carl have resigned.

- Bobbie Eller by Council Member Burgess
- Christopher Gegg by Council member Mumford
- Parker Hayden by Council member Lassiter
- Thomas Vinson by Council member Mitchell

Attachment 13

Applications

D. NEIGHBORHOOD MATCHING GRANTS FUND

One appointment beginning immediately and serving until April 2006. Roger Cotes declined the appointment.

- James Beck by Council member Tabor
- Neely Bell by Council member Mumford
- Sherry Lewis by Council member Carter

Attachment 14

Applications

MAYOR AND COUNCIL TOPICS

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

Introduction to CONSENT

The consent portion of the agenda is divided into two sections: Consent I and Consent II.

Consent I consists of routine items that have been approved in the budget, are low bid and comply with Small Business Opportunity Program Policy.

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

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

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

Contractors and Consultants

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

CONSENT I

19. Various Bids

A. Ultra Low Sulfur Diesel Fuel for CATS Buses CATS

Action

Award a contract to BP Products North America, Inc., the lowest responsive bidder, at \$0.3151 additional per gallon for Ultra Low Sulfur Diesel (ULSD) Fuel. CATS will use this low-pollution fuel in its shuttle buses during FY2005. On the date of each fuel delivery, this incremental charge will be added to the fluctuating wholesale price for standard diesel Number 1 fuel as defined by the independent Oil Price Information Service (OPIS). The one-year cost for the ULSD upcharge plus the base wholesale cost of the standard diesel fuel shall not exceed \$885,500 in total for FY2005.

Small Business Opportunity

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

B. Bucket Truck, Misc. Cab & Chassis and Truck Bodies **BSS/Various**

Action

Award low bid unit price contracts to various vendors for bid Items #1 through #10 and Items # 12 through #14 as stated on the "Summary of Bids and Recommendations for Award" attachment. The contracts will be for one year with an option to renew for two additional one-year periods. The contracts established will be City-wide, unit price contracts for the potential use by any City Key Business Unit.

Small Business Opportunity

The Small Business Office Program Manager waived the SBE goal for this project. These are to be unit price contracts with no absolute quantities identified for which subcontracting goals could be set. However, a portion of this bid is being awarded to Can-Am Custom Trucks, a qualified SBE vendor, for an estimated initial amount of \$116,466.

Attachment 15

C. Fire Station #1 Roof Replacement **EPM**

Action

Award the low bid of \$150,975 by Weathergard, Inc., of Monroe, North Carolina. The City's Roof Replacement Program replaces existing roofs that have exceeded their life expectancy and are leaking. This project will install new roofing system on Fire Station #1 located at 221 North Myers Street. Construction completion is fourth quarter 2004.

Small Business Opportunity

Established SBE Goal: 1%

Committed SBE Goal: 0%

Weathergard, Inc. complied with the good faith efforts provisions.

D. McKee Road Widening **EPM**

Action

Award the low bid of \$217,003.50 by OnSite Development, of Charlotte, North Carolina. This project will widen McKee Road on the north side from a three-lane to a four-lane cross section from Providence Park Drive to Providence Arbours Drive. Project is part of the Minor Roadway Program. Construction completion is first quarter 2005.

Small Business Opportunity

Established SBE Goal: 3%

Committed SBE Goal: 3%

OnSite Development has committed 3% (\$7,000) of the total contract amount to the following certified SBEs: On Time Construction and ACS Parking Area Maintenance, Inc.

E. Nations Ford Road Sidewalk Improvement Phase II EPM**Action**

Award the low bid of \$212,562 by United Construction of Charlotte, North Carolina. The project is included in the Sidewalk Program and will build sidewalk, curb and storm drainage on the East side of Nations Ford Road from Old Hebron Street to South of Arrowood Road. This will also allow the completion of a sidewalk path from Arrowood Road to Ramblewood Park. Construction completion is first quarter 2005.

Small Business Opportunity

Established SBE Goal: 4%

Committed SBE Goal: 4%

United Construction committed 4% (\$8,800) of the total contract amount with the following certified SBEs: A-1 Pavement Marking, Chippawa Trucking, Ricco's Property Maintenance, and Happy Jack Trucking, Inc.

F. Personal Protective Equipment Police**Action**

Award the low bid of \$145,209 by Safeco, Inc. of Charlotte, North Carolina. The equipment package consists of a chemical/biological/nuclear protective ensemble that includes a protective suit, gloves, boots and chemical resistant tape to seal the suit at the wrists and ankles. The second piece of equipment included in this project is an emergency escape respirator that will be placed at all of the civilian work stations within structures operated by law enforcement agencies in the County and will also include the emergency communications centers for the Charlotte Fire Department and the Mecklenburg County Emergency Medical Services. Funding provided through Homeland Security Grant.

Small Business Opportunity

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

G. 16-inch Water Main along Shopton Road West from Sledge Road to Withers Cove CMU**Action**

Award low bid of \$778,723.77 to State Utility Contractors, Inc. of Monroe, North Carolina. This project provides developing areas access to City water services via water mains.

Small Business Opportunity

Established SBE Goal: 5%

Committed SBE Goal: 0.629%

State Utility Contractors, Inc. complied with the good faith efforts and committed \$4,900 to the following SBE firm: Boyle Consulting Engineers.

H. FY2003 Annexation, Overlook/Mallard Creek Areas Water and Sewer Mains CMU

Action

Award the low bid of \$1,480,335.02 to Sanders Utility Construction Co., Inc., Charlotte, NC. This project provides newly annexed areas with access to City water and sewer services through public right-of-way via gravity sewer and water mains.

Small Business Opportunity

Established SBE Goal: 5%

Committed SBE Goal: 5.51%

Sanders Utility Construction Co., Inc. has committed \$81,500 to the following SBE firms: B & B Concrete, Pave Carolina, Southern Clearing, Perry's Lawn Service, and Uprocon

I. Sanitary Sewer Construction, Wilkinson Boulevard Outfall CMU

Action

Award the low bid of \$1,494,117.83 by Sanders Utility Construction Co., Inc. of Charlotte, North Carolina. This project provides sanitary sewer service to the southern portion of Sam Wilson Road, Old Dowd Road and the Wilkinson Boulevard area.

Small Business Opportunity

Established SBE Goal: 5%

Committed SBE Goal: 5.46%

Sanders Utility Construction Co., Inc. has committed \$81,560 to the following SBE firms: Uprocon, Inc., Hinson Pump Rental, B & B Concrete, Inc., Fastsigns, Pave Carolina, Perry's Lawn Care Service, and Southern Clearing

20. Refund of Property Taxes

Action: Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessor error in the amount of \$301,788.18.

Attachment 16

Resolution

List of property tax refunds

21. In Rem Remedy

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

Public Purpose:

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

Policy:

- Housing & Neighborhood Development
- Community Safety Plan

In Rem Remedy items are initiated from 3 categories:

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

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

Public Safety:

- A. 2304 Rozzelles Ferry Road (Neighborhood Statistical Area 25-Smallwood Neighborhood)

Complaint:

- B. 2317 Rozzelles Ferry Road (Neighborhood Statistical Area 25-Smallwood Neighborhood)
C. 1605 aka 1607 Duckworth Avenue (Neighborhood Statistical Area 24-Seversville Community)
D. 1500 Effingham Road (Neighborhood Statistical Area 18-Enderly Park Neighborhood)

Public Safety:

A. 2304 Rozzelles Ferry Road

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2304 Rozzelles Ferry Road (Neighborhood Statistical Area 25-Smallwood Neighborhood).

Attachment 17

Complaint:

B. 2317 Rozzelles Ferry Road

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2317 Rozzelles Ferry Road (Neighborhood Statistical Area 25-Smallwood Neighborhood).

Attachment 18

C. 1605 aka 1607 Duckworth Avenue

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 1605 aka 1607 Duckworth Avenue (Neighborhood Statistical Area 24-Seversville Community).

Attachment 19

D. 1500 Effingham Road

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 1500 Effingham Rd (Neighborhood Statistical Area 18-Enderly Park Neighborhood).

Attachment 20

CONSENT II

22. South Corridor Light Rail Project-Demolition and Site Preparation Contract

- Action:** **A. Authorize the CATS CEO to execute a contract with Crowder Construction Company of Charlotte, North Carolina for an amount not to exceed \$2,911,968 (Base Bid+5% Contingency), and**
- B. Adopt a Budget Ordinance appropriating \$2,911,968.**

Staff Resource: John Muth, Charlotte Area Transit System

Explanation:

- Award the low bid of \$2,911,968.00 (base bid + 5% contingency) by Crowder Construction Company of Charlotte, North Carolina and authorize the CATS CEO to execute the agreement with the contractor.
- This contract includes the removal of existing buildings, structures, unsuitable soil and environmental remediation to prepare for construction of the South Corridor Light Rail Project (SCLRP).
- CATS has received funding authorization from the Federal Transit Administration to advance this phase of the SCLRP.

DBE Business Opportunity:

Established DBE Goal: 20%

Committed DBE Goal: 10%

The DBE firms participating are: Carolina Environmental, ITT, Inc., and The Linda Construction Co. The CATS Civil Rights Officer has reviewed the bidder's good faith efforts toward meeting the DBE Goal and determined that the bidder has met the DBE requirements of the contract.

Funding

Transit Capital Investment Plan

Attachment 21

Budget Ordinance

23. South Corridor Light Rail Project Contract Amendment with Parsons Transportation Group

- Action:**
- A. Authorize the City Manager or designee to execute amendment #6 to the Parsons Transportation Group Final Design and Construction Management contract in the amount of \$2,325,000 for the South Corridor Light Rail Project to include design work for the renovation of the Convention Center and operation of the light rail line through the building, and**
 - B. Adopt a budget ordinance appropriating \$825,000. (Contract amount and appropriation variance of \$1,500,000 was previously appropriated in the City FY2005 Ordinance on June 14, 2004).**

Staff Resource: John Muth, Charlotte Area Transit System

Policy: 2025 Corridor System Plan

Explanation:

- This amendment will allow Parsons Transportation Group to perform necessary design and engineering services:
 - Convention Center
(constructing additional rail for light rail system) \$1,500,000
 - Archdale Bridge design and engineering
(Bridge over Archdale Dr. instead of at-grade crossing) \$500,000
 - Traction Power Supply System
(Design originally planned to be included in the construction contract, design to be provided by Parsons) \$225,000
 - Old Convention Center and Charlotte Transit Center tie in
(Elevator, Stairs and Retaining Wall) \$100,000
- This scope of work was included in the consultant selection process for South Corridor Final Design and Construction Management.
- An additional contract amendment will be requested to complete the design work in FY2006.
- In FY2003 Parsons Transportation Group was selected through a competitive process for final design and construction management for the South Corridor Light Rail project. The current agreement value for the South Corridor is \$38,286,154.
- Previous amendments have included final design work, Light Rail Vehicle manufacturing supervision, Bland Street Trolley Barn Design, SE & North Corridor Environmental Impact Statement.

Disadvantaged Business Opportunity:

Established DBE Goal: 10%

Committed DBE Goal: 12%

DBE Firms include; Neighboring Concepts, Stewart Engineering, Kubilins Transportation Group, Torrence Reprographics, GNA Design, Personnel Unlimited, MA Engineering, and Rail Car Quality.

Funding

Transit Capital Investment Fund

Attachment 22

Budget Ordinance

24. Transit Corridor Contract Amendment

Action:

- A. Adopt a budget ordinance appropriating \$400,000,**
- B. Approve amendment # 7, totaling \$400,000, to the existing contract with Parsons Brinckerhoff Quade & Douglas, Inc. (PBQD) to continue the Program Advisor Service for the 2025 Corridor System Plan, and**
- C. Authorize the City Manager to execute a contract amendment with PBQD for an amount not to exceed \$400,000.**

Staff Resource: John Muth, Charlotte Area Transit System (CATS)

Explanation

- PBQD provides technical guidance and coordination on transit technical issues, land issues and other matters related to advancing the 2025 Corridor System Plan. PBQD advises CATS on proposed or pending Federal Transportation Authority (FTA) and National Environmental Policy Act regulations and assist CATS in negotiations with the FTA.
- The Program Advisor assists staff in establishing and monitoring uniform assumptions and study methodologies in all Transit Corridors that are in compliance with federal regulations and New Starts program requirements.
- CATS will use this service to advance the 2025 Corridor System Plan through federal processes and into preliminary engineering.

Background:

- On February 28, 2000 Council approved an agreement with PBQD to conduct a Program Advisor Service for the West, Southeast, North and Northeast Transit Corridors.
- This amendment will bring the total contract value to \$2,519,201.

Disadvantaged Business Enterprise

Established DBE Goal: 2.2%

Committed DBE Goal: 2.1%

The DBE firm participating is: Carol Morris, Planner & Writer.

Funding
Transit Capital Investment Plan

Attachment 23
Budget Ordinance

25. Private Utility Companies Agreements for South Corridor Light Rail Project

Action: Authorize the CATS Chief Executive Officer or designee to negotiate and execute agreements on behalf of CATS with various private utility companies and Norfolk Southern Railroad for the facility and systems relocation and modification necessary to accommodate the South Corridor Light Rail Project.

Staff Resource: John Muth, Charlotte Area Transit System

Explanation

- This action allows the CATS CEO to directly negotiate with private utility companies for the costs, scheduling, performance and responsibility of work associated with the relocation or modification of utility company facilities or systems (underground, above ground).
- By working directly with the utility companies CATS anticipates an efficient process, clear and well defined responsibilities with little or no project delay.
- Some of the participating utility companies include: Duke Power, Piedmont Natural Gas, Bell South, Qwest Communications and Norfolk Southern Railroad.
- On June 14, 2004, Council authorized an appropriation of \$2.4 million to cover costs of utility relocations.

Funding:
Transit Capital Investment Plan

26. South Transit Corridor Station Area Infrastructure Project

Action: Approve Amendment #2 with Gannett Fleming, Inc. for \$4,115,100 for engineering design services.

Staff Resource: David Meachum, Engineering & Property Management

Amendment #2 with Gannett Fleming, Inc.

- Provides funds for engineering design services for infrastructure improvements within seven station areas along South Boulevard and Old Pineville Road
- Project will include roadway, sidewalk, intersection, streetscape, bike lane, pedestrian, drainage and CMU water improvements
- Construction funding for many included projects is contingent upon approval of \$30 million in bonds in the November 2004 Bond Referendum
- Includes \$1,200,000 in CMU funding for design and construction phase services of water improvements
- Includes \$410,000 from Storm Water funding for planning and design of storm drainage improvements

History

- All engineering services to date, including improvements, are part of the entire \$50 million South Corridor Infrastructure Project (SCIP), of which \$20 million has been approved
- Council approved the original agreement for conceptual station area planning of infrastructure on November 11, 2002 for \$3,400,000. This original contract included \$1,030,000 in combined CMU/Storm Water funding
- Council approved Amendment #1 for engineering planning services on July 28, 2003 for \$3,135,000

Small Business Opportunity

Established SBE Goal: 0%

Committed SBE Goal: 0%

The selection process for this project took place in 2002, which preceded the implementation of the SBO Program for professional services contracts.

Funding

Transit Capital Investment Plan

27. CATS Mooresville Funding Agreement

Action: Approve budget ordinance appropriating estimated revenue of \$182,192 contributed by the Town of Mooresville as its share of costs associated with engineering and environmental support services for the North Corridor Commuter Rail and Charlotte Multimodal Station programs.

Staff Resource: John Muth, Charlotte Area Transit System

Policy: The 2025 Transit System Plan

Explanation

- On May 10, 2004, the City Council authorized the City Manager to enter into an Interlocal Agreement with the Town of Mooresville, under which

Mooresville would agree to contribute \$182,192 towards the cost of engineering and environmental support services for Phase 1 of the North Corridor Commuter Rail and Charlotte Multimodal Station programs.

- The engineering work is to be performed by Parsons Brickerhoff Quade & Douglas (PB). Notice to Proceed under that agreement was issued to PB on July 2, 2004.
- Following City Council authorization, a draft Interlocal Agreement was forwarded to the Town of Mooresville. Under the agreement, Mooresville would pay its share in three equal installments during fiscal years 2004, 2005 and 2006.
- The agreement currently is under review by Town officials and is expected to be approved in August. In anticipation of approving the Interlocal Agreement, the Mooresville Board of Commissions approved payment of the first \$61,000 installment to the City on June 7, 2004.
- Council is being requested to approve the receipt of revenue from the Town of Mooresville and approve the related budget ordinance.

Attachment 24

Budget Ordinance

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

Action: Authorize the City Manager to execute a 0.50% unit price increase to Solid Waste Services, East Quadrant Residential Solid Waste Collection Services Contract. The unit price increase is .04 cents, for a total monthly unit price of \$7.06, effective retroactive to January 1, 2004.

Staff Resource: Greg McDowell, Internal Audit
Carl Terrell, Solid Waste Services

Explanation

- The City currently contracts with Solid Waste Services to provide residential solid waste collection services in the East Collection Quadrant.
- The City also contracts with Solid Waste Services for the North and South Quadrants; however those contracts are on a fiscal year schedule. In addition, the City contracts with a private firm to provide collection services for the West Quadrant.
- The East, North and South contracts provide that each year, 90 days prior to the contract anniversary date, the Contractor may request that the unit prices be increased up to a ceiling of 75% of any increase during the preceding months in the United States Department of Labor, Bureau of Statistics, Washington, D.C. Consumer Price Index (CPI).
- Internal Audit has calculated the ceiling to be 1.41% while Solid Waste Services had actual cost increases of 0.50%. The following table summarizes the impact on the contract:

Collection Quadrant	Beginning Contract Date	% Of Increase	Additional Cents to Unit Cost	New Unit Cost	Additional Cost per Year
East	1/1/00	.50%	.04	\$7.06	\$23,559

- For the requested action, Solid Waste Services submitted a letter documenting increases in employee insurance, workers compensation liability, vehicle liability, fuel and borrowed equipment. Internal Audit reviewed the documentation and found that it substantiates the requested increase.
- Also, under a gain-sharing provision, if actual operating costs are less than the approved contract rate for services, Solid Waste Services will retain one-half of the savings and the other half will be distributed to the employees.

Funding:

Solid Waste Services Operating Budget

Attachment 25

Letter from Solid Waste Services requesting increases

29. Airport Parking Deck Contract Amendment

Action: Approve change order #2 in the amount of \$112,000 to a contract with MACTEC Engineering and Consulting Inc. of Charlotte.

Staff Resource: Jerry Orr, Aviation

Explanation

- The Airport awarded a contract to MACTEC Engineering and Consulting, Inc. of Charlotte in May 2001 to provide subsurface investigation and footing design parameters for a 3,000-space parking deck.
- Council amended the contract on May 28, 2004 to provide for pile foundation inspection, concrete testing and special inspections required by the building code.
- Change order #2 will provide for time required by removing and replacing unacceptable earthwork, and pay additional time and overtime to meet construction schedules.

Small Business Opportunity

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

Funding

Airport Discretionary Fund

30. Airport Relocation Assistance Contract Change Order

Action: Approve change order #3 to a contract with Terrell Hundley & Carroll in the amount of \$540,000 for relocation assistance services for the Airport's Land Acquisition Program and extend the current contract with Terrell Hundley & Carroll until December 2006.

Staff Resource: Jerry Orr, Aviation

Explanation

- In 1999, Council awarded a contract to Terrell Hundley & Carroll not to exceed \$900,000 to provide relocation/real estate services and handle the acquisition of 313 parcels and 1,500 acres in the Airport's Master Plan land acquisition program as well as the FAR Part 150 noise compatibility program.
 - 285 parcels in the Airport Master Plan Acquisition program have been acquired.
 - 406 properties have been purchased through the FAR Part 150 noise compatibility program and the homeowners relocated.
- Under the current Federal Aviation Administration's approved Airport Layout Plan, the Airport needs to acquire 65 parcels plus parcels to be identified as needed for the relocation of Wallace Neel Road.
- Additional land acquisition will be required for the relocation of West Boulevard.
- This contract extension will extend the contract until December 2006 and provide continuity needed to complete the land acquisition program.

Disadvantage Business Enterprise Program

DBE Established Goal: 5%

DBE Committed Goal: 0%

Terrell, Hundley & Carroll has met the good faith effort to utilize DBE subcontractors.

Funding

Aviation Capital Investment Plan

31. Airport Legal and Financial Services

Action: Approve a contract with Newton & Associates, Inc. for legal and financial services to the Aviation KBU not to exceed \$300,000.

Staff Resource: Jerry Orr, Aviation

Explanation

- Newton & Associates, Inc. has been one of the City's legal and financial consultants on airport issues since 1990.

- They have provided assistance with a variety of airport programs and initiatives including:
 - Preparation of the Airport’s application for a passenger facility charge
 - Reviewing and analyzing airport rates and charges
 - Preparing the Fixed Base Operator (FBO) management contract request for proposals
 - Developing the financial plan for the 2004 Airport Bond Issue
 - Preparing tenant leases
- In the next year, the Airport will require services from Newton including the following:
 - Assistance in implementing the 2004 General Airport Revenue Bond Financial Plan
 - Assistance in implementing FBO Management Contract
 - Financial consulting, negotiations with tenants, concessions and development projects as part of \$333 million capital improvement project development.
- Newton will provide services at rates up to \$150 per hour plus expenses, with the total fees and expenses not to exceed \$300,000. The contract period is through June 30, 2005.

Disadvantage Business Opportunity/Small Business Opportunity

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

Funding

Aviation Capital Investment Plan

32. Airport Wetland Mitigation Plan for Upper Beaverdam Creek

Action: Approve a professional services contract with Buck Engineering in the amount of \$230,184 to formalize a wetland mitigation plan for the Upper Beaverdam Creek Watershed.

Staff Resource: Jerry Orr, Aviation

Explanation

- Charlotte Storm Water Services completed a Beaverdam Watershed assessment with assistance from Buck Engineering PC in October 2003.
- Assessment is a precursor to a formal wetland mitigation plan.
- Airport needs to offset over 8,000 linear feet of stream impacts as part of the new runway construction.
- This contract will provide a mitigation plan to be submitted for federal approval for wetland permit application and to bid the mitigation construction activities.

Disadvantage Business Enterprise

Established DBE Goal: 0 %

Committed DBE Goal: 0%

This is a federally funded project. This phase continues the wetland mitigation required for the construction of the third parallel runway.

Funding

Aviation Capital Investment Plan

33. McAlpine Creek Wastewater Management Facility Consolidated Influent Pumping Station

Action: **A. Adopt a budget ordinance transferring \$8,400,000 between sewer capital investment accounts, and**

B. Approve a low bid contract of \$31,382,720 with Crowder Construction Co. of Apex, North Carolina for construction of the Consolidated Influent Pumping Station at McAlpine Wastewater Management Facility.

Staff Resource: Doug Bean, Charlotte-Mecklenburg Utilities

Budget Ordinance

- Bids exceeded the project budget due to the current price escalation of steel and concrete
- Monies are available in the McAlpine Wastewater Treatment Plant to transfer for this project.

Contract

- This project will replace two existing influent pump stations at the plant, which are at capacity and over 28 years old.
- This project will increase wastewater pumping capacity into the plant to accommodate for future growth and for a future sewer line to be constructed to the plant.

Small Business Opportunity

Established SBE Goal: 5%

Committed SBE Goal: 2.25%

Crowder Construction Company complied with the good faith efforts provisions and committed \$707,500.00 to the following SBE firms: Survey and Mapping Control, LD Bennett, Metropolitan South Management, CITI, Economy Waterproofing, ITT, Inc., and Pop's Trucking

Funding

Sewer Capital Investment Plan

Attachment 26
Budget Ordinance

34. FY2003 Annexation, Long Creek Area Water and Sewer Mains

Action: A. Adopt a budget ordinance transferring \$2,000,000 from Water Capital Investment Plan to serve FY03 Annexation, to Sewer Capital Investment Plan to serve FY03 Annexation, and

B. Award the low bid of \$2,394,294.77 by Dellinger, Inc. of Monroe, North Carolina to provide newly annexed areas with access to City water and sewer services through public right-of-way gravity sewer and water mains.

Staff Resource: Doug Bean, Charlotte-Mecklenburg Utilities

Budget Ordinance

- Monies allocated to FY2003 annexation infrastructure were divided equally between water and sewer accounts. More of the monies are needed for the sewer portion of the work than the water portion.

Contract

- This project provides for the construction of the required water and sewer lines for this 2003 Annexation Area.

Small Business Opportunity

Established SBE Goal: 5%

Committed SBE Goal: 5.095%

Dellinger, Inc. has committed \$122,000 to the following SBE firms: Ms. Sybils Seeding, WJW Trucking, North Carolina Companies, Uprocon and Southern Clearing

Funding

Water Capital Investment Plan

Attachment 27
Budget Ordinance

35. Southwest Water Main Professional Services Contract–Amendment 2

Action: Approve Amendment #2 for \$957,800 to the contract with Camp Dresser and McKee for additional engineering services for the Southwest Water Main Project.

Staff Resource: Doug Bean, Utilities

Explanation

- Project provides for a new source of water to southern Mecklenburg County by constructing a major transmission main from the Franklin Water Treatment Plant to Steel Creek Road.
- Amendment #2 provides for additional engineering services related to addition of two major tunnels to the Southwest Water Main project. Specific services include:
 - Additional geotechnical testing and design
 - Permitting, including NCDOT encroachment approval for Billy Graham Parkway
 - Additional corrosion control design and inspection services;
 - Tunnel design
 - Inspection, including specialized tunnel inspection as required by NCDOT
- The original contract was awarded on May 22, 2000 in the amount of \$4,669,000.

Small Business Opportunity

The original contract predated the SBOP. No new subconsultants or opportunities have been added to the contract.

Funding

Water Capital Investment Plan

36. Clear Creek Sanitary Sewer Improvements Professional Services Contract–Amendment #1

Action: Approve Amendment #1 to the contract with LandDesign to add construction administration and inspection services, for the not to exceed amount of \$331,494, for the Clear Creek Sanitary Sewer Improvements Project.

Staff Resource: Doug Bean, Utilities

Explanation

- Amendment #1 expands the contract to include construction administration and inspection.
- Original contract with LandDesign, Inc., effective December 9, 2002, was for the design portion of this project

Small Business Opportunity

Established SBE Goal: 0%

Committed SBE Goal: 7.5%

The selection process for this project preceded the implementation of the SBO Program for professional services contracts. However, with Amendment #1, the

engineering firm has committed 7.5% to the following firms: Frazier Engineering and On Target Utility Locate Services.

Funding

Sewer Capital Investment Plan

37. Janitorial Services Agreement for Charlotte Mecklenburg Police Department Headquarters

Action: **A. Approve an agreement with Sanitors Services, Inc. for Janitorial Services at the Charlotte-Mecklenburg Police Department Headquarters for \$504,000 for three years, and**

B. Approve two optional one-year renewals at \$168,000 per year.

Staff Resource: David Garner, Engineering & Property Management

Janitorial Service Agreement with Sanitors Services, Inc.

- Provide funds for janitorial services at the Charlotte Mecklenburg Police Department headquarters
- The State website received 24 responses from the April 28, 2004 Request for Proposal
- Sanitors Services, Inc. was selected based on the best combination of price and quality of services
- This contract has a three-year duration and includes two optional one-year renewals based on good performance and competitive pricing
- Under this new agreement, the City will realize a 5% cost savings over the current contract

Small Business Opportunity

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

Funding

Police Operating Budget

38. Storm Water Maintenance Renewal FY01-B

Action: **Approve renewal #3 for \$1,025,777 with Showalter Construction Company for continued construction of FY01-B Storm Water Maintenance Package.**

Staff Resource: Bill Pruitt, Engineering & Property Management

Renewal #3 with Showalter Construction Company

- Enables Storm Water Services to continue regular maintenance activities on various drainage projects
- Based on good contractor performance and competitive prices

Contract History

- Council approved the original maintenance services agreement on November 27, 2000
- This is the third and final renewal as provided for in the original contract (\$1,025,777 each)
- Total contract amount is \$4,103,108

Small Business Opportunity:

Established SBE Goal: 4%

Committed SBE Goal: 4%

Showalter Construction Company has committed 4% (\$42,000) of the total contract amount with the following certified SBEs: Hazel Holmes Trucking and On Time Construction.

Funding

Storm Water Capital Investment Plan

39. Baxter Street Park Property Release

- Action:**
- A. Approve the release of .5076-acre portion of Baxter Street Park from the City's Park and Use Restriction, and**
 - B. Authorize the City Manager to execute the necessary documents to affect this release.**

Staff Resource: Robert Drayton, Engineering & Property Management

Release the Park Use Restriction from a Portion of the Baxter Street Park

- The Baxter Street property was formerly a City Park
- Release of the restriction has been requested by Mecklenburg County
- Change in use for the portion of the Baxter Street land requires that the City remove the "park and recreation only" restriction

Background

- Mecklenburg County Commissioners have approved a land exchange with Steeple Properties, LLC that would enhance the use of two other County parks
 - County will convey 0.5076 acres of former City-owned park land to Steeple Properties. The current market value of this parcel is \$66,330 based on appraisal.
 - Steeple Properties will convey 3.253 acres of land to the County for L. C. Coleman Park and pedestrian access to/expansion of Merry Oaks

Elementary School campus. The combined values of the Steeple Properties exchange parcels total \$92,000 based on negotiated purchase prices paid by Steeple.

- The Park and Recreation Department is also in the process of working out a joint use agreement with Charlotte Mecklenburg Schools to provide area residents non-school time access to outdoor recreation facilities at the Merry Oaks School.

History

- 1992 Park and Recreation Consolidation Agreement provides for the transfer of City park property to Mecklenburg County
- Use of the property transferred to the County is restricted to park and recreation purposes only
- The Consolidation Agreement requires the County to obtain the City's consent prior to conveying former City park property to a third party

Attachment 28

Map

40. Patton Avenue Facility Lease

Action: Approve a License and Use Agreement with Serenity Community Services Inc. to occupy of a portion of Building #3 located at 2035 Patton Avenue for \$1 per year for five years.

Staff Resource: Robert Drayton, Engineering & Property Management

License and Use Agreement with Serenity Community Services Inc.

- Allows Serenity Community Services (SCS), a non-profit corporation to occupy the vacant office space of Charlotte-Mecklenburg Utilities Building #3 located at 2035 Patton Avenue
- Terms of the Use Agreement:
 - Five year term
 - Tenant pays for all utilities
 - Property is accepted in "as-is" condition
 - Tenants can make minor improvements at their expense with prior approval by staff
 - Tenant will maintain liability insurance

CMU Property Background

- CMU Water Distribution Department moved from the Patton Avenue facility to a new location on Orr Road in 1998
- Three out of four buildings at Patton Avenue were left vacant with no long term goals for the space
- Staff decided to make the buildings available on a year-to-year basis to non-profit organizations providing outreach programs for neighboring communities. The current tenants include:

- Greater Enrichment Program
- Habitat for Humanity
- McCrorey YMCA (occupies the warehouse portion of the building)
- SCS will occupy a portion of the building that houses the McCrorey YMCA.
- CMU long term plans will require use of this land for an expansion area but the need is at least five years out.

Attachment 29

Map
SCS background

41. Hassell Place Sidewalk Improvements Change Order

Action: Approve Change Order #1 to the Hassell Place Sidewalk Improvements contract with Carolina Cajun Concrete for \$136,341.10.

Staff Resource: Dieter Crago, Engineering & Property Management

Change Order #1 with Carolina Cajun

- Provides the funding for the installation of a new water main system
- Provide an opportunity to upgrade deteriorating waterline services to the residence of Hassell Place
- Provides quality service by not disturbing/impacting the community more than once
- Provides a cost savings through interdepartmental collaboration

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Hassell Place Sidewalk Improvement Project

- Non-thoroughfare sidewalk project to improve pedestrian mobility along Hassell Place from Brandywine Road to Selwyn Avenue
- Construction completion third quarter 2004

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Contract History

- Council awarded the original contract on February 9, 2004 in the amount of \$242,287.50

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Small Business Opportunity

Established SBE Goal: 4%

Committed SBE Goal: 7%

Carolina Cajun committed 7% (\$9,544) of the total change order amount with the following certified SBE: Robert's Enterprises

Funding

Water Capital Investment Plan

42. Truck Bodies Purchase Contract

Action: Approve a Citywide unit price contract with Fontaine Truck Equipment for providing 14 foot steel dump bodies at a unit cost of \$11,985. This will be a one year contract with two, one-year renewal options.

Staff Resource: John Trunk, Procurement Services Director

Procurement Process

- Two bids were received in response to the Invitation For Bid issued.
- Volvo GMC Truck submitted an alternate lower unit price bid of \$9,200. However, this bid did not meet important specification requirements specifically related to the load cover (tarp) system.
- Fontaine Truck is recommended as the dump body that best met the required specifications for the unit price of \$11,985.
- Estimated initial purchase is 12 each for a total of \$143,820.

Small Business Opportunity

The Small Business Development Program waived the SBE goal for this project. This is to be a unit price contract with no absolute quantities identified for which subcontracting goals could be set.

Funding:

Capital Equipment Fund

43. Annexation Street Maintenance Resolution

Action: Adopt a resolution to transfer maintenance for six streets from the North Carolina Department of Transportation (NCDOT) to the City of Charlotte.

Staff Resource: Brian Kelly, Transportation

Explanation

- The City accepts State-maintained streets upon request and mutual agreement and/or when the streets are within an annexed area and not part of the NCDOT primary road system.
- The streets included on this list were voluntarily annexed in 2004 and are currently maintained by NCDOT.
- These streets are not on NCDOT's primary road system and qualify for maintenance under the City's Street Maintenance Policy.
- The streets are as follows:
 - Mallard Woods Place (0.30)
 - Cheryl Anne Place (0.12)

- Shelly Pines Drive (0.21)
 - Lanshire Court (0.04)
 - Mallard Pine Court (0.03)
 - Mallard Green Place (0.02)
- Total Mileage: (0.72)

Funding

Powell Bill

Attachment 30

Resolution

44. Software License and Maintenance Agreement for Emergency Notification System

Action: Approve a software license and maintenance agreement with Dialogic Communications Corporation in the Amount of \$162,751 for System Enhancements for the Communicator Emergency Notification System.

Staff Resource: Wayne Broome, Fire, Emergency Management

Explanation

- The Communicator Emergency Notification System has been used by emergency response agencies in Charlotte-Mecklenburg for the past five years in the dissemination of information to emergency response personnel as well as the public.
- This system has the ability, using Geographic Information System technology, to notify specific areas which may be affected by a natural or technological threat.
- The base system, purchased over five years ago, has worked well but software and hardware upgrades are needed to serve a dynamically growing and diverse community such as Charlotte-Mecklenburg in the face of potential natural, technological and man-made threats.
- Enhancements in the Communicator: Strategic Information System include:
 - Upgraded Phone Line Expansion Package
 - GeoCast GIS Community Notification Interface Package
 - Disaster Assistance Bulletin Board Messaging Package
 - Email Notification Package
 - Windows 2000 Upgraded Hardware Platform
 - GeoWeb GIS Web Based Notification Interface Package
- The total cost for the upgraded Communicator system is \$137,450 with an additional \$25,301 for a three-year system support agreement.

Small Business Opportunity

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

Funding

Federal Homeland Security Grant

45. Mobile Wireless Communication Equipment

- Action: A. Approve the purchase of mobile wireless equipment without competitive bidding, as authorized by the cooperative purchasing exemption of G.S. 143-129(e)(3), and**
- B. Approve a unit price contract with GTSI for the purchase of 320 Cisco wireless communication units in the amount of \$1,236,932 with the option to purchase up to 500 additional units within twelve months.**

Staff Resource: Ron Horton, Charlotte-Mecklenburg Police
John Trunk, Business Support Services

Background

- Since 1996 patrol vehicles have used a cellular service to allow laptop computers to communicate with the CMPD network.
- Current equipment has become obsolete due to advanced technology.
- CMPD plans to install Mobile Access Routers (MAR) in patrol vehicles.
- MAR is a Cisco hardware device that allows multiple devices to communicate on the wireless network and automatically switch between digital data networks and Hot Spots without any action required from the patrol officer.
- The core hardware will be located at CMPD Headquarters. The Hot Spot hardware will be located at Hot Spot locations (CMPD Stations, Training Academy, and Animal Control).
- Each patrol vehicle will be equipped with a modem and receiver to allow data speeds of up to 54 megabytes.

Contract Explanation

- GTSI has a national contract through US Communities Cooperative Purchasing Alliance that guarantees their prices to be the lowest offered to a Government Entity.
- The GTSI contract was competitively bid by Fairfax County, VA and awarded by the Fairfax Board of Commissioners on July 26, 2003.
- NC Senate Bill 914, effective January 1, 2002 authorizes the exception to competitive bidding for competitive group purchasing.
- GTSI focuses exclusively on federal, state and local government customers worldwide.
- GTSI is one of four certified Cisco dealers for the MAR's product.
- GTSI consistently submits lower prices than other certified dealers through the competitive bid process for public safety IT products.
- GTSI is the federal government's leading supplier for public safety and homeland security products.

- GTSI was the lowest bidder on a recent City of Charlotte bid approved by Council on June 28, 2004.

Small Business Opportunity

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

Funding

Federal Grant

46. Regional Hazardous Material Response Team Resolution

Action: Adopt a resolution authorizing the City Manager to execute a contract with the North Carolina Office of Emergency Management to fund a regional hazardous materials response team for Region 7 with firefighters from the Charlotte Fire Department for up to three years.

Staff Resource: Deputy Chief Jeff Dulin, Fire

Explanation

- The North Carolina Office of Emergency Management (NCOEM) has awarded the Charlotte Fire Department the regional response team for Region 7. This means that Charlotte's hazardous materials team will respond wherever needed in the region.
- NCOEM requires that City Council approve a resolution to accept the RRT funding.
- Region 7 consists of 11 North Carolina counties: Cleveland, Gaston, Lincoln, Catawba, Alexander, Iredell, Rowan, Stanley, Union, Cabarrus, and Mecklenburg.
- NCOEM will provide annual operating costs, up to \$57,000, for the Fire Department for physicals, administrative costs, workers compensation, and training. NCOEM will also reimburse the Fire Department for all costs for activations.

Funding

NCOEM grant of \$57,000 will be used for equipment and training in the Fire Department Operating budget.

Attachment 31

Resolution

47. United States Fire Administration Fire Prevention Grant

Action: **A. Accept a grant from the United States Fire Administration for \$77,280 to be used for the fire prevention and accident prevention programs of the Charlotte Fire Department, and**

B. Adopt a budget ordinance appropriating \$77,280 to be used for the Fire Department’s fire prevention and accident prevention programs.

Staff Resource: Deputy Chief Jeff Dulin, Fire

Explanation

- The Fire and Life Safety Division of the Fire Investigation Task Force has been awarded a matching grant from the United States Fire Administration, a division of the Federal Emergency Management Agency, in the amount of \$77,280.
- The City’s share of this grant is \$33,120, which will be allocated from current operating expenses in the Fire Investigation Task Force budget.
- The grant will be used to purchase printed materials, toys, smoke alarms, carbon monoxide alarms, and other items to support the fire prevention and accident prevention programs targeting young children, teenagers, and older adults, who are the groups most likely to be injured or die from fires or accidents in the home.

Funding

Federal Grant and Fire Operating Budget

Attachment 32

Budget ordinance

48. North Carolina Department of Insurance Grant

Action: **A. Approve a grant application to the North Carolina Department of Insurance/Office of the State Fire Marshal for \$2,500 to fund maintenance of a permanent child safety seat checking station at the Fire Investigation Task Force, and**

B. Adopt a budget ordinance appropriating \$2,500 to the Charlotte Fire Department for purchases related to the maintenance of the child safety seat checking station

Staff Resource: David Lowery, Fire

Explanation

- The Charlotte Fire Investigation Task Force is the lead agency for the Charlotte-Mecklenburg Safe Kids Coalition.

- One of Safe Kids' priority programs is to check infant and child safety seats in vehicles to ensure that they are properly installed, to prevent injuries during vehicle wrecks.
- This grant will fund maintenance of the permanent safety seat checking station located at the Fire Investigation Task Force. The station was installed using grant funds from North Carolina Department of Insurance in 2003. The checking service is available to the public whenever a request is made.
- The percentage of safety seats installed by parents incorrectly is high, generally about 90%, which has led to unnecessary child injuries and deaths.

Attachment 33

Budget ordinance

49. Resolution to Remove Co-Trustee on City of Charlotte Financings

Action: Adopt a resolution to remove Branch Bank and Trust Co. as Co-Trustee on various City Financings.

Staff Resource: Greg Gaskins, Finance

Explanation:

- The Local Government Commission no longer requires a co-trustee in certain instances.
- The City can save \$4,000 annually by eliminating the co-trustee on the 2002A Variable Rate Water and Sewer Revenue Bonds and the 2001C Variable Rate Land Purchase Certificates of Participation.

Attachment 34

Resolution

50. 2004 Council Meeting Calendar Amendment

Action: Amend the 2004 City Council meeting calendar by canceling the September 13, 2004 business meeting.

Staff Resource: Brenda Freeze, City Clerk

Explanation

- On Monday, September 13th the Carolina Panthers will play a home game against the Green Bay Packers which will be televised nationally.
- Staff will arrange for business items to be handled on the September 27th agenda, should City Council decide to cancel the September 13th business meeting.

51. Property Transactions

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

For property transactions F-G, 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 costs are eligible for Federal Aviation Administration reimbursement.

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

Acquisitions

- A. Project:** Clear Creek Basin Sanitary Sewer-Force Main, Parcel # 8
Owner(s): Sue Lemmond Helms
Property Address: Blair Road
Property to be acquired: 211,985 sq.ft. (4.867 ac.) of Permanent Easement plus 63,736 sq.ft. (1.463 ac.) of Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$28,600
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review.
Zoned: R (Mint Hill Residential Designation)
Use: Vacant
Tax Code: 139-361-99
Total Parcel Tax Value: \$667,900
- B. Project:** McAlpine Creek Relief Sewer, Parcel # 9
Owner(s): Continental Communities/Charlotte LLC
Property Address: 12440 Johnston Road
Property to be acquired: 224,168 sq.ft. (5.146 ac.) of Permanent Easement plus 485,586 sq.ft. (11.147 ac.) of Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$83,775
Remarks: Compensation established by an independent, certified appraisal and an appraisal review.
Zoned: CC Commercial Center
Use: Vacant
Tax Code: 223-231-03, 40 and 41
Total Parcel Tax Value: \$18,179,200

- C. Project:** NC49/US29 Interchange, Parcel # 71
Owner(s): Halle Properties LLC
Property Address: North Tryon Street
Property to be acquired: 1,564 sq.ft. (.036 ac.) of Fee Simple plus 45 sq.ft. (.001 ac.) of Utility Easement, plus 5,210 q.ft. (.120 ac.) of Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$37,750
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review.
Zoned: B-2
Use: Business
Tax Code: 049-401-05
Total Parcel Tax Value: \$1,119,800
- D. Project:** South Corridor Infrastructure Project: Woodlawn Road 16-inch Water Main-South Boulevard to Nations Crossing, Parcel #12
Owner(s): Mark Oil Company, Inc.
Property Address: 4646 South Boulevard
Property to be acquired: 716 sq.ft. (.016 ac.) of Sidewalk and Utility Easement plus 1,415 sq.ft. (.032 ac.) of Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$10,000
Remarks: Compensation was established by independent, certified appraisals in the area.
Zoned: I-2
Use: Industrial
Tax Code: 149-073-15
Tax Value: \$557,900
- E. Project:** Long Creek Pump Station, Parcel # 6
Owner(s): Susan W. Woerner and Todd A. Woerner
Property Address: 1601 McCorkle Road
Property to be acquired: 12,201 sq.ft. (.281 ac.) of Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$15,000
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review.
Use: Single Family Residential
Tax Code: 053-082-02
Tax Value: \$201,200

Condemnations

- F.** **Project:** Airport Master Plan
Owner(s): Adams Outdoor Advertising of Charlotte Limited Partnership
Property Address: 9528 Dixie River Road
Property to be acquired: leasehold interest in 10' x 10' area of vacant land
Improvements: none
Purchase Price: \$41,000
Remarks: The City purchased the land at 9528 Dixie River Road in 2002 (the "Property"). Prior to the City's purchase, the owner signed a lease with Adams Outdoor, giving Adams the right to erect a billboard on a small section of the Property. The City purchased the Property subject to the Adams lease. Adams has not yet placed a billboard on the Property. The City will soon start construction of the third parallel runway, which will cross the property. Therefore, the City must extinguish Adams' leasehold interest.
- The value of the lease was determined by an independent appraiser who specializes in valuing outdoor advertising interests. His appraisal was reviewed by a second appraiser.
- 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.
- Zoned:** I1
Use: vacant
Tax Value: none given
Tax Code for underlying fee: 141-271-09

- G.** **Project:** Airport Master Plan
Owner(s): Horizon Outdoor Advertising, Inc.
Property Address: 5712-26 Wallace Neel Road
Property to be acquired: two separate leasehold interests, each for a roughly 60' x 30' area of vacant land
Improvements: none
Purchase Price: \$18,900
Remarks: The City purchased the land at 5712-26 Wallace Neel Road (the "Property") in December 1999. Prior to the City's purchase, the owner signed a lease with Horizon Outdoor, giving Horizon the right to erect a billboard on a small section of the Property. The City purchased the Property subject to the Horizon lease. Horizon has not yet to placed a billboard on the Property. The City will soon start construction of the third parallel runway, which will cross the Property. Therefore, the City must extinguish Horizon's leasehold interest.

The value of the lease was determined by an independent appraiser who specializes in valuing outdoor advertising interests. His appraisal was reviewed by a second appraiser.

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.

Zoned: I1

Use: vacant

Tax Value: none given

Tax Code for underlying fee: 113-154-11

- H. Project:** Silver Stream/Windyrush Area CIP, Parcel # 26
Owner(s): Abbas Maroofi and any other Parties of Interest
Property Address: 7526 Swansrun Road
Property to be acquired: 3,708 sq.ft. (.085 ac.) of Storm Drainage Easement plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$1,550
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-12
Use: Multi-Family Residential
Tax Code: 211-541-06
Total Parcel Tax Value: \$489,400
- I. Project:** Long Creek Pump Station, Parcel # 10
Owner(s): William M. Gardner, Jr. and Wife, Deborah Gardner and any other Parties of Interest
Property Address: 1000 McCorkle Road
Property to be acquired: Total Combined Area of 6,336 sq.ft. (.145 ac.) of Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$1,075
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Single Family Residential
Tax Code: 053-093-10
Total Parcel Tax Value: \$198,800

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J. **Project:** Long Creek Pump Station, Parcel # 7
Owner(s): Anne M. Holt and Husband and any other Parties of Interest
Property Address: 1521 McCorkle Road
Property to be acquired: Total Combined Area of 876 sq.ft. (.020 ac.) of Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$5,125
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Single Family Residential
Tax Code: 053-084-12
Total Parcel Tax Value: \$133,100

K. **Project:** NC49/US29 Interchange Utility Project, Parcel # 36
Owner(s): George C. Copsis and any other Parties of Interest
Property Address: 6811 North Tryon Street
Property to be acquired: Total Combined Area of 272 sq.ft. (.006 ac.) of Temporary Construction Easement
Improvements: None
Landscaping: Bradford Pears and Shrubs
Purchase Price: \$75
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Single Family Residential
Tax Code: 049-083-30
Total Parcel Tax Value: \$79,650

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L. **Project:** NC49/US29 Interchange Utility Project, Parcel # 34
Owner(s): George C. Copsis and Harriet G. Copsis and any other Parties of Interest
Property Address: 6820 North Tryon Street
Property to be acquired: 6,453 sq.ft. (.148 ac.) of Fee Simple plus Permanent Utility Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$40,957
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-2
Use: Commercial/Strip Mall
Tax Code: 049-081-01

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Total Parcel Tax Value: \$504,680

- M.** **Project:** NC49/US29 Interchange Utility Project, Parcel # 33
Owner(s): Chris G. Copsis and any other Parties of Interest
Property Address: 6920 North Tryon Street
Property to be acquired: Total Combined Area 2,629 sq.ft. (.060 ac.) of Fee Simple plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$16,125
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-2
Use: Business
Tax Code: 049-081-07
Total Parcel Tax Value: \$190,910

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- N.** **Project:** NC49/US29 Interchange Utility Project, Parcel # 25
Owner(s): JSK Investments and any other Parties of Interest
Property Address: 6736 North Tryon Street
Property to be acquired: Total Combined Area of 20,603 sq.ft. (.473 ac.) of Fee Simple plus Storm Drainage Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$70,250
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-2
Use: Business
Tax Code: 049-081-03
Total Parcel Tax Value: \$648,000

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- O.** **Project:** Andover Storm Drainage Improvements, Parcel # 15 and 14
Owner(s): William M. Patete and Lisa C. Patete and any other Parties of Interest
Property Address: 1429 South Wendover Road
Property to be acquired: Total Combined Area of 3,136 sq.ft. (.072 ac.) of Storm Drainage Easement, plus Utility Easement, plus Other Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$15,045
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

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Zoned: R-3
Use: Single Family Residential
Tax Code: 181-072-51 and 181-072-01
Total Parcel Tax Value: \$742,400

P. Project: Oaklawn Park Neighborhood Improvements, Parcel # 13
Owner(s): Maudia McClain and Any Other Parties of Interest
Property Address: 1217 Fairmont Street
Property to be acquired: Total Combined Area of 665 sq.ft. (.015 ac.) of Sidewalk and Utility Easement plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$350
Remarks: Compensation was established by an independent, certified appraisal and a review appraisal. City staff is recommending condemnation in order to obtain clear title.
Zoned: R-5
Use: Single Family Residential
Tax Code: 075-073-06
Tax Value: \$56,400

Deleted: Project: 2003 Annexation - S/S to serve the Long Creek Area, Parcel # 40¶
Owner(s): C River LLC and Any Other Parties of Interest¶
Property Address: Mount Holly-Huntersville Road ¶
Property to be acquired: 15,957 sq. ft. (.366 ac.) of Permanent Sanitary Sewer and Temporary Construction Easements¶
Improvements: None¶
Landscaping: None¶
Purchase Price: \$2,525.00 ¶
Remarks: Compensation was established by an independent, certified appraisal and appraisal review. City Staff has yet to reach a negotiated settlement with the property owner.¶
Zoned: R-4¶
Use: Residential - Vacant Land¶
Tax Code: 031-461-02¶
Tax Value: \$530,600.00¶

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Q. Project: Oaklawn Park Neighborhood Improvements, Parcel # 42
Owner(s): Pauline L. Avant and Any Other Parties of Interest
Property Address: Fairmont Street
Property to be acquired: 2,805 sq.ft. (.065 ac.) of Fee Simple plus Sidewalk and Utility Easement plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$1,450
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-5
Use: Single Family Residential
Tax Code: 075-071-14
Tax Value: \$12,500

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R. Project: Clear Creek Basin Sanitary Sewer-Force Main, Parcel # 28
Owner(s): Clarinda Blair W. Triplett and Any Other Parties of Interest
Property Address: 8216 Blair Road
Property to be acquired: Total Combined Area of 6,614 sq.ft. (.152 ac.) of Sanitary Sewer Easement
Improvements: None
Landscaping: None
Purchase Price: \$9,900

Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: R-1

Use: Single Family Residential

Tax Code: 139-011-29

Tax Value: \$83,700

- S. Project:** Andover Storm Drainage Improvements, Parcel # 16
Owner(s): Timothy M. Stokes and Any Other Parties of Interest
Property Address: 1427 Chadsford Place
Property to be acquired: 2,437 sq.ft. (.056 ac.) of Utility Easement plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$10,018
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-3
Use: Single Family Residential
Tax Code: 181-021-79
Tax Value: \$404,400

52. Meeting Minutes

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

- June 14, 2004 Business meeting
- June 21, 2004 Zoning meeting