AGENDA

Meeting Type:	B
Date:	06/22/98

City of Charlotte, City Clerk's Office

CITY COUNCIL AGENDA

Monday, June 22, 1998

TABLE OF CONTENTS

Item No.		Page No.	Attachment No.
1.	Optional Forms of Government	1	
2.	Convention Center Marketing Plan	1	1
3.	Convention Center Long Range Plan - Scott Property	1	2
4.	Committee Reports (by exception)	1	
	City Within a City Committee: Neighborhood Matching Grants Program Changes		
	Public Safety Committee: Sprinkler System Ordinance for Fraternity and Sorority Houses and Nuisance Remedy Program		

6:30 CITIZENS FORUM
MEETING CHAMBER

7:00 P.M. AWARDS AND RECOGNITIONS

CONSENT

5.	Consent Items	2	

Item No.		Page No.	Attachment No.
	PUBLIC HEARING		
6.	Public Hearing to Close a Portion of Wyanoke Avenue	3	3
7.	Public Hearing to Close a Portion of Sardis Crossing Drive	4	4
8.	Public Hearing Concerning Form, Method, and Terms for Elections	6	5
9.	Public Hearing and Resolution Authorizing Sale of General Obligation Bonds Including Two-thirds Bonds and Refunding Bonds	7	6
10.	Public Hearing and South End/Uptown Rail Corridor Concept Plan	9	7
	ZONING		
11.	Petition #98-09	12	8
12.	Petition #98-63	12	9
	POLICY		
13.	City Manager's Report	13	
14.	Nuisance Remedy Program	13	10
15.	Ordinance Requiring Automatic Sprinkler Systems in Fraternity and Sorority Houses	14	
	BUSINESS		
16.	Scott Property Purchase for Future Convention Center Expansion	16	7 & 11
17.	General Obligation Bond Referendum	18	12
18.	Polk Park Clock	19	13
19.	Empowerment Zone Application	20	14

Item No.		Page No.	Attachment No.
	BUSINESS continued		
20.	Property Purchase for Elevated Water Storage Tanks to Serve North Mecklenburg Area	22	
21.	Nominations to Boards and Commissions	23	15-25
	CONSENT I		
22.	**Various Bids**		
	A. Storm Water Channel Maintenance FY98-B	26	
	B. Southeast Transmitter Equipment Building	27	
	C. Choyce Avenue Neighborhood Improvements	27	
	D. South Boulevard/Inwood Drive Storm Drainage Improvements Phase1A	27	
	E. Sidewalk Package #6	28	
	F. Hidden Valley Neighborhood Improvements, Package #1	28	
	G. Roswell Colony Storm Drainage Improvements	28	
	H. Trinity Road Sidewalk	29	
	I. Steele Creek East and West Areas - 1997 Annexation Sewer and Water and Street Main Sewer	29	
	J. Irwin Creek Wastewater Treatment Plant - Sludge Storage Facility	29	
	K. Charlotte-Mecklenburg Utility Department, Water Distribution Operations Center	30	
23.	Resolution of Intent to Abandon Street and Set Public Hearing - A Portion of Clarkson Street and Alleyways off of West Trade, West Fifth, Irwin and Sycamore Streets	32	26
24.	Resolution of Intent to Abandon Street and Set Public Hearing - Unnamed Alley off of Pecan Avenue	32	27

Item No.		Page No.	Attachment No.
	CONSENT II		
25.	Construction Contract for Corporate Aviation Fuel Farm	33	
26.	Paratransit Mini Vans	34	
27.	Paratransit Buses	35	
28.	Office Supply Contract	36	28
29.	Computer System Modifications to Achieve Year 2000 Compliance	38	
30.	Human Resources Information and Payroll Systems Contracts for Software and Implementation Services	39	
31.	Magnolia/Kirkwood Storm Drainage Improvement	41	
32.	FY98 Storm Water Maintenance Packages - Renewals	41	
33.	Sale of City Owned Properties	42	
34.	Antenna Lease on Wilgrove Water Tower on Parkton Road	45	
35.	Removal, Hauling and Disposal of Residuals - Professional Services Contract	46	
36.	Waters Construction Company, Incorporated - Amyington Drive Subdivision Sewer Contract	46	
37.	Six Mile Creek Outfall, Providence Road to Walker Road - Budget Ordinance and Contract	47	
38.	Property Transactions	48	
39.	Meeting Minutes	49	

5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

1. Optional Forms of Government

Presenter: Bob Joyce, Institute of Government

Time: 60 Minutes

2. Convention Center Marketing Plan

Presenters: Frank MacPherson, Melvin Tennant, Mohammed Jenetian, Mike Crum

Time: 15 minutes

Attachment 1

3. Convention Center Long Range Plan - Scott Property

Presenters: Stan Vaughn, Kent Winslow, Melvin Tennant Ted Lewis

Time: 15 minutes

Attachment 2

4. Committee Reports (by exception)

City Within a City Committee: Neighborhood Matching Grants Program Changes

Public Safety Committee: Sprinkler System Ordinance for Fraternity and Sorority Houses and Nuisance Remedy Program

6:30 P.M. CITIZENS FORUM
MEETING CHAMBER

7:00 P.M. AWARDS AND RECOGNITIONS

CONSENT

5. **Consent agenda items 22 through 39 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

PUBLIC HEARING

6. Public Hearing To Close A Portion of Wyanoke Avenue

Action:

A. Conduct a public hearing to abandon a portion of Wyanoke Avenue; and

B. Adopt the Resolution to Close.

Staff Resource: Scott Putnam

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

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

Petitioner:
Stephen M. Moore

Right-Of-Way to be abandoned:
An unimproved and unopened portion of Wyanoke Avenue

Location:
Between Laburnum Avenue and Bay Street

Reason:
To incorporate the right-of-way into adjacent property owned by the petitioner and abutting property owners.

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

Adjoining property owners - No objection

Neighborhood Associations -
Chantilly Neighborhood Association - No objection

Private Utility Companies - No objection

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

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

Attachment 3
Map

7. Public Hearing To Close A Portion of Sardis Crossing Drive

Action:

A. Conduct a public hearing to abandon a portion of Sardis Crossing Drive; and

B. Adopt the Resolution to Close.

Staff Resource: Scott Putnam

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

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

Petitioner:
Sardis - Monroe Road Investors

Right-Of-Way to be abandoned:
Portion of Sardis Crossing Drive

Location:
From Sardis Road North approximately 220 feet southeastwardly to its end

Reason:
To incorporate the right-of-way into adjacent property owned by the petitioner and abutting property owners in order to facilitate revised development plans as part of the Galleria mixed use development.

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

Adjoining property owners - No objection

Neighborhood Associations -
None identified by the Charlotte-Mecklenburg Planning Commission as affected by this abandonment

Private Utility Companies - No objection

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

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

Attachment 4
Map

8. Public Hearing Concerning Form, Method, and Terms for Elections

Action: **Receive public comment on proposed charter amendments concerning the form, method, and terms for elections.**

Resource: DeWitt McCarley and Bob Joyce, Institute of Government

Explanation:

- On May 26, 1998, the City Council adopted a Resolution of Intent to consider an ordinance amending the Charter of the City of Charlotte and scheduled a June 22, 1998 public hearing on the matter. The proposed ordinance would amend the Charter to:

  1. Change the term of the Mayor to four years;

  2. Change the terms of the City Council to four years (concurrent);

  3. Change the mode of election of the Council to apportion five members of the Council to the City at large and six members of the Council to single-member electoral districts, with candidates residing in and representing the districts but nominated and elected by all of the qualified voters of the City; and/or

  4. Change the election of Mayor and Council members to the nonpartisan primary and election method.

- Council will discuss this issue at the July 13 workshop.

- An ordinance amending the Charter would have to be adopted within 60 days of the public hearing.

Attachment 5
Resolution of Intent
Relevant State Statutes

9. Public Hearing and Resolution Authorizing Sale of General Obligation Bonds Including Two-Thirds Bonds and Refunding Bonds

Action:

A. Hold a public hearing concerning the bond orders for the Two-Thirds Bonds and Refunding Bonds; and

B. Approve resolutions that adopt the following bond orders:

1. Bond order for $19,730,000 of Street Bonds

2. Bond order for $750,000 of Cemetery Bonds

3. Bond order for $275,000,000 of General Obligation Refunding Bonds

4. Bond order for $16,000,000 of Airport General Obligation Refunding Bonds; and

C. Adopt a resolution that provides for the sale of previously authorized General Obligation Bonds (Street, Storm Water Drainage, Neighborhood Improvement, Cemetery, Water and Sewer and Refunding Bonds). These bonds will provide funds to continue the City's approved Capital Investment Plan and to reduce future interest payments on existing bonds.

Staff Resource: Richard Martin

Explanation:

- On June 15, 1998 Council approved resolutions authorizing Two-Thirds Bonds and Refunding bonds. Council also approved the June 22, 1998 Council meeting as the time and place for a public hearing concerning these bonds.

- The bond resolution is a legal document that Council is required to approve before the City can sell bonds. The adoption of the resolution accomplishes the following:

- Authorizes the sale of the bonds and establishes the amount, date and purpose of each issue.

- Establishes the form of the bonds and directs the manner of execution of the bonds.

- Ratifies actions taken by the Local Government Commission on behalf of the City relative to the sale of the bonds.

- Ratifies the Official Statement relative to the sale of the bonds.

- The bond amounts are:

Street	$20,000,000
Storm Water Drainage	21,400,000
Neighborhood Improvement	20,000,000
Water and Sewer	96,000,000
Street (2/3)	19,730,000
Cemetery (2/3)	750,000
Refunding	291,000,000
Total	$468,880,000

- Council is requested to approve resolutions concerning actions necessary for the City to issue Two-Thirds Bonds and General Obligation Refunding Bonds.

- North Carolina General Statutes contain provisions for the issuance of bonds under a "two-thirds" rule. This rule provides for the issuance of general obligation debt, without a referendum, for an amount equal to two-thirds of the amount of general obligation net principal reduction in the previous fiscal year. The total two-thirds capacity available in FY99 is approximately $29,000,000 of which $20,480,000 is being used in the FY 1999-03 CIP.

- The sale of up to $291,000,000 of Refunding Bonds will result in estimated interest savings of $5,073,000.

- A regular bond sale has been scheduled with the Local Government Commission for July 14, 1998. Combining the refunding bond sale with the regular bond sale will allow the City to realize savings on the sale expenses.

Funding: Revenues previously dedicated to the payment of debt service.

Attachment 6
Listing of the projects to be funded with Two-Thirds Bonds

This item addresses three of the 1998 Council Retreat Priorities: Transit Planning, Trolley, and Business Corridors.

10. Public Hearing and South End/Uptown Rail Corridor Concept Plan

Action:

A. Hear public comments on the draft South End/Uptown Rail Corridor Plan; and

B. Approve the Economic Development and Planning Committee's recommendation to adopt the Concept Plan for the South End/Uptown Rail Corridor.

Committee Chair: Lynn Wheeler

Staff Resource: Laura Harmon

Focus Area: Economic Development and Transportation

Policy:

- This plan addresses three of the 1998 Mayor/Council Priorities:

  - Transit Planning: The Concept Plan is designed to allow future transit on the rail corridor.

- Trolley: The Concept Plan proposes expansion of trolley service through the Convention Center and into Uptown.

- Business Corridors: The Plan addresses development in South End, one of the City's designated business corridors.

Explanation:

- The City has purchased the Uptown portion of the rail corridor from the North Carolina Railroad. Purchase of charter rights from Norfolk Southern for the South End portion is pending.

- The South End/Uptown Rail Corridor Concept Plan addresses the use of the rail line that the City will control and the desired land use and development characteristics for properties adjacent to the rail line.

- The Concept Plan outlines the following goals for the corridor:

  - multi-modal transportation facility that will include transit, trolley, pedestrian, and bicycle activity;

  - Economic Development catalyst;

  - Convention Center enhancement;

  - Unique community gathering place;

  - Urban, pedestrian oriented development.

- An Implementation Program accompanies the Concept Plan but will not be adopted by Council. Implementation items requiring Council approval will be brought back to City Council individually. Key implementation items include rail corridor acquisition, the trolley capital project, zoning changes, and the South Corridor transit study.

Background:

- The Concept Plan was presented to City Council at the March 2, 1998 Workshop, prior to consideration by the Planning Commission.

- Study area property owners and other interested parties have been notified, by mail, about the June 22 public comment opportunity with City Council.

Committee Discussion:

- The Economic Development and Planning Committee reviewed this item on June 8, 1998. Council members present for this discussion were Lynn Wheeler (Chair), Malachi Greene, and Charlie Baker. Nasif Majeed and Tim Sellers were not present.

- A complete summary of the Committee discussion is included in the attachment. Key discussion points included: the need for design guidelines for properties along the rail line; the potential to add transit to the corridor in the future; and providing property owner and citizens an opportunity to provide input prior to plan adoption by City Council.

- The Committee unanimously (3-0) approved a motion made by Malachi Green and seconded by Charlie Baker to recommend adoption of the South End/Uptown Rail Corridor Concept Plan.

Community Input:

- An interdepartmental staff team worked with a Citizen's Project Group to develop the Concept Plan. This group included area residents and property owners. Staff held eight meetings with the citizen's group.

- The Planning Committee of the Planning Commission held a public meeting on April 28, 1998. Area property owners and residents were invited to the meeting. Over 50 citizens attended the public meeting.

Attachments 7

Minutes from June 8, 1998 Economic Development and Planning Committee Meeting

South End/Uptown Rail Corridor Plan

ZONING

The following petitions were deferred for one week on June 15.

11. Petition #98-09

Action: **Decision on Petition #98-09 by LandCraft Properties, Inc. for a change in zoning for approximately 16.51 acres located on the west side of Mallard Creek Road between Garrison Drive and Mallard Park Drive from R-3 to R-8(CD).**

A protest petition was filed but it has been withdrawn.

The Zoning Committee recommendation will be given to Council on Monday, June 22.

Attachment 8

12. Petition #98-63

Action: **Decision on Petition #98-63 by Mecklenburg County to rezone approximately 1.2 acres located on the southwest corner of East Trade Street and South McDowell street for consideration of a UMUD-O Site Plan Amendment.**

The Zoning Committee recommendation will be given to Council on Monday, June 22.

Attachment 9

POLICY

13. City Manager's Report

14. Nuisance Remedy Program

Action: **Approve the Public Safety Committee's recommendation for a Nuisance Remedy Program to enable neighborhoods to pursue private nuisance abatement against property owners.**

Committee Chair: Don Reid

Staff Resource: Dennis Nowicki

Focus Area: Public Safety

Explanation:

- The Police Department developed a Nuisance Remedy Program to address problems that occur when a business or residence creates a public nuisance for the neighborhood where it is located. These nuisance problems include properties being used for drug, prostitution, or gang activity and businesses who have allowed loiterers on the property to intimidate neighborhood residents and commit disorder violations.

- Under this program, neighborhood residents will be taught to document the activity taking place around a nuisance location. When sufficient evidence has been documented, the residents, with the assistance of a nuisance remedy coordinator, will send a demand letter to the property owner, outlining the problems that have occurred and asking the owner to help resolve the problems. If the owner does not resolve the problems, each member of the neighborhood group may then sue in small claims court for an amount up to $3,000.

- The program is patterned after "Safe Streets Now," a successful effort in San Diego. San Diego indicates that 85% of the cases in their program are settled at the demand letter phase and never actually go to court.

- The pilot for this program will be in four Charlotte West neighborhoods as a part of the City's larger Weed and Seed initiative. If the program is successful, it will be expanded citywide.

- Grant funds from the Weed and Seed grant and the Local Law Enforcement Block Grant will be used to fund the pilot program.

Committee Discussion:

- The Public Safety Committee voted unanimously (4-0) to send the program to the full Council for approval. Councilmembers Reid, Majeed, Cannon, and Sellers were present. Councilmember Wheeler was absent.

Community Input:

- Residents in the Weed and Seed target neighborhoods have had input in and strongly supported the program as a part of the City's Weed and Seed grant application.

Funding:

Grant funding will cover the initial implementation of the program.

Attachment 10
Public Safety Committee Report - May 26, 1998
Nuisance Remedy Program

15. Ordinance Requiring Automatic Sprinkler Systems in Fraternity and Sorority Houses

Action:

Approve the Public Safety Committee's recommendation requiring that automatic sprinkler systems be retrofitted in existing fraternity and sorority houses and required in construction of new ones.

Committee Chair: Don Reid

Staff Resource: Fire Chief Luther Fincher

Focus Area: Community Safety

Explanation:

- Council previously approved submission of the Fire Department's request for local legislation to require automatic sprinklers in fraternity and sorority houses. The General Assembly passed the legislation, and the attached ordinance will put it into effect.

- Fire Marshal David Carelock has been working with fraternity and sorority officials on all affected college campuses to ensure that complying with the ordinance will not cause difficulties for them.

- The Fire Department will assist the fraternities and sororities in implementation planning.

- Fraternities and sororities have five years to comply with this new requirement. Staff anticipates full, voluntary compliance.

- The intent is to prevent fires and loss of life such as occurred in Chapel Hill in May 1996.

Community Input:

College, fraternity and sorority officials provided input and support for the ordinance.

BUSINESS

16. Scott Property Purchase for Future Convention Center Expansion

Action:

A. **Approve the recommendation of the Economic Development and Planning Committee to purchase 3.2 acres ("the Scott Property") for $8,375,000 located at the corner of Caldwell and Stonewall Streets for future Convention Center expansion; and**

B. **Adopt a budget ordinance totaling $8,600,000.**

Committee Chair: Lynn Wheeler

Staff Resource: Tom Flynn and Kent Winslow

Focus Area: Economic Development

Policy: Develop City strategies to support Convention Center long range expansion plans.

Explanation:

- In April, the Coliseum/Convention Center Authority presented City Council with a Long Range Plan for the Convention Center. The Long Range Plan projected that by 2007, with the addition of a Convention Center Hotel, the existing Convention Center would need to be expanded.

- The Convention Center was designed to expand toward Brevard and Caldwell Streets. The Long Range Plan identified the Scott property (corner of Caldwell and Stonewall) and the ABC property (corner of Brevard and 2nd Streets) as land for the City to acquire now to preserve the opportunity to expand the Convention Center in the future.

- The City has an option to purchase the 3.2 acre Scott property for $8,375,000. This price was the result of two independent MAI appraisals. This option expires on July 10, 1998. Because Mr. Scott has received an unsolicited comparable offer, it is unlikely that an extension of the City's offer can be secured. As part of the transaction, Mr. Scott has committed to remove the existing building and remediate all environmental issues identified in the AWARE Environmental, Inc., report which was prepared for the City of Charlotte.

- Mr. Scott will pay the City $365,000 for remediation. This amount is 1½ times the highest estimate.

- The budget ordinance for $8.6 million will cover the acquisition cost of $8,375,000 plus environmental impact studies and all closing expenses.

Committee Discussion:

- The City Council asked several questions concerning the Long Range Plan and the Convention Center's niche in the convention business. Responses to these issues were provided to the Economic Development and Planning Committee on Monday, June 8 and are attached. Committee members Tim Sellers, Charlie Baker, Lynn Wheeler and Malachi Greene were present at that meeting. Nasif Majeed was absent.

- The Committee also discussed the Panos land adjacent to the Scott property and the long term value of the land. Staff presented three expansion options without the Panos land and updated the Committee on our discussions with Mr. Panos (see attached letter to Mr. Panos from Pam Syfert). Staff also noted that land values in this area of Uptown had risen 40% in the last several years and are projected to continue to rise.

- Councilmember Greene provided the following motion, "we recommend purchase of the Scott property to City Council for further review and action at our meeting of June 22." Councilmember Baker provided the second. The motion passed unanimously (4-0).

Community Input: The Coliseum/Convention Center Authority Board recommends this purchase.

Funding: Convention Center Fund Balance (This is the second 3% Hotel Tax and 1% Prepared Food Tax that can only be used for Convention Center purposes such as this land purchase.) The current fund balance (projected to June 30, 1998) is $28,100,000 and is therefore adequate to provide up-front cash to close the land purchase. We recommend that the land purchase be subsequently financed with a debt transaction.

Attachment 7
Economic Development and Planning Committee Agenda

Attachment 11
Presentations and handouts from June 8 Meeting
Letter from Pam Syfert to Mr. Greg Panos

17. General Obligation Bond Referendum

Action: **Approve a resolution authorizing staff to proceed with the necessary actions to conduct a general obligation bond referendum on November 3, 1998. The referendum will request voter authorization for $98,300,000 in Street Bonds.**

Staff Resource: Richard Martin

Explanation: The resolution specifically: (1) authorizes application to the Local Government Commission (LGC); (2) authorizes the "Application for Approval" with the LGC; and, (3) approves the projects for bond financing.

Attachment 12
List of proposed projects

18. Polk Park Clock

Action: **Accept the Deed of Gift that will transfer ownership of the Polk Park Clock to the City of Charlotte effective upon its installation.**

Staff Resource: William Haas

Explanation:

- The Deed of Gift transfers ownership of the clock from the Foundation of the Carolinas to the City of Charlotte effective upon its installation.
- On February 23, 1998, Council approved the concept of having a permanent clock in Thomas K. Polk Park at the Square.
- Council member Al Rousso and other contributors have raised money to purchase a clock for Center City Charlotte. They have given this money to the Foundation of the Carolinas to facilitate the fabrication of the clock.
- The Foundation of the Carolinas has contracted directly with the manufacturer of the clock and will fund all costs associated with the design, installation, and maintenance of the clock.
- Staff from Engineering & Property Management and Planning are working with Mr. Rousso to identify issues that need addressing before the installation of the clock.
- The dedication ceremony is scheduled for Labor Day weekend.

Attachment 13

19. Empowerment Zone Application

Action:

A. Authorize the City to participate in development of Enterprise Zone Application; and

B. Approve Budget Ordinance authorizing expenditure of funds up to $50,000 for application development.

Staff Resource: Stanley Watkins

Focus Area: City Within a City (CWAC)

Policy: City Council's CWAC policy calls for comprehensive revitalization of the City's inner-city neighborhoods focusing on community safety, economic development, jobs, housing, infrastructure, community capacity building, family self-sufficiency, and the delivery of government services.

Explanation:

- In April, 1998, the U. S. Department of Housing and Urban Development (HUD) announced that up to 15 urban cities and five rural cities will be selected as Empowerment Zones with funding of $100 million per zone over a ten year period. Applications are due to HUD by October 9, 1998.

- The Enterprise Communities (Northeast, Northwest and West clusters), Charlotte Mecklenburg Development Corporation (CMDC) and Mecklenburg County are requesting the City of Charlotte to be the lead applicant to apply for Empowerment Zone designation.

- The group has prepared a preliminary budget of $180,000. The funds will be used to hire a consultant to guide the community through the process and prepare the strategic plan which is required for submission. The proposed funding participation is as follows:

City of Charlotte	$50,000
Mecklenburg County	$50,000
Charlotte-Mecklenburg Dev. Corp.	$20,000
Northeast Enterprise Cluster	$20,000
Northwest Enterprise Cluster	$20,000
West Enterprise Cluster	$20,000
Total	$180,000

- The partners will establish a steering committee of residents, businesses, public sector participants and other to oversee the development of the grant application. The Charlotte-Mecklenburg Development Corporation will serve as the fiscal and administrative entity for the application development process.

Background:

- In December 1994, HUD designated the City of Charlotte as an Enterprise Community through a federal grant award of $2.95 million. The Enterprise designation was for 10 years and will expire on December 31, 2004.

- The City of Charlotte Enterprise Communities currently provide services to 32 CWAC neighborhoods to address unemployment, under-employment and economic development. The three cluster areas serve 49,291 persons.

- An overview of the Empowerment Zone Application was given to Council on May 4, 1998. Summary of the presentation is included as an attachment.

Community Input:

- The Enterprise Communities have since met with CMDC and developed a Resolution of Collaboration to partner in this effort.

Funding:

- Funding of the City's share of the application development will come from City Council's Contingency Fund (balance is $226,000).

Attachments 14
Resolution of Collaboration for Charlotte Empowerment Zone Application
Summary of Empowerment Zone Benefits

20. Property Purchase for Elevated Water Storage Tanks to Serve North Mecklenburg Area

Action: **Approve the purchase of 22.9 acres located on Mallard Creek Church Road for the purpose of installing two elevated water storage tanks for the Charlotte-Mecklenburg Utility Department. The purchase will also settle a condemnation action filed by the City of Charlotte for a 7.7 acre portion of the property. The purchase price is $900,000 ($42,000 per acre).**

Staff Resource: Doug Bean and Susanne Knox

Explanation:

- This site was selected as the only real property in the North Mecklenburg area with topography suitable for the location and installation of two elevated water storage tanks. When negotations for purchase with the property owners failed, a condemnation action was filed for approximately 7.7 acres of the 22.9 acre subject site. Recently, CMUD has determined that it will need additional property for the project beyond the acreage condemned.

- Appraisals by both the City of Charlotte and the property owners indicated severe damages to the remaining 15.2 acres as a result of the acquisition. Essentially all the high ground on the property was acquired by the City of Charlotte, leaving the property owners with a narrow "L" shaped remainder. As negotations progressed, staff realized there were flaws in the original appraisals. The revised appraisals indicated a substantially higher price/damages than the $191,300 originally deposited with the court in the condemnation action.

- Based on the appraisals and the significant damages assessed as a result of the odd-shaped remainder, it was determined that purchasing the entire 22.9 acre tract would not cost substantially more than paying for the 7.7 acres, plus remainder damages.

- After construction of the elevated storage tanks, CMUD will evaluate the residual property and determine whether it has a use for the property or dispose of it as excess property.

Funding: Water Capital Investment Plan

21. Nominations to Boards and Commissions

Action: **Council may nominate one citizen for each vacancy.**

A. **AIRPORT ADVISORY COMMITTEE**
Two, three year terms beginning August 1998. One must be aviation related. Neither Laura McClettie nor Dr. Henry Nicholson are eligible to be reappointed.

Attachment 15

B. **COMMUNITY RELATIONS COMMITTEE**
One appointment beginning immediately to fill an unexpired term ending June 30, 2001. Linda Long did not meet attendance requirements.

Attachment 16

C. **CONVENTION & VISITORS BUREAU, BOARD OF DIRECTORS**
Two, three year appointments beginning September 1998. Beverly Earle and Keith Haywood are not eligible to be reappointed.

Attachment 17

D. **DOMESTIC VIOLENCE ADVISORY BOARD**
One position beginning immediately and the next full three year term. Edith Powers has resigned.

Attachment 18

E. **HOUSING APPEALS BOARD**

One position beginning immediately and the next full three year term. Must represent the housing industry. Amber Leonard Humphrey did not meet the attendance policy as established by Council.

Attachment 19

F. **MWBD ADVISORY COMMITTEE**

Seven, thirty month or twenty four month terms in various categories. Nominations made June 8 include:

One Minority Business Owner, Construction Trades:

1. Ed Moore by Councilmember Greene
2. Curtis Sims by Councilmember Spencer

One Minority Business Owner, Service/ Procurement Trades:

1. Hazel Grier by Councilmember Rousso
2. Bill McCullough by Councilmember Greene
3. George Moore by Councilmember Rousso

One Majority Business Owner or Majority Business Association Representative:

1. Frank McPherson by Councilmember Greene
2. Michael Rogers by Councilmember Wheeler

One Woman Business Owner or Woman's Business Association Representative:

1. Charlene Price-Patterson by Councilmember Greene
2. Barbara Votik by Councilmember Rousso & Wheeler

Three At Large:

1. Patrick Clark by Councilmembers Rousso & Spencer
2. Curtis Sims by Councilmember Greene
3. Troy Watson by Councilmember Cannon

Attachment 20

G. **PARADE PERMIT COMMITTEE**

One appointment beginning immediately to fill an unexpired term ending March 2001. Robert Horsley has resigned.

Attachment 21

H. **PAROLE ACCOUNTABILITY COMMITTEE**

One appointment beginning immediately to fill an unexpired term ending June 1999. Charles Jonas has resigned.

Attachment 22

I. **PLANNING COMMISSION**

Approval of School Board recommendation, J. Bernard Johnson. Term will be for three years beginning July 1998.

One appointment beginning immediately to fill an unexpired term ending June 30, 1999. Rene DuBose has resigned.

Attachment 23

J. **PRIVATIZATION/COMPETITION ADVISORY COMMITTEE**

One appointment beginning immediately to fill an unexpired term ending March 1, 2000. Rebecca Whitener has resigned.

Attachment 24

K. **WASTE MANAGEMENT ADVISORY COMMITTEE**

One recommendation to the County Commission for a three year term beginning October 1, 1998. Mark Smith is eligible and would like to be reappointed.

Attachment 25

Consent

Introduction to CONSENT

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

Consent I consists of routine items that have been approved in the budget, are low bid, and have met MWBD criteria.

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

Minority and Women Business Development Program (MWBD) Abbreviations:
BBE - African American
ABE - Asian American
NBE - Native American
HBE - Hispanic
WBE - Non-Minority Women

CONSENT I

22. Various Bids

A. Storm Water Channel Maintenance FY-98-B — Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $846,450 by United Construction Inc. of Charlotte, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$ 0	0%	6%
WBE	$ 0	0%	6%
ABE	$846,450	100%	0%

MWBD Compliance: Yes.

B. Southeast Transmitter Equipment Building — Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $228,495.28 by Stredvey Construction Company, Inc. of Charlotte, North Carolina. This project constructs a built-in-place equipment storage building on a permanent foundation. The transmitter improves the quality and reliability of public safety personnel radio voice transmission in the southeast area of Mecklenburg County.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$2,800	1.2%	7%
WBE	$9,128	4%	4%
ABE	$0	0%	1%

MWBD Compliance: Yes.

C. Choyce Avenue Neighborhood Improvements — Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $1,423,548.36 by United Construction Company of Charlotte, North Carolina. The work includes traffic control, utility relocations and adjustments, grading, drainage, concrete curb and gutter, drives, wheelchair ramps, sidewalk, and asphalt paving in the Choyce Avenue Neighborhood off the 6600 block of Nations Ford Road near its intersection with I-77, south of the city.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$ 0	0%	4%
WBE	$ 0	0%	3%
ABE	$1,423,548.36	100%	0%

MWBD Compliance: Yes.

D. South Boulevard/Inwood Drive Storm Drainage Improvements Phase 1A — Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $578,332.15 by Ferebee Corporation of Charlotte, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$8,260	1.4%	3%
WBE	$13,353	2%	2%

MWBD Compliance: Yes.

E. Sidewalk Package #6 — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $264,806.61 by Ferebee Corporation of Charlotte, North Carolina.

MWBD Compliance: Yes. Ferebee Corporation will self perform.

F. Hidden Valley Neighborhood Improvements, Package #1 — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $227,532.24 by United Construction of Charlotte , North Carolina. This project consists of approximately 2 miles of 4" concrete sidewalk and minor drainage improvements.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	3%
WBE	$0	0%	2%
ABE	$227,532.24	100%	0%

MWBD Compliance: Yes.

G. Roswell/Colony Storm Drainage Improvements — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $164,008 by KIP Corporation of Charlotte, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE:	$0	0%	5%
WBE:	$0	0%	4%

MWBD Compliance: Yes. KIP Corporation is self-performing all work on this project.

H. Trinity Road Sidewalk — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $1,056,743.97 by Sealand Contractors of Charlotte, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE:	$51,900	5%	5%
WBE:	$41,500	4%	4%

MWBD Compliance: Yes.

I. Steele Creek East And West Areas - 1997 Annexation Sewer And Water And Street Main Sewer — **CMUD**

Recommendation: Charlotte-Mecklenburg Utility Director recommends the low bid of $4,013,924.16 by B.R.S., Incorporated of Richfield, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
MBE	$0	0%	6%
WBE	$0	0%	7%

MWBD Compliance: Yes, The Utility Department has reviewed the Contractor's documentation and determined that BRS, Inc. will self-perform all work on this contract.

J. Irwin Creek Wastewater Treatment Plant - Sludge Storage Facility — **CMUD**

Recommendation: Charlotte-Mecklenburg Utility Directors recommends the low multiple prime bid totaling $2,441,450 shown below:

General Construction - Dellinger, Incorporated of Monroe, North Carolina for $2,318,075

Electrical Construction - Roberston Controls of Shelby, North Carolina for $123,375

Dellinger, Inc.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$5,000	0.22%	5%
WBE	$11,975	0.51%	4%

Robertson Controls

MWBD Compliance: Yes. The Utility Department has reviewed the Contractors' documentation and determined that the Contractors will and can self-perform the majority of work on this contract. The Contractors will continue to make the good faith effort to meet the goals on this contract if other subcontracting opportunities arise.

K. Charlotte-Mecklenburg Utility Department, Water Distribution Operations Center — CMUD

Recommendation: Charlotte-Mecklenburg Utility Director recommends the low multi-prime bid totaling $4,127,365 shown below:

General Construction - Helper Building Company, Inc. of Statesville, North Carolina for $3,037,320

Electrical Construction - McCarter Electrical Company, Inc. Of Laurinburg, North Carolina for $478,605

Plumbing Construction - Atlantic Mechanical, Inc. of Charlotte, North Carolina for $152,480

Mechanical Construction - Action Mechanical Contractors, Inc. of Charlotte, North Carolina for $458,960

Hepler Building Company

MWBD Status:	Amount	% of Project	Project Goals
MBE	$0	0%	5%
WBE	$200,000	6.5%	7%
NBE	$0	0%	1%

MWBD Compliance: Yes. The Utility Director has reviewed the Contractor's MWBE documentation and determined that he has and will continue to make a good faith effort to meet all goals set for this project.

McCarter Electrical

MWBD Status:	Amount	% of Project	Project Goals
MBE	$0	0%	3%
WBE	$110,162	23%	1%
NBE	$0	0%	1%
HBE	$0	0%	1%

MWBD Compliance: Yes. The Utility Director has reviewed the Contractor's MWBE documentation and determined that he has exceeded the established goal for WBE participation and has and will continue to make a good faith effort to meet the BBE, NBE and HBE goals for this project.

Action Mechanical

MWBD Status:	Amount	% of Project	Project Goals
MBE	$0	0%	3%
WBE	$0	0%	1%
HBE	$0	0%	1%

MWBD Compliance: Yes. The Utility Director has reviewed the Contractor's MWBE documentation and determined that he has and will continue to make a good faith effort to meet all goals set for this project.

Atlantic Mechanical

MWBD Status:	Amount	% of Project	Project Goals
MBE	$0	0%	1%
WBE	$0	0%	1%
NBE	$5,000	3.5%	0%
ABE	$147,480	96.5%	0%

MWBD Compliance: Yes. The Utility Director has reviewed the Contractor's MWBE documentation and determined that the contractor is a certified ABE firm and has and will continue to make a good faith effort to meet all the goals for this project.

23. Resolution Of Intent To Abandon Street And Set Public Hearing - A portion of Clarkson Street and alleyways off of West Trade, West Fifth, Irwin, and Sycamore Streets

Action:

A. Adopt the Resolution of Intent to abandon a portion of Clarkson Street and alleyways off of West Trade, West Fifth, Irwin, and Sycamore Streets; and

B. Set a Public Hearing for July 27, 1998.

Attachment 26
Map

24. Resolution Of Intent To Abandon Street And Set Public Hearing - Unnamed Alley off Pecan Avenue

Action:

A. Adopt the Resolution of Intent to abandon an Unnamed Alley off Pecan Avenue; and

B. Set A Public Hearing for July 27, 1998.

Attachment 27
Map

CONSENT II

25. Construction Contract for Corporate Aviation Fuel Farm

Action: **Award a construction contract for a Corporate Aviation Fuel Farm to the lowest, responsive bid of $427,724 by Gilbert Engineering Co. of Statesville, North Carolina.**

Explanation:

- This contract will provide for the construction of a joint use aircraft fuel storage facility to be located in the north corporate aviation area. It will be utilized by First Union initially and several additional future tenants.
- The low bid submitted by T. P. Smith Construction was rejected due to failure to comply with DBE specifications, as required. Therefore, Gilbert Engineering Corporation is deemed the lowest responsive bidder.
- The Airport Advisory Committee recommends this contract.

Summary of Bids:

T. P Smith Construction Co.	$408,730*
Gilbert Engineering Co.	$427,724
Jones & Frank Corp.	$435,590

MWBD:

	Amount	Project %	Project Goal
BBE	$0	0	N/A
WBE	$201,479	47.1	N/A
DBE total	$201,479	47.1	15%

* Non-responsive to DBE requirements at the time of bid as required by Airport's FAA approved DBE plan.

Funding: Aviation Operating Budget

26. Paratransit Mini Vans

Action: **Approve a unit price contract to Ildertron Dodge Chrysler Plymouth to provide paratransit mini vans to the Charlotte Department of Transportation - Special Services Division. The total estimated FY98 expenditures for three mini vans is $121,405. The contract award is for one year with an option to extend for one additional year.**

Explanation:

- On March 21, 1998, an Invitation to Bid was sent to eight vendors to obtain unit prices to purchase a minimum of three mini vans. One vendor, Ildertron Dodge Chrysler Plymouth, responded with the bid price of $40,135.

- As a price comparison, in April 1997 the City received a unit price of $35,530. Staff also contacted other paratransit mini van users to obtain price information on their purchases. This bid is competitive.

- Additional information is as follows:

  - One vendor chose to spend the allotted preparation time working on the bus bid and not the mini van bid.

  - One vendor advised they had misplaced the bid document.

  - One vendor was not considered because they submitted their bid two days after the required bid submittal date.

  - Four vendors did not respond.

  - All three mini vans to be purchased are additions to the fleet.

MWBD: There are no known MWBD suppliers of this equipment.

Funding: Public Transportation Capital Investment Plan

27. Paratransit Buses

Action:

Approve a unit price contract to National Bus Sales and Leasing, Inc. to provide paratransit buses to the Charlotte Department of Transportation - Special Services Division. The total estimated FY98 expenditures for twelve buses is $603,996. The contract award is for one year with options to renew for up to two additional one year periods.

Explanation:

- On March 21, 1998, an Invitation to Bid was sent to twelve vendors to obtain unit prices to purchase a minimum of twelve paratransit buses. Two vendors responded.

- National Bus Sales and Leasing, Inc.'s bid is $50,333. This price includes the specification of a Mobile Data Terminal (MDT) type of dispatch communication system at a unit cost of $1,800.

- As a price comparison, in November 1996 the City received a unit price of $45,414. Staff also contacted other paratransit bus users to obtain price information on their purchases. This bid is competitive.

- Additional information is as follows:

  - The bid from Creative Carriage, Ltd. was not considered since it was received two days after the required bid submittal date.

  - One vendor could not meet the specifications so they chose not to bid.

  - One vendor offered a more expensive unit than was required so they did not bid.

  - One vendor turned their product over to National Sales and Leasing for representation.

  - One vendor did not include Charlotte within their sales territory.

- Of the twelve buses anticipated for purchase in FY98 under this contract, six will be additions to the fleet. The other six are replacements.

MWBD: There are no known MWBD suppliers of this equipment.

Funding: Public Transportation Capital Investment Plan

28. Office Supply Contract

Action: **Award a unit price contract to Boise Cascade Office Products for office supplies. The total estimated FY98/99 expenditures is based upon the City's buying history at $358,000 annually. The contract award is for one year with options to renew for up to two additional one year periods.**

Explanation:

- After the previous office supply contract expired, the City began purchasing office supplies under a month to month contract. Since then, staff conducted research on the evolution of the office supply industry. Characteristics of the industry in the Charlotte region include:

  - Office supply vendors can purchase products directly from manufacturers instead of wholesalers. This lowers costs and allows most vendors to offer similar merchandise.

  - Several national chains have major distribution centers either in or within a 100 mile radius of Charlotte. Some local firms have distribution centers of comparable size to national vendors. The industry is now extremely competitive.

  - Vendors have capabilities that allow the City to order office supplies electronically. Electronic transactions have the potential to significantly reduce the transaction costs associated with the ordering process.

- An Invitation to Bid was sent to ten office supply firms. Four responded. Bids were based on a unit price for all office supplies in the bidder's standard catalogue, minus those catalogue items excluded from the contract (i.e., office furniture, printer paper, etc.).

Evaluation

Since the City purchases hundreds of different office supply items, the Evaluation Team developed a representative list of 50 commonly used items as a sample of the City & County's buying history (Note: the County will approve a separate contract under the same bid). The list, included high volume orders, some low usage items and was weighted to reflect usage volume. The Evaluation Team used this list to compare prices and determine the low price bidder. Below is the price comparison for the evaluation list.

Bidder	Price Comparisons
Boise Cascade Charlotte, NC	$61.19
Corporate Express Greenville, SC	$77.72
Office Depot Charlotte, NC	$87.88
Forms & Supply Charlotte, NC	$93.13

- Price, however, was only one criteria. The other criteria included:

  - customer service approach
  - ability of the bidder's automated system to meet the City's needs
  - references
  - variety and quality of product offering, and
  - geographic support with a local presence being considered as having a higher potential to service the account:

MWBD:	Amount	% of Project	Project Goals
BBE	$36,800	10%	10%
WBE	$10,400	3%	2%

Funding: Various accounts in the City's operating budget.

Attachment 28
Bid Evaluation Methodology for City of Charlotte Office Supply Contract

29. Computer System Modifications to Achieve Year 2000 Compliance

Action: **Award a contract with CACI, Inc. not to exceed $4,778,511 for the modification of computer system applications to ensure the City's computer systems are fully Year 2000 compliant and operational.**

Explanation:

- The City has identified approximately 112 computer applications needing modification and/or testing to ensure year 2000 compliance. These applications will have to be fully operational and have no other problems related to the change of the century. Examples of such systems are: Fire Computer Assisted Dispatch, Water Billing System, Police Case Management, Neighborhood Code Enforcement, Engineering Real Estate, etc.

- A Request for Proposal to provide this service was sent to twenty-five vendors with six responding. An Evaluation Team composed of representatives from Finance, Engineering & Property Management, Utilities, and BSS-Information Technology Division reviewed the responses. The team recommends CACI, Inc. for receiving the highest number of percentage points in the following evaluation categories:

  - financial soundness of the vendor

  - experience of vendor and its employees in providing the needed scope of work and an assurance that an adequate number of employees is available to complete the service delivery

- completeness and soundness of the Implementation Plan, testing strategy, interface methodology between systems and data conversion strategy recommended by the vendor

- Of all the vendors proposing to complete this project, CACI was the only vendor that included in their quote remediation of all applications required under the specifications. In addition, CACI was the only vendor with demonstrated experience remediating a Datacom DB database.

- On June 8 Council was briefed on the City's plan for dealing with the Year 2000 problem.

Funding: Technology Fund

30. Human Resources Information and Payroll Systems Contracts for Software and Implementation Services

Action: **Authorize the City Manager to negotiate and execute contracts as follows:**

A. Software and technical support contract with PeopleSoft for $1,030,669; and

B. Implementation services contract with The Consulting Team for $2,193,181.

Explanation:

- The PeopleSoft software will replace 13 existing applications and resolve the Year 2000 compliance problem for Human Resources information and payroll systems. This software meets all functional requirements. In addition, PeopleSoft is a market leader with over 200 public sector clients, and is the vendor selected by several major private sector organizations within the local area.

- The project outcomes include:

  - One integrated information system

  - Improved support for City operations

- Activity Based Costing, Business Planning, Performance Measurement (Balanced Scorecard), Employee Self-Service
- Elimination of Year 2000 Problem
- Reengineered process: ex., a shorter recruitment process for Police

- The implementation services contract will provide the following deliverables:
  - Project Plan
  - Data Conversion
  - Process Reengineering
  - System Security Setup
  - Workflow Design
  - Modifications
  - Interfaces
  - Acceptance Testing
  - Disaster Recovery & Contingency Plan

Background:

- Staff identified all systems with Year 2000 problems in 1997. The list included most of the HR/Payroll systems. Also, because of age and processing limitations, most of these systems are not capable of sharing data; cannot be used easily by KBU staff without Human Resources and/or Information Technology assistance; and technical support for old system applications is disappearing.
- On June 8 Council was briefed on this project.

Funding: Technology Funds

31. Magnolia/Kirkwood Storm Drainage Improvement

Action: **Approve agreement for $113,382 with W.K. Dickson, Inc. for engineering planning phase services for the Magnolia/Kirkwood Storm Drainage Improvement Project.**

Explanation:

- The Magnolia/Kirkwood Storm Drainage Improvements Project is a high priority capital project. It is located in the Dilworth Neighborhood.
- This agreement will provide for Planning Phase services. The project will include the evaluation of the existing system and the development of design alternatives for storm drainage system improvements.
- W.K. Dickson was selected using the Council-approved process.
- The cost of these services is comparable to the cost of similar work for other storm water projects.

MWBD: 2.5% WBE

Funding: Storm Water Capital Investment Plan

32. FY98 Storm Water Maintenance Packages - Renewals

Action:

A. **Approve Renewal #1 for $117,910 to the contract with KIP Corporation for continued construction of FY98 Storm Water Channel Maintenance Package A. The renewal will increase the contract amount from $117,910 to $235,820.**

B. **Approve Renewal #2 for $430,825 to the contract with United Construction, Inc. for continued construction of FY98 Storm Water Maintenance Package B. The renewal will increase the contract amount from $861,650 to $1,292,475.**

Explanation:

- These renewals will enable Storm Water Services to continue regular maintenance activities under these contracts, recognizing good contractor performance and competitive unit prices. Storm water maintenance contracts are originally bid in a range that provides bidding opportunities to all licensed contractors. Where the contractor's work has been of good quality, a renewal is recommended to extend the contract.

- Renewals for these contracts typically equal the original contract amount. The contract documents provide for renewal of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and workmanship.

MWBD: United Construction, Inc. is an ABE.

Funding: Storm Water Capital Investment Plan

33. Sale of City-Owned Properties

Action: **Approve the sale of seven city-owned houses in the Wandawood Community.**

Policy: Airport FAR Part 150 Program

Explanation:

- In accordance with the Part 150 Plan, the Airport acquired 32 homes in the Wandawood community, near Harding High School, since they were located in the highest noise zones. Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 Plan (less than 75DNL).

- All of the following properties have received noise insulation. Most of the properties were listed in the Multiple Listing Service, with the exception of 4340 Pebblebrook Drive and 2507 Carrington Court, which sold prior to listing. The offers were advertised for ten days in accordance with North Carolina General Statute 160A-269 for upset bid.

- Buyers have signed disclosure statements acknowledging that the property is in the airport environment.

- The City has received the following offers. The listing price of each house was determined by appraisal. In each transaction, the airport will pay the buyer's agent a commission of 3%.

4401 McKinley Drive

Acquisition Cost/Fair Market Value	$51,000
Moving Expenses	$ 850
Replacement Housing Payment	$ 1,213
Total Investment	$53,063
Listing Price	$54,000
Offer	$59,750
Less (closing costs)	$ 3,000
Net Offer	$56,750
Offered By	Julius Sike and Bessie Hope

4329 Pebblebrook Drive

Acquisition Cost/Fair Market Value	$45,000
Moving Expenses	$ 775
Rental Assistance	$ 5,250
Total Investment	$51,025
Listing Price	$51,000
Offer	$56,330
Offered By	Joseph Smith and Ellen Rushing

4340 Pebblebrook Drive

Acquistion Cost/Fair Market Value	$51,500
Moving Expenses	$ 775
Replacement Housing Payment	$ 2,579
Total Investment	$54,854
Listing Price	$55,000
Offer	$55,000
Offered By	Mary Aery

2501 Carrington Court

Acquisition Cost/Fair Market Value	$51,000
Moving Expenses	$ 950
Total Investment	$51,950
Listing Price	$55,000
Offer	$59,800
Less (closing costs)	$ 2,000
Net Offer	$57,800
Offered By	Katie D. Harris

2422 Carrington Court

Acquisition Cost/Fair Market Value	$51,000
Moving Expenses	$ 900
Replacement Housing Payment	$ 2,565
Total Investment	$54,465
Listing Price	$55,000
Offer	$55,000
Offered By	Mattie Burrough

4320 McKinley Drive

Acquistion Cost/Fair Market Value	$54,000
Moving Expenses	$ 850
Rental Assistance	$ 1,442
Total Investment	$56,292
Listing Price	$57,000
Offer	$57,800
Offered By	Ona Lee Rabb

2507 Carrington Court

Acquistion Cost/Fair Market Value	$51,000
Moving Expenses	$ 775
Rental Assistance	$ 900
Total Investment	$52,675
Listing Price	$55,000
Offer	$55,800
Less (stove and refrigerator)	$ 820
Net offer	$54,980
Offered By	Betty Hill

- The Airport Advisory Committee recommends the sale of these properties.

34. Antenna Lease on Wilgrove Water Tower on Parkton Road

Action: **Approve a lease agreement between the City of Charlotte and SprintCom, Inc. for the placement of a communication antenna on the Wilgrove Water Tower on Parkton Road.**

Explanation:

- SprintCom is in need of a cell phone antenna site at or near this location. Consistent with Council Policy to encourage collocation, an antenna on this water tower will eliminate the need to construct another antenna tower in this neighborhood.

- The antenna panels will be mounted on the side of the hand rails along the perimeter of the water tank.

- Revenues will be deposited in the Charlotte Mecklenburg Utility General Fund.

- Terms of the lease agreement:

  - Initial nonrefundable fee of $20,000.

  - Five-year base term at $1,100 per month with three options to renew for five years each. The lease rate will increase at 3% per year for every year leased.

  - Rates are comparable to current marketplace rates for private operators in the local area.

  - The lease will include a 12' x 15' pad for electrical cabinets similar to those seen around subdivision communities.

  - There will be three pairs of antennas which are approximately five feet long. They will blend in with the design of the tank since the antennas will be attached to the side of railing on the tank.

Community Input: There is no community organization within a mile from the water tank. The nearest residential development is a new modular home development community currently under construction. The general manager of the new community has been advised of the plan and does not oppose the antenna location.

35. Removal, Hauling, and Disposal of Residuals - Professional Services Contract

Action: **Approve the Professional Services Contract with Bio-Nomic Services, Inc. for $159,998 to remove, haul, and dispose of residuals from one digester at the McAlpine Creek Wastewater Management Facility (WWMF).**

Explanation: The digester at the McAlpine Creek WWMF is scheduled to be rebuilt on the ongoing construction project that will expand the facility to 64 million gallons per day. The contract with Bio-Nomic Services, Inc. will provide for cleaning of one digester and to haul and dispose of the removed material.

Funding: Sewer Capital Investment Plan

Background: Bio-Nomic Services, Inc. was selected by a competitive process based on qualifications and experience, according to the City's approved selection process.

36. Waters Construction Company, Incorporated, Amyington Drive Subdivision Sewer Contract.

Action: **Approve a non-reimbursable sewer contract between the City and Waters Construction Company, Incorporated.**

Explanation:

- The Applicant, Waters Construction Company, Incorporated, has requested a non-reimbursable contract for the design and construction of a sewer main to serve Amyington Drive Subdivision, off Colony Road. The main will extend approximately 23 linear feet, from the 1974 Annexation lines serving Winding Brook Subdivision. The estimated cost of this project is $3,000. The applicant will pay the full cost of this project.

Funding:

- The applicant has deposited 100% of the estimated project cost.

37. Six Mile Creek Outfall, Providence Road to Walker Road - Budget Ordinance and Contract

Action:

A. Approve a budget ordinance appropriating $600,000 from Utilities Operating Fund Balance to Six Mile Creek Outfall - Providence Road to Walker Road Project; and

B. Award the lowest, responsive bid to Sanders Utility Construction Company of Charlotte, North Carolina for $1,780,963.05.

Explanation:

- The Charlotte-Mecklenburg Utility Director recommends the low bid of $1,780,963.05 by Sanders Utility Construction Company of Charlotte, North Carolina.

MWBD Compliance:

The Utility Department has reviewed the Contractor's documentation and determined that Sanders Utility is a certified WBE firm and will self-perform all work on this contract.

Funding:

Sewer Capital Investment Plan

38. Property Transactions

Action: **Approve the following property acquisition (A-D).**

Acquisitions:

A. **Project:** F.A.R. Part 150 Acquisition Program
Owner(s): Hubert Hall
Property Address: 115 E. Maple Lane
Property to be acquired: .25 acres
Improvements: Ranch
Tax Value: N/A
Purchase Price: $6,000
Remarks: City Council approved the acquisition of the Church of God property(a negotiated settlement of a lawsuit) at the December 14, 1992 meeting. This parcel included 89.5 acres of land, church buildings, and 47 residential improvements. The agreement allowed the 47 homeowners to sell their property at any time up to the deadline of July 1, 1999, the time the City will take possession of the entire property. The acquisition and relocation costs are eligible for 80% Federal participation.

B. **Project**: Hoskins Road Widening, Parcel #23B, Project # 512-96-022
Owner(s): James W. Ingersoll and Angela D. Ingersoll
Property Address: 240 North Hoskins Road
Property to be acquired: Fee Simple = 1,018 sq. ft. (.0234 ac.) Temporary Construction Easement = 571 sq. ft. (.0131 ac.)
Improvements: Very large trees, ornamental shrubs, private sidewalks, concrete steps, chain link fence, gravel driveway
Purchase Price: $18,500
Remarks: Area is being acquired for Hoskins Road widening and improvements. Compensation is based on an independent, certified appraisal.
Zoned: R5 **Use**: Single Family Residential
Tax Value: $62,540
Tax Code: 039-011-01

C. **Project**: Briar Creek/Central Avenue, Parcel #2, Project # 512-96-016
Owner(s): Ray J. Plummer and Wife, Nancy K. Plummer
Property Address: 3222 Central Avenue and 1609 Briar Creek Road
Property to be acquired: 10,897 sq. ft. (0.250 ac.) plus Temporary Construction Easement 13,058 sq. ft. (0.299 ac.)
Improvements: None
Purchase Price: $66,650
Remarks: Required areas are needed for the construction of street improvements along Central Avenue and Briar Creek Road. Compensation is based on an independent appraisal.
Zoned: R22MF - R6MFCD **Use**: Residential and Business
Tax Value: $378,940
Tax Code: 129-064-21, 22 & 23

D. **Project**: Sharon View Road Widening, Parcel #16, Project # 512-96-012
Owner(s): A. Ray Mathis
Property Address: 3500 Sharon View Road
Property to be acquired: 6,034 sq. ft. (0.14 ac.) plus 22,560 sq. ft. (0.52 ac.) of Temporary Construction Easement
Improvements: Trees and landscaping
Purchase Price: $21,000
Remarks: Required areas are for road construction project. Compensation is based on an independent appraisal.
Zoned: R3 **Use**: Single Family Development
Tax Value: $198,000
Tax Code: 209-054-36

39. Minutes

Action: **Approve minutes as follows:**

- **May 26 Business Meeting**
- **June 1 Workshop and Citizens Forum**