

Mayor Patrick L. McCrory

Nancy G. Carter
Harold Cogdell, Jr.
Malcolm Graham
Don Lochman
James E. Mitchell, Jr.

Mayor Pro Tem Patrick De'Angelo Cannon

Patrick Mumford
Sara S. Spencer
John Tabor
Lynn Wheeler
Joe White

CITY COUNCIL MEETING
Monday, June 24, 2002

5:00 p.m.

Conference Center

Dinner Briefing
(See Table of Contents)

6:30 p.m.

Meeting Chamber

- **Invocation**
- **Pledge of Allegiance**
- **Citizens Forum**

7:00 p.m.

- **Awards and Recognitions**
- **Formal Business Meeting**

<u>Item No.</u>		<u>Page No.</u>	<u>Attachment No.</u>
8.	Public Hearing and Resolutions Adopting the Bond Order and Authorizing the Sale of General Obligation Refunding Bonds	7	5
9.	Second Ward Neighborhood Master Plan	8	6
10.	Draft Newell Area Plan	9	7

Zoning Decisions

11.	Rezoning Petition 2002-29	12	8
12.	Rezoning Petition 2002-53	15	9

Policy

13.	City Manager's Report	16	
14.	FY2003 Operating Budget and FY2003-2007 Capital Investment Plan	16	
15.	Third Ward Place	16	10
16.	Billy Graham Evangelistic Association Headquarters	18	
17.	Neighborhood Matching Grant Fund	18	11
18.	Small Business Enterprise Outreach Program	21	
19.	Financial Contribution for National League of Cities' Leadership Summit	21	

Business

20.	Connectivity Study Contract	22	12
21.	City West Commons Financing Plan	24	13
22.	Workforce Development Board (WDB) Contract	28	14
23.	Storm Water Interlocal Agreement and Billing and Collections Methodology Document	30	15

<u>Item No.</u>		<u>Page No.</u>	<u>Attachment No.</u>
24.	Appointments to Boards and Commissions	32	16-17

Consent I

25.	Various Bids		
	A. Prosperity Church Road Widening, Phase 2	33	
	B. Park Road Roundabout	33	
	C. Concrete Installation and Repair, FY2002	34	
	D. Curb Replacement, FY2002	34	
	E. Vehicle Washing Services	34	
	F. Sanitary Sewer and Water Main Construction-U.S. Highway 29 2001 Annexation Area	34	
	G. Sanitary Sewer Construction-Trunk to Serve Courtney Lane-Matthews	34	
	H. Refuse Trucks-Item B-1 Rear Loader Body	35	
26.	Set Public Hearing Date for McIntyre Subdivision Voluntary Annexation	35	18

Consent II

27.	Public Safety Radio System Upgrade	36	
28.	Fire Computer Aided Dispatch (CAD) System, Automatic Vehicle Locator, GIS- based Planning Software System	37	
29.	Audio Recording System for Fire	38	
30.	Charlie Two District Office Lease	39	
31.	Supplemental Municipal Agreement- Continued Use of the Independence Boulevard HOV Lanes as Express Bus Lanes	40	19
32.	Declaration of Withdrawal for an Alleyway Running Between Quincey Street and Lincoln Street	41	20
33.	Transit Corridor Contract Extensions	42	

<u>Item No.</u>		<u>Page No.</u>	<u>Attachment No.</u>
34.	Rail Corridor Improvements to Charlotte Convention Center	43	
35.	Refuse Collection Vehicle Cabs and Chassis and Recycle Truck Body Unit Purchase Price Contracts	44	21
36.	Refuse Trucks-Item A-1 Automated Body	46	
37.	Temporary Staffing Services Contract	46	22
38.	Magnolia-Kirkwood Capital Improvement Project	48	
39.	Addison/Deveron Storm Drainage Improvement	49	
40.	Watershed Information System (WISE) Modeling	50	
41.	Wilora Lake Rehabilitation	51	
42.	Phosphorous Reduction at McAlpine WWMF- Professional Services Contract	52	23
43.	Locating, Exercising and Mapping of Water System Valves	53	
44.	Irwin Creek Flow Equalization-Change Order #1	53	
45.	Lease for Telecommunications Antenna Site	54	
46.	Property Transactions	55	
47.	Meeting Minutes	63	

5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. 7th Annual Neighborhood Symposium Proceedings

Resource: Toni Tupponce, Neighborhood Development

Time: 15 minutes

Synopsis of Presentation:

This presentation provides a summary of participant discussions on “Model Neighborhoods” at the 7th Annual Neighborhood Symposium held on April 12 and 13, 2002 at the Charlotte Marriott City Center Hotel.

Residents from across Charlotte participated in the day and a half interactive workshop and discussed the components of a model neighborhood and the resources and actions necessary to achieve that status.

Symposium participants agreed that issues of most importance were:

- Neighborhood visioning and goal setting
- Neighborhood collaboration with each other and with City/County government
- Development of neighborhood capacity to manage themselves well
- Recognition of mutual accountability between neighborhoods and the City of Charlotte for community safety and cleanliness; the provision of safe and affordable housing stock; accessibility to public transportation
- Development of pedestrian friendly neighborhood streets

Future Action:

Proposed Model Neighborhood Standards changes will be presented at the July 22, 2002 Council meeting. City staff is developing an action plan for Model Neighborhood Standards implementation, including regulatory and ordinances changes, resource implications and accountabilities for City Key Business Units.

Attachment 1

Draft proceedings from the 7th Annual Neighborhood Symposium

2. Radio Consolidation Status Update

Resource: Susan Johnson, Business Support Services

Time: 30 minutes

Synopsis of Presentation:

Present the latest information regarding the Interlocal agreement negotiation with the County and the most recent County actions as of 6/18/2002.

Future Action:

Develop a communication regarding the importance of the City's position on consolidation, as it relates to our mission of public safety.

3. Committee Reports

Resources: Listed under each section

Time: 45 minutes

Economic Development and Planning Committee

Chair: Lynn Wheeler

- a. Third Ward Place
Resources: Martin Cramton, Planning Commission
Jim Schumacher, Engineering and Property Management
- b. Billy Graham Evangelistic Association Headquarters
Resource: John Palmieri, Economic Development

Restructuring Government Committee

Chair: Joe White

- c. Small Business Enterprise Program
Resources: Vi Lyles, City Manager's Office
Cindy White, City Attorney's Office

Communities Within A City Committee

Chair: Patrick Mumford

- d. Neighborhood Matching Grants Program
Resource: Toni Tupponce, Neighborhood Development

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

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

CONSENT

- 4. Consent agenda items 25 through 47 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

PUBLIC HEARING

5. Public Hearing on Voluntary Annexation of Property Located off Galloway Road (Stoney Creek Subdivision)

Action: A. Hold a public hearing for the voluntary annexation of the Stoney Creek subdivision; and

B. Adopt an ordinance with an effective date of June 25, 2002 to extend the corporate limits to include this property.

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

Policy:
City Annexation Policy and State Annexation Statutes

Explanation:
The purpose of the public hearing is to obtain community input on the proposed voluntary annexation.

The properties in this annexation petition area are owned by Stoney Creek Subdivision LLC. The property contains approximately 33.124 acres and is located at the eastern end of Galloway Road, which runs east off Mallard Creek Road. The property does not share a boundary with the current City limits, and remains largely undeveloped, although grading and utility work have commenced in anticipation of the construction of a 118-lot single-family subdivision for which the applicant has made submission. A model home has also been constructed on the property.

The petitioners request this action to be allowed to:

- proceed with the subdivision platting using City roadway standards to which the platted subdivision conforms,
- offer City services to prospective homebuyers, and
- relieve these home buyers of the uncertainties of a future annexation.

No additional personnel or equipment is expected to be required for this annexation.

The City Clerk has certified the petition as to its sufficiency, and a resolution was adopted by City Council establishing June 24, 2002 as the date for the public hearing. The notice has been published in the *Charlotte Observer*. The 60-day notice requirement has been given to the six Mecklenburg Towns and to the other municipalities with which Charlotte has annexation agreements.

Attachment 2

Certificate of Sufficiency
 Annexation Ordinance
 Map of proposed annexation area

6. Public Hearing on Voluntary Annexation of Property Located West of Mt. Holly-Huntersville Road (Brookmere II Subdivision)

Action: A. Hold a public hearing for the voluntary annexation of the Brookmere II subdivision; and

B. Adopt an ordinance with an effective date of June 25, 2002 to extend the corporate limits to include this property.

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

Policy:

City Annexation Policy and State Annexation Statutes

Explanation:

The purpose of the public hearing is to obtain community input on the proposed voluntary annexation.

The properties in this annexation petition area are owned by Landcraft Properties. The property contains approximately 99.5 acres and is located west of Mt. Holly-Huntersville Road, and south of Harwood Lane, immediately adjacent to the Brookmere (phase I) subdivision. The property does share a boundary with the current City limits, and remains largely undeveloped, although clearing and grading of a portion of the site have been started. The applicants have submitted an application to construct a 179-lot single-family subdivision on the eastern half of the property.

The petitioners request this action to be allowed to:

- proceed with the subdivision platting using City roadway standards to which the roads on the preliminary plat conform,
- offer City services to prospective home buyers, and
- relieve those home buyers of the uncertainties of a future annexation.

No additional personnel or equipment is expected to be required for this annexation.

The City Clerk has certified the petition as to its sufficiency, and a resolution was adopted by City Council establishing June 24, 2002 as the date for the public hearing. The notice has been published in the *Charlotte Observer*. The 60-day notice requirement has been given to the six Mecklenburg Towns

and to the other municipalities with which Charlotte has annexation agreements.

Attachment 3

Certificate of Sufficiency

Annexation Ordinance

Map of proposed annexation area

7. Public Hearing and Resolution to Close a Portion of Sofley Road

Action: A. Conduct a public hearing to close a portion of Sofley Road; and

B. Adopt a resolution to close.

Staff Resource: Scott Putnam, Transportation

Policy:

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

Explanation:

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

Petitioner:

3-S Properties/Bruce G. Smith

Right-of-Way to be abandoned:

A portion of Sofley Road

Location:

Located between I-85 and Highway 29-49, southeast of Craighead Road and Northaven Drive, the closed portion will begin approximately 15 feet from the intersection of Sofley Road and Northaven Drive continuing westwardly approximately 169 feet to its terminus

Reason:

To incorporate the right-of-way into adjacent property owned by adjoining property owners for future expansion

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

Sugar Creek Church of Christ Inc. – No objections

Catherine C. Harrington – No objections

Neighborhood/Business Associations

Ritch Avenue HOA – No objections

Hidden Valley Community Association – No objections

Craighead Community Outreach – No objections

Tryon N. Business Corridor Coalition – No objections

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

City Departments –

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

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

Attachment 4

Map

Resolution

8. Public Hearing and Resolutions Adopting the Bond Order and Authorizing the Sale of General Obligation Refunding Bonds

Action: A. Hold a public hearing concerning the bond order for up to \$40,000,000 of General Obligation Refunding Bonds and approve a resolution adopting the bond order; and

B. Approve a resolution authorizing issuance of up to \$40,000,000 of General Obligation Refunding Bonds.

Staff Resource: Greg Gaskins, Finance

Explanation:

On May 28, 2002 Council approved a resolution authorizing Refunding Bonds. Council also approved the June 24, 2002 Council meeting as the time and place for a public hearing concerning these bonds.

The bond order is for up to \$40,000,000.

The General Obligation Refunding Bonds may total up to \$40,000,000. The actual amount of bonds to be refunded is \$38,500,000. The refunding bonds will not be issued unless the City realizes net present value savings of approximately 3% of the face value of the bonds to be refunded. Refunding bonds are issued at a lower interest rate than the existing bonds so that the

City realizes a savings. Market conditions determine the savings amount. Refunding is similar to refinancing a mortgage.

Funding:

Municipal Debt Service Fund
Water and Sewer Debt Service Fund

Attachment 5

Resolutions

9. Second Ward Neighborhood Master Plan



Action: Receive public comment on the recommendations in the Second Ward Neighborhood Master Plan.

Staff Resource: Dan Thilo, Planning Commission

Explanation:

In May 2000 the City adopted the 2010 Center City Vision Plan. This plan made many recommendations on initiatives that should be undertaken in the Center City to make it a memorable destination. An element of the plan was using “neighborhoods” as a theme to build upon.

Last fall the City hired a design team led by LandDesign Inc. of Charlotte to work with the community in developing a neighborhood plan for the Second Ward area. The team conducted three public participatory workshops to determine how the citizens would like to see the area develop. With over 40 additional meetings with property owners, staff, business owners, and interest groups the team built consensus on a vision that embraced a wide variety of interests.

Key recommendations of the Second Ward Neighborhood Plan include:

- Establish a livable and memorable 18-hour urban environment that provides the opportunities to develop a significant diverse residential population with varied ages, races and socioeconomic backgrounds.
- Have high quality architectural standards and a unique residential identity.
- Provide a blend of retail uses, services and facilities to promote a sense of community.
- Establish parameters for providing a variety of unique parks and open space to act as an organizing element to the neighborhood. In addition, connections will be made to improve the connectivity to Dilworth, Elizabeth, Cherry and adjacent existing urban neighborhoods.

- Improve the efficiency and capacity of existing street network to better accommodate vehicles, pedestrians and bikes. Also included are mechanisms to capitalize on the proximity to the Central Business District, Historic Trolley, future light rail and the Transit Center.
- Provide the ability for potential convention center expansion and the possibility of partnering with the school system.
- Provide ways of integrating historical references to the former Second Ward throughout the neighborhood.
- Respect the existing surrounding land uses. Long-range expansion plans are reflected in the master plan.

For the past three months the Planning Liaison, CCCP Planning and Development Committee, and CMS have been updated on the plan.

The Planning Committee held a public hearing on May 21, 2002 to receive input. Staff was able to address all the questions.

The consultant team presented an overview of the plan to the Economic Development and Planning Committee on June 19, 2002 and requested a public hearing on the plan be held at the June 24, 2002 Council Business meeting. The plan is expected to go back to the Economic Development and Planning Committee on August 21, 2002 for a final committee recommendation and the plan would then be presented to Council for final adoption at the August 26, 2002 Business meeting.

Prior to the City Council being asked to adopt the plan, staff requests that the plan be presented to the public to receive any additional comments.

Funding:

Economic Development Capital Investment Plan

Attachment 6

Second Ward Neighborhood Plan

10. Draft Newell Area Plan



Action: Receive public comments on the draft Newell Area Plan.

Staff Resource: Neil Luther, Planning Commission

Explanation:

The draft Newell Area Plan was developed in response to growing community concern over new development in part of the University City area. The plan will amend land use recommendations from the 1996 Northeast District Plan for the Newell area.

The draft Newell Area Plan makes specific recommendations in the following areas:

- **Land Use:** New development should be pedestrian friendly, comparable in scale to existing neighborhoods, and sensitive to the unique environmental and historic character of the study area.
- **Design:** New development should be of the highest quality and blend into the form and scale of the existing built environment.
- **Transportation:** Streets, sidewalks, bicycle lanes, and greenway trails need to be developed or retrofitted to provide better vehicular and bicycle/pedestrian connectivity through the study area.
- **Environment:** The natural and built environment of Newell needs to be integrated so that areas of significant natural habitat, open space, or agricultural use can be set aside and managed for the benefit of the community.

Committee Discussion:

The Planning Commission conducted a public hearing on the plan on May 21, 2002. Public comment at this meeting focused on concern about a possible North Carolina Department of Transportation study to evaluate the removal of the traffic signal at Rocky River Road and Harris Boulevard. Based on these comments, staff recommends that the reference to this signal project found on pages 19 and 41 be removed from the plan.

Staff presented an overview of the plan to the Economic Development and Planning Committee on June 19, 2002 and requested a public hearing on the plan be held at the June 24, 2002 City Council meeting. The plan is expected to go back to the Committee on August 21, 2002 for a final committee recommendation, and the plan should then be presented to City Council for final adoption at the August 26, 2002 Business meeting.

Community Input:

The planning process for the draft Newell Area Plan included a series of two community and ten study group meetings conducted from February through May of 2002. During these meetings, representatives from the Newell community worked with staff to create a vision for the study area, identify community issues and opportunities and develop recommendations for implementing their community vision. Staff also conducted two design charrettes with study group members in order to identify design issues and prepare appropriate design guidelines.

The draft Newell Area Plan was also prepared in conjunction with faculty and students from the University of North Carolina at Charlotte Department of Geography and Earth Sciences. Students from the spring 2002 semester Small Town Planning class assisted staff with land use verification and meeting facilitation.

Some of the study group's major issues include:

- Protecting and enhancing both the rural character and neighborhood fabric of the Newell community
- Creating a Newell Village Center at the intersection of Old Concord and Rocky River Roads
- Improving the corridor appearance of Newell's gateway thoroughfares, including Old Concord Road, North Tryon Street, University City Boulevard, and W.T. Harris Boulevard
- Providing a left-turn lane and signal at the entrance to Newell Elementary School from Old Concord Road
- Providing a safe pedestrian crossing as part of the planned closure of Rocky River Road at the Norfolk-Southern Railroad
- Acquiring vacant floodplain along Toby Creek on both sides of Rocky River Road as a greenway corridor
- Acquiring property at the headwaters of Toby Creek to serve as a new community park for Newell

Attachment 7
Draft Newell Area Plan

ZONING DECISIONS

11. Rezoning Petition 2002-29

Action: Consider a decision on Petition 2002-29 by Portrait Homes Construction Company for a change in zoning for approximately 47 acres located on the south side of Tilley Morris Road and McKee Road, north of Interstate 485 from R-3 to MX-2 Innovative.

Staff Resource: Keith MacVean, Planning Commission

Explanation:

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of $\frac{3}{4}$ of the Major and Council, not excused from voting, in order to rezone the property.

This item was deferred from the June 17, 2002 Zoning Meeting due to the fact that the full Council was not present.

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

- Phase I – 188 units: Improvements required prior to C.O. for the first unit. Because townhouses (single-family attached) have a different trip rate than single-family detached homes, trip generation for by-right zoning is equivalent to 188 townhouses.
- Mitigating Improvements- pavement widening on the south side of McKee Road to provide westbound dual left-turn lanes from McKee Road to southbound Providence Road in accordance with concept plan prepared by CDOT. Petitioner is responsible for design, utility relocations, construction, pavement markings (removals and restriping), and any other associated costs. CDOT will be responsible for signal and loop detector adjustments.
- Other Site Access Improvements- Petitioner is responsible for all costs associated with the design and construction of an eastbound McKee Road right-turn lane at access “A” as identified by traffic study, westbound McKee Road left-turn lane at access “A”, and northbound Tilley Morris Road left-turn lane at access “C”. Other improvements associated with normal land development requirements. Access “B” on McKee Road cannot be constructed until Tilley Morris is realigned at its intersection with McKee Road.
- Phase I development/multi-family subdivision plans will include the design of improvements of the Tilley Morris/McKee intersection and Access “B” improvements listed below even though they will not be

built as part of phase I construction, except as conditioned below. Multi-family subdivision plan approval will also require a letter of credit for the petitioner's/developer's portion of these improvements.

- Phase II- remaining units and Access "B": Improvements required prior to C.O. for 189th unit
- Mitigating Improvements- Realignment of the Tilley Morris Road/McKee Road intersection to include a westbound McKee Road left-turn lane in accordance with concept plan prepared by EPM. Petitioner is responsible for design, utility relocations, right-of-way acquisition, construction, and pavement markings for the intersection improvements. The City of Charlotte will provide any necessary right-of-way across the fire station property for the realignment/intersection improvement. It is anticipated that the NCDOT will fund the cost of the traffic signal (warranted by CDOT) installation and contribute to the cost of the intersection improvements.
- Other Site Access Improvements- Construction of eastbound McKee Road right-turn lane at Access "B". Construction of westbound McKee Road left-turn lane at Access "B". Other improvements associated with normal land development requirements.
- All plans for intersection and access improvements are to be reviewed by CDOT and the NCDOT during the subdivision process and/or driveway/access permit processes. All improvements must meet all applicable standards/requirements as determined by CDOT/NCDOT.
- Portrait Homes, Inc./developer has committed \$240,000 to mitigating improvements on McKee Road (widening for westbound dual left-turn lanes) and improvements at the Tilley Morris/McKee intersection in addition to required site access and other improvements associated with typical land development requirements. It is estimated that the minor widening on McKee Road for the dual left-turn lanes will cost \$40,000- 50,000, leaving \$190,000- 200,000 available for Tilley Morris/McKee intersection improvements.

Condition:

Tilley Morris/McKee Road intersection improvement costs (not including traffic signalization costs) are estimated to be \$250,000- \$300,000. The developer will contribute approximately \$190,000- 200,000 for this intersection project with remaining funds requested of the NCDOT. Should the NCDOT approve funding for a portion of the construction (\$100,000 maximum) of the intersection improvements and signal costs (\$50,000) at the Board of Transportation meeting in August 2002 or in any meeting thereafter, multi-family subdivision plan approval obtained, and total intersection improvement costs do not exceed the contributing amounts by all

parties as described above, the developer will commence immediately with construction of phase I & II intersection and access improvements.

A note will be added to the site plan providing for the dedication of the additional right-of-way requested for McKee and Tilley Morris Roads and committing to convey by quit claim deed, subject to a reservation for any necessary utility easements and a reversionary interest in any property not used for right-of-way purposes in the future.

The note regarding storm water detention will be modified so as to confirm our commitment to providing detention for the 2, 10, 25, 50 and 100 year storm events for Storm water Basin Numbers 2 and 3 which have been the subject of downstream complaints.

The petitioner commits to provide for the realignment of Tilley Morris Road so that it intersects with McKee Road at a right angle. This realignment will occur through the fire station property and the required right of way for the improvement is to be provided by the City or the owner of the property. The petitioner also commits to providing for the installation of a traffic signal at the realigned intersection (at a cost not to exceed \$35,000.00) once the signal is warranted and approved by NCDOT and CDOT. In addition to this improvement, an eastbound right turn lane and a westbound left turn lane on McKee Road at Access A into the Site and an eastbound right turn lane and a westbound left turn lane on McKee Road at Access B into the Site will be provided. This transportation improvement package involves a financial commitment from Portrait Homes of over \$300,000.00.

Our note dealing with the historic homesite has been revised to clarify that if the Historic Landmark Commission does not ultimately sign the contract related to the preservation of the home, the two-acre homesite will be preserved as open space but Portrait will be allowed to relocate or demolish the house.

The minimum side yard notation will be eliminated and it will be clarified that the minimum building separation is 16 feet.

The minimum setback will be increased to 10 feet and will be measured from the back of the curb on private streets and from the right-of-way on public streets.

The note regarding private open space will be amended to reflect that the 400 square foot minimum per unit will not include buffers, driveways, parking pads or alleys.

The note referencing the percentage of common open space will be amended to commit to a common open space percentage of 23 percent.

The height of the wall along Tilley Morris Road will be 5 feet.

The site plan will identify all landmark trees (24-inches in caliper or larger) and note those landmark trees, which will be preserved. The site plan commits to the preservation of 56 percent of the landmark trees.

Attachment 8

Zoning Committee Recommendation on Petition No. 2002-29.

12. Rezoning Petition 2002-53

Action: Consider a decision on Petition 2002-53 by John Skiouris for a change in zoning for approximately 5.3 acres located east of Cranbrook Drive and northeast of Randolph Road from O-2 (CD) to O-2 (CD) S.P.A.

Staff Resource: Keith MacVean, Planning Commission

Explanation:

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of $\frac{3}{4}$ of the Major and Council, not excused from voting, in order to rezone the property.

This item was deferred from the June 17, 2002 Zoning Meeting due to the fact that the full Council was not present.

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

- The dedication or conveyance of an easement to Mecklenburg County for a portion of the area within the 100-year floodplain
- A 10' x 25' loading space has been added to the site plan
- The impervious area within the 100-foot SWIM buffer does not increase after the redesign of the circulation and parking
- Preservation of the existing oaks with the City arborist and adjoining property owner tagging the trees to be saved

Attachment 9

Zoning Committee Recommendation on Petition No. 2002-53.

POLICY

13. City Manager's Report

14. FY2003 Operating Budget and FY2003-2007 Capital Investment Plan

This item will be included in the Friday, June 21, 2002 Council-Manager memo in order to reflect Council's straw vote decisions from the June 19, 2002 budget retreat.

15. Third Ward Place



Action: Approve the Economic Development and Planning Committee's recommendations as follows:

- A. Endorse Scheme 1B for Third Ward Place;**
- B. Authorize staff to negotiate to acquire land necessary for a new arena;**
- C. Direct city staff to develop a process to select and guide the work of an arena architect / urban design team to prepare a conceptual plan in concert with the design for a park and an overall, conceptual urban design / development plan for Third Ward Place;**
- D. Recommend to Mecklenburg County that county staff develop a process to select and guide the work of a park / urban design team to prepare a conceptual plan in concert with the design for an arena and an overall, conceptual urban design / development plan for Third Ward place; and**
- E. Direct city staff to work with county staff to develop a process to select and guide the work of a planning / urban design team to prepare an overall conceptual development / urban design plan for Third Ward Place in concert with, and coordination of, the arena and park design teams.**

Committee Chair: Lynn Wheeler

Staff Resources: Martin Cramton, Planning Commission
Jim Schumacher, Engineering and Property Management

Explanation:

Council is requested to approve the recommendations of the Economic Development and Planning Committee. Results of the staff's negotiations to acquire land, as well as the recommended process for selecting and directing the work of the urban designer, will be reviewed by the Economic Development and Planning Committee and then come back for the full Council's consideration and approval.

Committee Discussion:

The Economic Development and Planning Committee met on June 12, 2002 to consider Mecklenburg County's endorsement of Scheme 1B for the co-location of the arena and a park. The Committee voted 4-1 (Council members Wheeler, Graham, Cannon and Carter in the affirmative and Council member Lochman dissenting) to support Scheme 1B.

By the same vote the Committee authorized staff to negotiate to secure land necessary for the arena and approved the additional actions to guide the development of an overall concept plan for Third Ward Place.

Council members Mitchell and Tabor were also in attendance.

Background:

- Potential sites for a new arena have been under discussion since 1995.
- In 1998 the Mayor and Council appointed a New Arena Committee, a committee comprised of 14 citizens, to advise on all aspects of the new arena process, including siting.
- The Location Sub-Committee was co-chaired by Alan Wells and Anthony Fox, and its members included Mahlon Adams, David Chadwick, Bill Covington, Ron Wooten and John Fennebresque.
- The committee assessed 17 sites. Fatal flaw analysis eliminated all but 8 of those sites. The 8 sites were subsequently narrowed to five, including the Third Ward site.
- Further staff analysis in 2000 and 2001 determined the Third Ward site to be the preferred site.
- In 2001 Mecklenburg County expressed its intent to place a park in Third Ward and acquired the land in June 2001.
- In February 2002 the City Council and County Commission approved the attached Resolution establishing a joint committee of City and County elected officials to review the issue of a co-locations, as well as to guide the work of City and County staff as alternatives were developed.
- The City's representation on the joint committee included Mayor McCrory, Mayor Pro Tem Cannon, and Council members Graham and White. The County was represented by Commissioners Carney, Cox, Samuelson and Williams.
- The Committee met on March 6, April 3 and May 15. The Committee requested that an arena plan be prepared for Third Ward that incorporated the park, the multi-modal station and the arena into a common plan.

- That plan was presented on May 15 and included Schemes 1 and 2 (attached). The committee unanimously endorsed Scheme 1 and recommended that each group of elected officials take the recommendation for Scheme 1 back to the respective bodies.
- Subsequent to that action Mecklenburg County requested an alternative scenario, which became Scheme 1B, and approved Scheme 1B on June 4, 2002 by a vote of 8-1.

Attachment 10

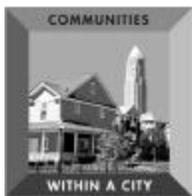
New Arena Location Sub-Committee Report
 February 2002 Joint Resolution
 Scheme 1
 Scheme 1B
 Scheme 2
 Arena/Park Development Scenarios (Sequence of Events)
 Arena/Park Meeting Schedule and Participation
 Third Ward Site Acquisition Process

16. Billy Graham Evangelistic Association Headquarters



This item will be distributed in the Friday, June 21, 2002 Council-Manager Memo in order to reflect recommendations from the Economic Development and Planning Committee's June 19, 2002 meeting.

17. Neighborhood Matching Grant Fund



Action: Approve the Communities Within A City Committee's recommendation to:

- A. Change the Neighborhood Matching Grants Program's unit geography from U.S. Census Tracts to Neighborhood Statistical Areas (NSA); and**
- B. Benchmark eligibility for the Neighborhood Matching Grants Program to the highest median income of a Threatened NSA within the City of Charlotte. The Neighborhood Matching Grants Program geography will include a mix of stable, threatened and fragile neighborhoods.**

Committee Chair: Patrick Mumford

Staff Resource: Toni Tupponce, Neighborhood Development

Policy:

The Communities Within A City Focus Area emphasizes the City's commitment to be responsive to the unique needs that each geographic area presents. The City is committed to maintaining and improving the safety, physical and economic conditions and building capacity in all neighborhoods.

Explanation:

The Communities Within A City (CWAC) Committee recommends changing the qualifying geography for the Neighborhood Matching Grants (NMG) Program from Census Tracts to *Neighborhood Statistical Areas* (NSA). The current program geography for income eligible neighborhoods is based on 1990 census data.

The CWAC Committee also recommends updating the neighborhood income eligibility based on data from the 2002 *Quality of Life* (QOL) Index. The neighborhood median income in the QOL Index is based on neighborhood statistical information gathered locally and updated every two years.

Applying the 2002 Quality of Life income data to the current eligible geographical area would create a major change in income eligibility, because income levels in Charlotte and Mecklenburg have grown rapidly during the last decade. The highest median income within the program's current qualifying geography was approximately \$46,654 in 1990. The highest median income within that same geography is \$109,874, based on the 2002 Quality of Life Index.

The NMG Citywide Review Team reviewed three options regarding income eligibility for the Neighborhood Matching Grants Program:

- Option 1-Uphold the current boundary to retain the existing Neighborhood Matching Grants eligible geography understanding that income eligibility would increase from median household incomes of \$46,654 or less to median incomes of \$109,874.
- Option 2-Consider eligibility for all NSAs listed at "threatened" in the 2002 Quality of Life Index.
- Option 3-Revisit the idea that the Neighborhood Matching Grants Program should support primarily low to moderate-income neighborhoods.

Option 2 continues to support the City's revitalization strategy. Under Option 2, neighborhoods within NSAs with median household incomes less than or equal to \$75,267, or approximately 117% of the Charlotte area median income, will be considered eligible to apply for Neighborhood Matching Grants. Neighborhood eligibility will be updated with each new edition of the Quality of Life Index.

Background:

The Neighborhood Matching Grants Program was initiated by the City in 1993 as a resource to assist primarily low and moderate-income neighborhoods to implement neighborhood projects, improve their appearance or become better organized.

The program provides dollar-for-dollar match in terms of cash or in-kind services for the following four project areas:

Neighborhood Improvement Projects: Physical improvement projects to neighborhoods such as landscaping, neighborhood signs, playgrounds, etc.

Neighborhood Organizing and Organizational Development: Capacity building projects ranging from assistance with the development of organizational by-laws, training for neighborhood leadership, development of newsletters or development of neighborhood improvement plans.

Crime and Public Safety: Assistance with development of crime watch programs, purchase of police bicycles, removal of sight obstructions or safety hazards, etc.

Neighborhood Recreational, Educational and Cultural Initiatives: Projects include tutoring, start-up for computer training for school age children, etc. The partnership with Charlotte Mecklenburg Schools for Computer Access to Neighborhoods was funded through this initiative.

Committee Discussion:

The CWAC Committee discussed the policy changes at their meeting on June 6, 2002. They reviewed ways that the Matching Grants Program has impacted the quality of life in neighborhoods since the program's inception. Their discussion focused on support to continue the program as a resource to assist eligible neighborhoods to undertake appropriate projects that will improve their neighborhoods. The vote was unanimous (4-0) to request Council approval of the proposed recommendations. Council members Mumford, Mitchell, Spencer and Lochman were present. Council member Cannon was absent.

Community Input:

The Citywide Review Team is made up of community volunteers appointed by Council.

Attachment 11

Options Considered by NMG Citywide Review Team
Responses to Questions Raised at the April 22, 2002 Dinner Briefing
Map of NMG Current Program Boundary
Map of NMG Proposed Program Boundary

18. Small Business Enterprise Outreach Program



This item will be included in the Friday, June 21, 2002 Council-Manager Memo.

19. Financial Contribution for National League of Cities' Leadership Summit



Action: Consider allocating \$11,000 in one-time funding from the FY2002 Council Discretionary Fund to the Charlotte Convention and Visitors Bureau to support the National League of Cities' Leadership Summit held in September 2002 in Charlotte.

Staff Resource: Curt Walton, Budget and Evaluation

Explanation:

At the June 17, 2002 Budget Retreat, Council requested that the allocation of \$11,000 to support the upcoming National League of Cities' Leadership Summit be placed on the agenda for the June 24, 2002 Business Meeting. This allocation would be made to the Charlotte Convention and Visitors Bureau to underwrite city tours and hospitality activities during the conference.

The Leadership Summit will be held on September 19-21, 2002 at Ballantyne Resort. The purpose of the summit is to develop stronger communities by promoting local government leadership, and will feature participants and speakers from around the country. Hosting this summit may improve Charlotte's chance of hosting the National League of Cities' Congress of Cities in 2005, which would bring 5,000-6,000 delegates estimated to spend \$7.1 million during the conference.

Funding:

The recommended source of funding for this request is Council's FY2002 Discretionary Fund. The existing balance in this year's fund is \$80,988, which will return to General Fund fund balance at year-end if not spent.

BUSINESS

20. Connectivity Study Contract



Action: Approve contract with the Hopper Team in the amount of \$196,124 to formally study the four identified pilot connectivity locations for possible vehicular, pedestrian and/or bike access as part of the Smart Growth initiatives.

Staff Resource: Norm Steinman, Transportation

Explanation:

The Connectivity Study is an evaluation of possible conditions that currently exist for future pedestrian, bicycle and / or vehicle connections. Connectivity is a Smart Growth tool designed to allow movements between neighborhoods without using thoroughfares. The study will determine if it is feasible to pursue possible connections in four specific, already developed areas of Charlotte. However, the City is not committed to any action should the studies prove connectivity at the proposed locations to be infeasible or undesirable. Locations deemed infeasible for automobile connectivity will still be evaluated for pedestrian and bicycle connectivity.

These areas include:

- I. Northeast Area- Beatties Ford, I-85, Lake View, W.T. Harris, W. Sugar Creek
- II. West Quadrant- West Blvd., Billy Graham Parkway, I-77, Remount Road
- III. South/McAlpine Creek Area- Approximately one mile of coverage of each side of the creek
- IV. Eastland Mall Area- One-mile radius coverage around Eastland Mall

City staff selected five consultant teams to interview for consideration. Each team was allowed 15 minutes for team introductions and a presentation. They were each then asked the same battery of questions to determine their suitability for the project. Team interviews were evaluated and rated based on the following:

- Ability and experience in successfully accomplishing public participation
- Knowledge of the specific Charlotte communities in these pilot study areas, their leaders and their issues
- Quality and clarity of graphic presentations of connectivity options and the communication skills of the key task leaders to explain the options

- Knowledge of the tradeoffs involved in implementing connectivity projects and how concerns about negative impacts might be addressed
- Knowledge of the processes involved in identifying and acquiring property for connectivity projects

After careful consideration and evaluation, staff selected the Hopper Team as their preferred consultant for the Connectivity Study. The Hopper Team consists of:

- Mary Hopper Communications: Serve as the consultant team project manager and public involvement task leader.
- HDR Engineering: Provide the engineering studies and cost estimates for the connectivity alternatives.
- Dan Burden: Coordinate the community design workshops and analyze connectivity alternatives.

A scope of services / cost breakdown is provided as an attachment.

The study will produce a listing of “preferred connectivity alternatives”, with drawings and / or photographs, as well as written documentation of the technical assessments and the comments of the stakeholders. Schematic drawings and associated cost estimates will be provided with the final list of proposed projects.

In addition to defining specific connectivity alternatives, this study will also identify possible citywide policy recommendations and a matrix of criteria to be used for prioritizing future connectivity projects.

The study is expected to take approximately one year, with a mid-study progress report to Council in January 2003, and a presentation of findings and final draft report in June 2003.

Background:

Connectivity was identified as a priority by Council at their retreat in January 1998. In April 1999, Council approved a five-task work plan for the Connectivity Program. It was determined that staff should pursue:

- Developing a major collector map: Council approved the Connectivity Collector Map at the November 27, 2000 Business Meeting. The map identified both existing and yet to be built major collectors.
- Reviewing developmental regulations to determine any needed changes, and evaluate for any development incentives that may complement the effort: Staff has not yet identified any incentive recommendations. This is still in discussion.
- Reviewing residential street standards: City staff continues to review these standards through a number of work initiatives, including Smart Growth.

- Evaluating where possible conditions currently exist for future pedestrian, bicycle, and / or vehicle connections through a Connectivity Study: Council approved the Transportation Committee recommendation to hire a consultant to formally study the identified pilot connectivity locations as part of the Smart Growth initiatives at their March 26, 2001 Business Meeting.
- Implementing the recommended connections: This would be the next phase upon the completion of the Connectivity Study.

Community Input:

Public involvement will be the key to the success of the project. The strategy and organization for the public involvement will include:

- Educating the general public on the big picture of Smart Growth and Connectivity Study.
- Creating efficient processes for public involvement during project planning.
- Establishing procedures for the efficient planning and execution of public involvement programs.
- Developing an appropriate communications plan based on the scope of each project.

Funding:

Capital Investment Plan

Attachment 12

Connectivity Study Scope of Services

21. City West Commons Financing Plan



Action: A. Approve an application to HUD to transfer the Arbor Glen Section 108 loan (\$2,524,000) and Economic Development Initiative grant (\$950,000) to Westover #1 LLC for financing the City West Commons Shopping Center; and

B. Approve an amended loan agreement for the City's \$900,000 Economic Development Revolving Loan Fund loan to Westover #1 LLC revising the repayment terms in accordance with the new financing plan.

Staff Resources:

Robert J. Sweeney, President, Charlotte-Mecklenburg Development Corporation
Stanley Watkins, Neighborhood Development

Policy:

The Economic Development Focus Area seeks to improve business conditions along the City's distressed business corridors such as West Boulevard. Also, the Westside Strategic Plan recognizes the need to revitalize Westside business areas, eliminate blight and redevelop the Westover Shopping Center. The 1999 West Boulevard Corridor Plan established as its first priority the redevelopment of Westover Shopping Center. Finally, neighborhood plans for Reid Park, Arbor Glen and Wingate identified the need for quality retail services in the area.

Explanation:

The Charlotte-Mecklenburg Development Corporation (CMDC) has requested the use of Section 108 loans (\$2,524,000) and Economic Development Initiative Grant (EDI) (\$950,000), previously pledged for the Arbor Glen Shopping Center site, to provide construction/permanent financing for the City West Commons Shopping Center (formerly Westover Shopping Center). The 35,650 square foot City West Common Shopping Center, located at the northeast corner of West Boulevard and Remount Road, will include a Police District Office and spaces for retail and service businesses. An out parcel is available for a restaurant or banking operation.

The reasons for the transfer request are that Section 108 financing has a lower interest rate and carries a 20-year amortization period, which are more favorable terms than bank financing. The EDI grant is provided with the loan and requires no repayment. The EDI grant will be used as equity for the project.

On August 4, 1999 the City was awarded a Section 108 loan (\$2,560,000) and on December 21, 1999, awarded an EDI grant (\$950,000) from the U.S. Department of Housing and Urban Development (HUD) for the Dalton Village Shopping Center. The project did not move forward because of difficulty in securing a grocery store tenant and the Charlotte Housing Authority's decision to concentrate on the housing development phase of the Arbor Glen project. This loan and grant commitment from HUD expires September 30, 2002.

The Section 108 loan is guaranteed by the City's annual Community Development Block Grant (CDBG) allocation of \$4.9 million. The City's Section 108 Loan authority is 5 times that allocation or \$24.5 million. The City currently has \$4.6 million in Section 108 loans outstanding.

In order to protect the City's CDBG funds, the CMDC will provide an irrevocable Letter of Credit (LOC) for the benefit of the City to cover their entire Section 108 loan in the event of a default on the payments. In addition, leases on 80% of the space will be required before loan and grant funds are disbursed. Currently 41% of the 35,680 square feet shopping center is leased.

*Sources of Funds	Amount
Land	Donated
HHS Grant	\$500,000
HUD 108 Loan	2,524,819
EDI Grant	950,000
City EDRLF Loan	900,000
TOTAL	\$4,874,819

*Uses of Funds	Amount
Land and Demolition	\$553,755
Architecture & Eng.	137,621
Construction	3,211,992
Financial	288,485
Administration	100,316
Marketing	51,000
Legal	90,922
Relocation	220,462
Contingency	220,266
TOTAL	\$4,874,819

*See attached City West Commons Construction Costs

Both the loan and grant transfer to the City West Commons Shopping Center significantly improve the cash flows, enabling the project to return the City's current \$900,000 loan more quickly. According to CMDC's projections, the new loan and grant financing will allow the shopping center to generate approximately \$63,000 in net cash flow annually, after funds for 108 debt service, maintenance reserves and 5% vacancy. Therefore, the City's \$900,000 loan agreement will be amended to be amortized over 25 years at 4% (the current interest rate on the loan), utilizing \$57,000 of these available funds.

For the five years following this Council action, cash flows after debt service of the 108 and Economic Development Revolving Loan Fund (EDRLF) loans would be made available to Weed and Seed, Inc. for the funding of its program of work. At the end of five years, the cash flow after all debt service will be allocated to the Westover #1 LLC partners to be divided as per their respective ownership interests.

If the shopping center is sold, Westover #1 LLC would be required to first retire the HUD Section 108 loan; and second, retire the City's \$900,000 EDRLF loan. The residuals would be allocated to the Westover #1 LLC partners. Based on estimated income and expense projections, the shopping center is projected to have a net value, after the payment of loans, of \$780,000 in year ten. The new loan agreement will additionally require Council approval prior to any sale or refinancing of the shopping center.

Background:

Westover LLC#1 is comprised of CMDC (57%), Reid Park CDC (29%) and West Enterprise Community (14%). CMDC is the General Partner.

- Since 1998, CMDC has received \$2,450,000 in grant support from the City, \$2,350,000 in grants from the County, a \$1,000,000 grant from the State and \$1,713,977 in grants from the federal government. These funds have been used primarily for the Wilkinson Park Business Center.
- Reid Park has contributed a \$500,000 Health and Human Services grant to the development of City West Commons Shopping Center and \$25,000 in predevelopment funding. The City provides Reid Park CDC with \$50,000 in operating funds annually through the Charlotte Neighborhood Fund contract with the Enterprise Foundation. The City, Enterprise Foundation and the N.C. Community Development Initiative Corporation provide technical assistance and development planning services to Reid Park staff. The City provides real estate loans for Reid Park's housing development projects, with a total of 46 homes developed to date. The City is also financing the completion of Garden Villas, a HUD 203K project, and another 46-unit subdivision is being planned.
- West Enterprise Community (WEC) has contributed \$22,225 to the predevelopment costs of the center. WEC is in the process of restructuring / dissolving and currently receiving no financial support from the City.

A history of the Westover / City West Commons project is attached.

Funding:

108 Loan

EDRLF City Loan

Attachment 13

Weed and Seed Board and program of work

City West Commons - Annual Cash Flow Summary

City West Commons - Rent Roll

City West Commons - Construction Costs

History of Westover / City West Commons

22. Workforce Development Board (WDB) Contract



Action: Approve a contract up to the amount of \$3,467,465 between the City of Charlotte and the Charlotte-Mecklenburg Workforce Development Board to administer Workforce Investment Act and Welfare-to-Work programs and services.

Staff Resource: Stanley Watkins, Neighborhood Development

Policy:

The Communities Within A City and Economic Development Focus Areas emphasize preparing people for quality employment and meeting the workforce needs of employers. Workforce development for adults and youth are part of the City's overall neighborhood revitalization strategy and are coordinated with partner agencies through the Charlotte-Mecklenburg Workforce Development Board.

Explanation:

The Workforce Development Board (WDB) is requesting Council to approve a contract in an amount up to \$3,467,465 to administer the Workforce Investment Act (WIA) and Welfare to Work (WtW) programs and services. The WDB is responsible for implementing WIA and WtW services in the Charlotte Mecklenburg area according to State guidelines and monitoring the performance of WIA and WtW contractors.

On June 25, 2001 Council granted the WDB authority to directly contract with vendors to provide services. This contract will allow the WDB to fund its operation and contract with and monitor agencies to provide WIA, WtW and North Carolina Employment and Training Grant (NCETG) funded services.

In FY02 (through April 30, 2002), the WDB provided training and placement services to 393 adults and dislocated workers, 118 youth, 183 WtW participants and operating support for the WDB and two JobLink Career Centers. The two JobLink Centers served 6,800 people through other services coordinated with JobLink Center partner agencies.

In FY03, the Charlotte-Mecklenburg Local Area will carry forward \$512,029 in WIA and \$785,850 in WtW funds and receive \$1,937,102 in new WIA funds. It is anticipated that an additional \$146,851 in 10% statewide and \$85,633 in NCETG funds will be received for a total available funds of \$3,467,465. Should actual amounts vary from the estimates more than \$100,000, an amendment will be brought to Council for approval. The program funding for FY03 is outlined in the chart on the next page:

Fund Source	Projected Carryover	FY03 Allocations	Totals
WIA			
Administration	* \$32,000	\$193,710	\$225,710
Adult	*46,000	488,010	534,010
Dislocated Worker	* 143,000	701,075	844,075
Youth	* 250,000	554,307	804,307
10% Statewide	* 41,029	* 146,851	187,880
NCETG		* 85,633	85,633
WtW	* 785,850		785,850
Totals	\$1,297,879	\$2,169,586	\$3,467,465

*Estimated

These funds will provide training and placement services to 297 adults and dislocated workers, 236 youth, 333 WtW participants and operating support for the WDB and three JobLink Centers. The three JobLink Centers that will be chartered for the coming year should serve 8,000 people through other services coordinated with JobLink Centers partner agencies. The WDB has received additional federal and United Way emergency funds, not administered through the City, that will be used for dislocated workers and greatly enhance the numbers served.

Attached are the WDB FY02 Balanced Scorecard and achievements and FY03 WDB Contract, which establish benchmarks for the coming year.

Funding:

U.S. Department of Labor, Workforce Investment Act of 1998

U.S. Department of Labor, Welfare-to-Work Funds

North Carolina Employment & Training Grant

Attachment 14

WDB FY02 Balanced Scorecard

FY03 WDB Contract and Balanced Scorecard

WDB Board

23. Storm Water Interlocal Agreement and Billing and Collections Methodology Document

Action: Approve the revised Storm Water Interlocal Agreement, which is an agreement for the operation of a single storm water system in Mecklenburg County, with attachments to include the Billing and Collections Methodology Document.

Staff Resource: Steve Sands, Engineering and Property Management

Explanation:

In October 1993 Council approved the Interlocal Agreement that defines the operation of a consolidated storm water program in Mecklenburg County. State law requires coordination among storm water programs operating in the same geographic area; specifically, the legislation prohibits the imposition of fees for storm water services by more than one entity in a given area. The Interlocal Agreement enables the City and the County to meet these legislative requirements by defining the allocation of roles and funding.

The implementation of the new Banner Utility Management System software in 1999 has lead to increased costs for billing and collections of storm water, water, and sewer fees. Over the past six months, a project management group consisting of representatives of Charlotte-Mecklenburg Utilities, Mecklenburg County Storm Water Services, Charlotte Storm Water Services, and City of Charlotte Finance Department, have worked with a consultant, Raftelis Financial Consulting, to structure a method for allocating the costs of billing and collecting the fees for storm water, water, and sewer services. In addition, the consultant compared our cost of providing billing collection services to other municipalities' costs of providing similar services.

Through a nationwide benchmarking effort, the consultant found our costs to be reasonable as compared with 12 similar communities. The work of this group has resulted in the development of the Billing Collections Methodology Document, which will become an attachment to the Interlocal Agreement, as well as some of the changes to the Agreement itself.

The Interlocal Agreement defines the City's responsibilities as follows:

- Maintain and improve the "minor" drainage system within the City (streams, pipes, and culverts with watersheds less than one square mile).
- Protect the quality of storm water runoff and surface waters as required by the Clean Water Act.
- Bill and collect the combined storm water fee countywide; disburse the portion of revenues collected on behalf of the County and Towns to the County monthly.
- Operate the storm water customer service function countywide; receive and log service requests from citizens who call 704-336-RAIN.

- Review and approve all fee credit applications within the City, in accordance with the credit policy jointly approved by the City Council and Board of Commissioners.
- Appoint members to the Storm Water Advisory Committee (SWAC), which advises the Council and Commissioners on storm water matters.

The Interlocal Agreement defines the County's responsibilities as follows:

- Maintain and improve the "major" drainage system countywide (streams with watersheds greater than one square mile).
- Serve as the financial entity that charges storm water fees countywide. The portion of the fee for City activities is set by City Council, and the portion of the fee for County activities inside the City is set by the Board of County Commissioners.
- Appoint members to the Storm Water Advisory Committee (SWAC), which advises the Council and Commissioners on storm water matters.

Key revisions from the original agreement include the following:

- In accordance with the Phase II National Pollutant Discharge Elimination System (NPDES) regulations administered by EPA and the NC Division of Water Quality, the County may provide water quality services as assigned to the County.
- The agreement references the "Billing and Collections Cost Allocation Methodology Document," which details the process by which the costs of billing and collections will be shared with the County. The methodology document may be amended by mutual agreement of the City and County Managers. A fact sheet regarding key elements of the methodology document is attached.
- The agreement includes a resolution process if the City and County Managers cannot agree on a billing and collections budget prior to the beginning of the fiscal year. The process calls for resolution by a committee consisting of the Managers, two Council members, and two Commissioners.
- Either the City or the County may choose to discontinue this billing arrangement, and 360 days notice is required.
- The Storm Water Advisory Committee may be given the following added responsibilities, subject to ordinance amendments by City Council and/or the Board of County Commissioners:
 - Hear and decide appeals and variance requests with respect to the stream buffer provisions of the City or County as allowed by buffer and floodplain regulations.
 - Hear and decide appeals and requests for variances on floodplain regulations of the County, City, or Towns.

Charlotte Storm Water Services, Charlotte-Mecklenburg Utilities, City of Charlotte Finance Department, and Mecklenburg County Storm Water Services have reached consensus on the content of both the Interlocal Agreement and the methodology document.

The Board of Commissioners considered and approved the documents at their meeting on June 18, 2002.

Attachment 15

Billing and Collections Cost Allocation Document
Interlocal Agreement

24. Appointments to Boards and Commissions

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

A. BUSINESS ADVISORY COMMITTEE

One appointment beginning immediately and serving until June 2003 to replace Mike Spinelli.

Thomas Dorsey by Council member Mumford
Stephen Earley by Council member Cogdell
Raymond Groth by Council member Spencer
Mark Harley by Council member Mitchell
David Pike by Council member Tabor

Attachment 16

Applications

B. PRIVATIZATION/COMPETITION ADVISORY COMMITTEE

One appointment beginning immediately and ending March 2003 to replace Stephen Hayes.

Raphael Basisa by Council member Carter
Andrew Diwik by Council member Lochman
James J. Ferguson, II by Council member Mitchell
Christopher Hailey by Council member Cogdell

Attachment 17

Applications

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 and are low bid.

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

Contracts awarded to Minority and Women Business Development (MWBD) certified companies are noted. The MWBD abbreviations are as follows:

ABE – Asian American

BBE-African American

HBE – Hispanic

NBE-Native American

WBE – Non-Minority Women

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

Contractors and Consultants

All contractors and consultants selections follow the Council approved process unless explained otherwise.

CONSENT I

25. Various Bids

A. Prosperity Church Road Widening, Phase 2 E&PM

Recommendation: The City Engineer recommends the low bid of \$2,554,534.77 by Sealand Contractors of Charlotte, North Carolina. This project consists of widening Prosperity Church Road from Katelyn Drive to north of Loganville Drive to a four-lane, median divided roadway with bike lanes, curb and gutter, planting strips and sidewalks. This work is funded under the 2000 Transportation Bonds and will be completed by November 30, 2003.

B. Park Road Roundabout E&PM

Recommendation: The City Engineer recommends the low bid of \$525,929.29 by Sealand Contractors Corporation of Charlotte, North Carolina. This project will construct drainage, sidewalks, drives, wheelchair ramps, curb, and roadway improvements from Ideal Way to Worthington Avenue on Park Road. Also included is the construction of a roundabout with landscaping. The purpose of the project is to beautify this part of Park Road and calm traffic. The project will also solve a drainage problem identified as a part of the

Magnolia/Kirkwood drainage project. Combining the drainage project with the beautification will minimize disruption to the neighborhood.

C. Concrete Installation and Repair, FY2002 E&PM

Recommendation: The City Engineer recommends the low bid of \$269,508.75 by Carolina Cajun Concrete, Inc. of Charlotte. The work in this contract includes removal and replacement of deteriorated curb, sidewalk, drives and pavement sections at various locations within the city limits of Charlotte, North Carolina.

D. Curb Replacement, FY2002 E&PM

Recommendation: The City Engineer recommends the low bid of \$639,652.20 by Dot Construction of Charlotte, North Carolina. This project will construct approximately 19,000 feet of concrete curb and gutter at various locations within the City of Charlotte. This is part of an ongoing program to replace deteriorated curb and gutter.

E. Vehicle Washing Services Various

Recommendation: The Business Support Services Procurement Services Director recommends award of contract for Vehicle Washing Services to Auto Bell Car Wash, Inc., Charlotte, North Carolina, in the estimated annual amount of \$120,000. This will be a one-year contract, with the option to renew for two additional one-year terms. This bid establishes a unit price contract for Vehicle Washing Services for City Key Business Units.

F. Sanitary Sewer and Water Main Construction- U.S. Highway 29 2001 Annexation Area CMU

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$608,699.86 by R & R Utilities, Inc. of Greer, South Carolina. This project consists of various sewer and water main pipes, manholes, fire hydrants, and other erosion controls.

G. Sanitary Sewer Construction-Trunk to Serve Courtney Lane-Matthews CMU

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$252,960.02 by Foster Utilities, Inc. of Pineville, North Carolina. This project consists of various sewer pipe, manholes, and other erosion controls

MWBD: Foster will subcontract \$5,000 to Foster Clearing & Chipping, a certified WBE.

H. Refuse Trucks-Item B-1 Rear Loader Body Solid Waste

Recommendation: The Solid Waste Services Key Business Executive recommends the low unit price bid of \$36,694 submitted by Lodal-South, Inc. of Rockingham, North Carolina for rear load body refuse trucks. The terms of the contract are for one year with two, one-year options to renew.

**26. Set Public Hearing Date for McIntyre Subdivision
Voluntary Annexation**

Action: Adopt a resolution setting a public hearing for July 22, 2002 for a voluntary annexation of property known as the McIntyre Subdivision.

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

Attachment 18

Resolution

Map of proposed annexation area

CONSENT II

27. Public Safety Radio System Upgrade



Action: A. Approve a change order to the existing contract with Motorola Inc. to upgrade the Public Safety Radio System to include a mobile data component. The change order amount is not to exceed \$623,318; and

B. Approve the exercise of Option I against the Motorola contract approved in October 2001. This Purchase for \$2,699,076 includes the \$623,318 requested in the change order. This is a continuation of the Radio System Upgrade Contract that was approved by Council in October 2001.

Staff Resource: Susan Johnson, Business Support Services

Explanation:

The Radio System Upgrade contract signed with Motorola in October 2001 contained two option phases for completing the upgrade of the existing Radio System. The first option, Phase II, of this contract provides for the replacement of the existing CMGC Radio Site with simulcast technology and the replacement of radio simulcast control equipment that is no longer in production. Cost for this portion of the upgrade is \$2,075,758. The change order is necessary to allow for the integration of mobile data into the Public Safety Radio Infrastructure.

The data infrastructure provided by Motorola was chosen because it allows for seamless integration with the State of North Carolina Mobile Data System and the City's existing radio infrastructure. The data integration, when completed, will provide for essential state and regional Public Safety inter-agency communication and coordination during emergencies and is the first of several projects being considered to eliminate communications problems that have been documented by other agencies during emergencies. The cost associated with the change order is \$623,318.

The capital cost of the Simulcast Upgrade Projects are incorporated in the original fee model and are to be charged to all City and County Departments and Towns that utilize this radio system. Costs are calculated on a per radio per month basis. The investment in the mobile data component will be covered by charges to the mobile data users.

City and County staff met again on June 12, 2002 to continue work on the Radio Consolidation Interlocal Agreement. Significant progress was made in achieving an agreement. A target date of August 13, 2002 was set for consideration by the County Commissioners and August 19, 2002 consideration by City Council.

Funding:
Capital Investment Program

28. Fire Computer Aided Dispatch (CAD) System, Automatic Vehicle Locator, GIS-based Planning Software System



Action: Approve a contract for Computer Aided Dispatch (CAD) System, Automatic Vehicle Locator (AVL), GIS-based Planning Software System (PSS) with TriTech Software Systems for a sum not to exceed \$ 1,549,312 inclusive of three-year maintenance agreement for CAD, and one-year maintenance agreement for AVL and PSS.

Staff Resource: Chief Luther Fincher, Fire

Explanation:

The Fire Department comprehensively analyzed its needs and created a Request for Proposals for an integrated information system that will provide the foundation for and extend the functionality of a computer-aided dispatching (CAD) system as a part of its information systems master plan. CAD, AVL, and PSS will enable the Fire Department to:

- Conduct resource planning
- Determine equipment needed to respond to specific premise/location
- Develop and analyze scenarios for optimum deployment of resources
- Receive transferred calls from MEDIC without manual re-entry
- Build CAD environment around fault-tolerant systems
- Upgrade the current mainframe based CAD system to a user friendly Windows-based system
- Create ad-hoc reports
- View and monitor apparatus availability
- Streamline communication between the dispatcher and the firefighters responding to calls
- Deploy the closest unit to the call

The Fire CAD is the primary system for dispatching Fire emergencies, and, as such, logs and initiates the dispatching process. The primary task of the fire telecommunicator is to ascertain the basic nature and location of the emergency and dispatch the appropriate resources as quickly as possible. AVL will be used as a tool to, in times of emergency, dispatch the closest and appropriate apparatus to the incident.

The Fire Department's current information management consists of mainframe systems that were first programmed in the 1970's and 1980's and have been continually patched and modified. They are technologically obsolete and lack functionality and flexibility to meet current needs; they are also expensive to maintain, costing over \$200,000 per year for mainframe usage and application support. Fire cannot report to the National Fire Incident Reporting System with its current systems.

The RFP was issued on December 13, 2001, with proposals due back by February 15, 2002. Four bids were received, from FDM, Tritech, OCI and Logisys. OCI and Logisys did not bid on the AVL and PSS sub-systems. A decision was made on March 15, 2002, and contract negotiations with the bidder who met the maximum number of the mandatory requirements were undertaken with the assistance of the City Attorney's Office's recommended outside counsel.

The contract price of \$1,549,312 includes all implementation costs, as well as three-year maintenance for CAD, one-year maintenance for AVL and PSS. However, this price does not include shipping and handling charges, which will be based on actual incurred expenses, and some of the third party hardware and software, which can be procured at a cost saving by the City in accordance with the vendor/City specifications.

Funding:

911 surcharge fee on telephone landlines and cellular service

29. Audio Recording System for Fire



Action: A. Reject the non-responsive low bid of \$96,046 by Voice Print; and

B. Approve a contract for an Audio Recording System with Audio Data Systems for a sum not to exceed \$124,855.

Staff Resource: Chief Luther Fincher, Fire

Explanation:

The Audio Data Recording System will record all phone and radio conversations of the Fire Dispatch Center. Audio Data Systems has proposed Mercom's Audiolog System. Audiolog represents a state of the art, Windows NT, PC based voice-logging system. This system offers the Fire Department many improvements over the current system, including:

- Existing interfaces with radio and E-911
- Disk storage that makes fast and easy call retrieval possible
- Search and playback of up to 16 channels at a workstation
- Multiple ways of searching (e.g., date, time, operator, etc.)
- Expansion of up to 144 recording channels
- Transferring calls to either cassette tape or CD
- Compatibility with City IT standards

The current Dictaphone Veritrac 9000 system is over twelve years old. It has the following limitations:

- Call check at workstation does not record radio
- Current reel-to-reel tapes lose clarity
- Searching for a call requires a serial search on tape, which is very labor intensive

- Only 30 available channels for recording
- All searching and playback must be done at the recording unit, making the work inconvenient and away from a workstation
- Current system cannot tag or index recordings
- Current system cannot record phone lines outside of the Communications Center
- There is no room for channel expansion
- Due to the age of the system, maintenance costs exceed \$10,000 per year

The RFP was issued on February 15, 2002, with proposals due back by March 14, 2002. Five bids were received, from Audio Data Systems, CRS, CVDS, Dictaphone and Voice Print.

The low bid of \$96,046 by Voice Print was rejected because they did not submit a fault-tolerant system, which is a critical requirement that the other vendors complied with. CFD estimates an adjusted price of \$176,256 to make Voice Print's bid comparable to the other proposals.

A decision was made by April 8, 2002, and contract negotiations with the bidder who met the maximum number of our mandatory requirements were undertaken with the assistance of the City Attorney's Office's recommended outside counsel. The contract price of \$124,885 includes all implementation costs. Audio Data System meets our requirements closely than all the other proposals. They were the low bidder once all the mandatory requirements were tallied.

Funding:

911 surcharge fee on telephone landlines and cellular service

30. Charlie Two District Office Lease

Action: Approve a six-year lease, in the amount of \$367,008, between the Charlotte-Mecklenburg Police Department and Morris Investment Company for the Charlie Two District Office.

Staff Resource: Major Jackie Maxwell, Charlotte-Mecklenburg Police Department

Explanation:

The Charlie Two District Office is located at the Eastway Crossing Shopping Center at 3024 Eastway Drive. The district office has been in a 3,000 square foot space that was inadequate for its needs. The space next to the district office became available and the Police Department negotiated with Morris Investment Company, the owners of the shopping center, to lease the additional space.

The new office space combines the original office with the 4,800 square foot space next door for a total of 7,800 square feet. The new space has offices for the East Service Area Major and the Charlie Two District Commander and supervisors. It also has a room that can be used for community meetings.

The lease is for a six-year term beginning July 1, 2002. For the first year of the lease, the department will pay only Common Area Maintenance (CAM), tax and insurance for a total of \$16,302. In the second year of the lease, the department will begin paying rent that will start at \$50,700 a year and increase incrementally to a rate of \$57,072 in the sixth year. The rates plus CAM, tax, and insurance equate to \$8.59 per square foot in the first year and rise to \$9.41 in the sixth year. Other tenants in the shopping center pay between \$10.50 and \$16.21 per square foot per year.

The Police Department is allocating \$250,000 in assets forfeiture funds for the upfit of the additional space.

Funding:

Police Department operating budget

31. Supplemental Municipal Agreement-Continued Use of the Independence Boulevard HOV Lanes as Express Bus Lanes

Action: Adopt a resolution authorizing the Transportation Key Business Executive to execute a Supplemental Municipal agreement between the North Carolina Department of Transportation (NCDOT) relating to the continued use of the Independence Boulevard HOV lanes as express bus lanes during the duration of the Independence Boulevard widening project.

Staff Resource:

John Muth, Charlotte Area Transit System

Explanation:

As the NCDOT continues construction of the Independence Expressway, current construction phasing will impact express bus lane operations. This supplemental agreement will keep the express lanes operational during the project. The NCDOT has appropriated \$500,000 to this effort with the City appropriating additional funds to be paid to the NCDOT not to exceed \$395,000. An additional \$105,000 will be allocated for traffic signal and other traffic control related work as needed. The total estimated cost to the City is \$500,000.

The format and cost sharing philosophy is consistent with past municipal agreements.

Funding:

Capital Investment Plan

Attachment 19
Resolution

**32. Declaration of Withdrawal for an Alleyway Running
Between Quincey Street and Lincoln Street**

Action: Adopt a resolution stating that the 10-foot alleyway running between Quincey Street and Lincoln Street is not part of the adopted street plan (thoroughfare plan).

Staff Resource: Scott Putnam, Transportation

Policy:

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

Explanation:

According to North Carolina General Statute 136-96, a right-of-way not utilized within 15 years of dedication can be abandoned through the recording of the Declaration of Withdrawal with the Register of Deeds. The statute requires the City to adopt a resolution stating the right-of-way to be abandoned is not part of a proposed street plan. This unused and unopened alleyway is not part of any such plan; therefore, the City has determined that all necessary requirements of the statute will have been met by adopting the resolution. Charlotte-Mecklenburg Utilities (CMU) has no existing utilities within the area to be abandoned that would require an easement.

Petitioner:

Thomas A. and Melissa J. Baker

Right-of-Way to be abandoned:

An alleyway running parallel to South Mint Street between Quincey Street and Lincoln Street

Location:

From Quincey Street southwesterly approximately 141 feet to its terminus at Lincoln Street

Reason:

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

Attachment 20

Resolution

Map

33. Transit Corridor Contract Extensions

Action: Approve contract extensions for Major Investment Studies (MIS) and Program Advisor Services (PAS) in four transit corridors and authorize the City Manager to execute the following contract amendments:

- A. Approve an amendment to the existing contract with Gannett Fleming Corddry and Carpenter to complete the major investment studies of the West and Southeast Corridors for an amount not to exceed \$200,000;**
- B. Approve an amendment to the existing contract with HDR Engineering of the Carolinas to complete the major investment studies land use planning for the West and Southeast Corridors for an amount not to exceed \$200,000;**
- C. Approve an amendment to the existing contract with Parsons Brinckerhoff Quade and Douglas to complete the major investment studies of the North and North East Corridors through for an amount not to exceed \$214,000;**
- D. Approve an amendment to the existing contract with LDR International to complete the major investment studies land use planning for the North and Northeast Corridors for an amount not to exceed \$170,000;**
- E. Approve an amendment to the existing contract with Parsons Brinckerhoff Quade and Douglas to complete the program advisor services for the West, Southeast, North and Northeast Corridors for an amount not to exceed \$371,000; and**
- F. Approve an application to amend North Carolina Department of Transportation (NCDOT) grant #00-DG-025 for an increase of \$2,500,000.**

Staff Resource: John Muth, Charlotte Area Transit System

Policy:

The 2025 Transit Land Use Plan which calls for the implementation of high capacity transit in five travel corridors.

Explanation:

The five contract amendments will authorize the consultant firms of Gannett Fleming, HDR, LDR and Parsons Brinckerhoff to complete the Major

Investment Studies, Land Use Planning, and Program Advisor Services for the West, Southeast, North and Northeast Transit Corridors. The anticipated completion dates for these studies was late 2001.

However, modifications to the travel demand model, a focus effort on achieving air quality conformity, additional alternative analyses, and the need to have the consultants participate in the subsequent system development plans have extended the completion of all the studies until the fall of 2002. These additional efforts were not envisioned at the time the agreements were executed with the consultants.

The amendment to the North Carolina Department of Transportation (NCDOT) Grant #00-DG-025 consists of direct costs from inception of the corridor studies which were not included in the original grant application, estimated direct costs through the contract extension period, original budget scope deficit and applicable indirect costs for a total of \$1,345,000 additional budget requested with the MIS extensions.

Background:

On February 28, 2000 Council approved agreements with Gannett Fleming, LDR and Parsons Brinckerhoff to conduct the Major Investment Studies and Program Advisor Services for the West, Southeast, North and Northeast Transit Corridors. The studies are conducted in compliance with the federal process to determine the feasibility of different modes of transportation in the corridors and are funded with federal, state and local dollars from the one half-cent sales and use tax. The program advisor services being provided by Parsons Brinckerhoff will ensure the use of uniform assumptions and study methodologies.

The original value approved by Council for each agreement is as follows:

Gannett Fleming	\$1,631,929
HDR	\$1,095,165
Parsons Brinckerhoff	\$1,669,860
LDR	\$1,084,520
Parsons Brinckerhoff (Program Advisor)	\$1,195,296

Funding:

CATS Capital Investment Plan

34. Rail Corridor Improvements to Charlotte Convention Center

This item will be included in the Friday, June 21, 2002 Council-Manager Memo.

35. Refuse Collection Vehicles Cab and Chassis and Recycle Truck Body Unit Purchase Price Contracts

Action: Authorize the City Manager to:

A. Execute a unit price purchase contract with Southern Truck Service, Inc., of Charlotte, North Carolina to supply at a unit price of \$92,996 for automated, at a unit price of \$82,070 for recycle and at a unit price of \$79,756 for rear loader refuse collection trucks' cab and chassis for use in Solid Waste Services operations; and

B. Execute a unit price purchase contract with Lodal-South Inc., of Rockingham, North Carolina to supply recycle truck bodies at a unit price of \$41,690 for use in Solid Waste Services operations.

Staff Resource: Wayman Pearson, Solid Waste Services

Explanation:

On April 15, 2002, invitations to bid on refuse trucks were sent to 22 vendors and a mandatory pre-bid conference to exchange information or to answer questions from potential bidders was held on Monday, April 29, 2002.

Vendors could submit unit purchase price bids on any number or combination of the following options:

- Item A - 1. Automated Loader Body
2. Cab and Chassis
- Item B - 1. Rear Loader Body
2. Cab and Chassis
- Item C - 1. Recycle Body
2. Cab and Chassis

A committee consisting of staff from Business Support Services' Equipment Management and Procurement Services Divisions and Solid Waste Services reviewed the bid packages and for each action recommended the lowest responsible bidder that complied with all major bid specifications and requirements.

Action A

Freightliner of Charlotte, Southern Truck Service Inc, of Charlotte, Tarheel Ford Sterling Truck Center of Charlotte, Volvo and GMC Truck Center of Charlotte, Lodal-South, Inc. of Rockingham, NC, and Mack Truck Sales of Charlotte were the 6 vendors who responded with bids to supply either one or all options for automated, rear loader and recycle refuse trucks, cab and chassis.

Freightliner of Charlotte, Southern Truck Service, Inc. of Charlotte and Tarheel Ford Sterling Truck Center submitted bids for all three types of cab and chassis units. Lodal-South, Inc. submitted an option for a combined automated body with cab and chassis that failed to meet specifications. Volvo and GMC Truck Center of Charlotte submitted bid options for rearloader and recycle cab and chassis that failed to meet specifications for engine requirements. Tarheel Ford Sterling submitted an incomplete bid. Mack Truck Sales of Charlotte's bid was disqualified for failure to attend the mandatory pre-bid conference.

Freightliner of Charlotte was the low bid vendor for all three types of cab and chassis units. However, Freightliner failed to meet specifications in the critical area of cab step in height to the vehicle's operational floor level. The cab step in height level is critical to minimizing worker fatigue caused by the constant exiting and re-entering of the vehicle by the worker throughout the workday. The higher step in height will lower productivity and potentially increase worker compensation claims (see Attachment I).

Action B

Three vendors responded with bids to supply recycle truck bodies. The vendors were Amick Equipment of Lexington, SC, Carolina Environmental Systems of Kernersville, NC, and Lodal-South, Inc. of Rockingham, NC. Lodal-South, Inc., the recommended vendor, submitted the lowest responsible bid that complied with all major bid specifications and requirements.

Amick Equipment submitted the lowest bid, but failed to meet specifications in more than one critical area (see Attachment I). Amick specifications did not include building the unit with a circuit breaker that prevents an overload in the electrical system. Amick used fuses instead which, when blown, will cause equipment downtime. Amick did not meet the experience requirement in producing its unit or in the number of similar units sold in the past 12 months. The unit also had exposed hydraulics that could obstruct the unloading of materials.

For each action, the contract terms are for one year with the option to renew each contract for two additional one-year terms. FY03 purchases for 3 automated, 1 recycle, and 1 rear loader refuse collection cab and chassis are estimated to total \$440,814 and the FY03 purchase for 1 recycle body is estimated to be \$41,690. Also any equipment required to support a new West Collection Zone contract will be purchased under these new contracts.

The FY03 Solid Waste Services Operating Budget and the FY03 Capital Equipment Fund for replacement equipment will fund the contracts.

Funding:

FY03 Solid Waste Services Operating Budget and FY03 Capital Equipment Fund

Attachment 21

Summary of Recommendations for Automated Refuse Cab and Chassis

36. Refuse Trucks-Item A-1 Automated Body

This item will be included in the Friday, June 21, 2002 Council-Manager Memo.

37. Temporary Staffing Services Contracts

Action: Approve two-year contracts for temporary staffing services with Personnel Unlimited, Randstad North America and Solutions Staffing with three, one-year renewal options. These contract services will be provided on an as needed basis and will not exceed KBU budget appropriations for temporary contract services.

Staff Resource: John Trunk, Business Support Services

Explanation:

The provision of temporary staffing services was outsourced to Randstad and Kelly Services as Primary and Secondary vendor respectively, in November 1996. The current City contracts with Randstad North America and Kelly Services expire June 30, 2002.

The City has an ongoing need for temporary staff to fill a variety of positions and assignments. A Request for Proposals (RFP) was issued on April 25, 2002. The RFP contained extensive background information regarding performance requirements based upon the experiences gained from the City's last five years of using one citywide primary vendor and one citywide secondary vendor for providing temporary staffing personnel to various City departments. The objective of the RFP was to choose "at least three" service providers to provide temporary staffing services due to City staff's response to a survey sponsored by Human Resources. The survey results indicated that City staff is looking for "choice" in service providers for temporary staffing services as opposed to the current contract setup.

To assure timely access to quality temporary staff for the City, and to give City staff flexibility and choice, it would be appropriate to negotiate standard staffing contracts with several qualified firms.

The City received 15 proposals on May 24, 2002, and chose five of the service providers to begin negotiations with. This selection was based upon the ability to provide multiple qualified candidates in a timely manner as well as the cost of the services. The attachment provides detailed information outlining the competitive selection criteria.

The City now desires to award a new contract for temporary staffing services to the following companies:

- Personnel Unlimited
- Randstad North America
- Solutions Staffing

These service providers submitted the most responsive proposals in detail and format and the most responsive markup percentages in comparison to quality of services provided out of the field of proposing service providers.

Kelly Services, an incumbent service provider, also submitted one of the most responsive proposals and markup percentages in comparison to quality of service provided. Given this and Kelly's long-term relationship with the City of providing quality personnel and excellent customer service the evaluation committee originally sought to recommend Kelly Services for contract award.

However, Kelly Services has been removed from the recommendation due to an incongruity regarding appropriate indemnification language. Alternate indemnification language submitted by Kelly Services did not address the City's concerns regarding co-employment of temporary staff and furthermore, presented a fairness issue to the three recommended service providers that are willing to sign the contract "as is." The City is disinclined to absorb the risk of co-employment as advised by the City Attorney's office and, therefore, the decision was made to remove Kelly Services from the recommendation of contract award.

The initial term of this contract shall be for two years with the City's right to renew for three additional consecutive one-year terms. Upon contract award to these three service providers recommended, the City would have the ability to select temporary personnel in an efficient and timely manner and at competitive rates. Citywide expenditures for contract temporary services totaled \$4 million in FY2001.

This is a joint City/County project with an eight member evaluation committee from both entities. This item is expected to be approved by the County Manager by June 30, 2002.

MWBD:

The following companies expressed the desire to achieve the following:

- Personnel Unlimited – certified MBE company
- Randstad North America – will expend a minimum of 5% with Carolina Employment Opportunities (WBE) and 10% with MBE
- Solutions Staffing – certified WBE Company

Funding:

Various KBU operating budgets on a task order basis

Attachment 22

Evaluation Criteria Applied for Service Provider Selection

38. Magnolia-Kirkwood Capital Improvement Project

Action: Authorize the City Engineer to reimburse Mecklenburg County up to \$1,000,000 for use of land and for storm water improvements completed on the City's behalf. This is associated with the construction of a multi-use park facility, which will include passive and active recreational improvements, as well as a major floodplain detention facility.

Staff Resource: Steve Sands, Engineering and Property Management

Explanation:

The Magnolia-Kirkwood Storm Water CIP is a major flood control and stream restoration project, which consists of street drainage improvements, major culvert replacements, and 5,000 linear feet of stream restoration in the neighborhood bounded by Park Road, East Boulevard, South Boulevard, and Poindexter Drive.

For most Storm Water CIPs, Storm Water Services balances solutions of replacing large culverts, which can be very expensive, disruptive to construct, and pass flooding downstream versus using detention (storage) facilities that are often unsightly, require a lot of maintenance, and are vacant land that may attract criminal activities. For the Magnolia-Kirkwood Storm Water CIP, Storm Water Services has worked with the citizens in the area to developed a detention (storage) plan integrated into a park setting to alleviate the aesthetic, maintenance, and criminal activity concerns.

In order to avoid substantial impacts to traffic on Park and Kenilworth during culvert replacement and to save the City and County money, City of Charlotte Storm Water Services, Mecklenburg County Park and Recreation, and the Sedgefield Neighborhood Association have developed a plan to allow for storm water storage within the existing neighborhood park. The storage area has been integrated into a park renovation master plan without alternating the overall concept of the park.

Contractors working for Mecklenburg County will perform the proposed construction. The City will reimburse Mecklenburg County \$1,000,000 for the City's share of costs. \$800,000 of the cost is associated with the grading and construction of the flood storage area and \$200,000 of the cost is associated with park amenities to improve the aesthetics and usability of the area. The \$200,000 City contribution was determined by estimating the reduced property value of the parkland due to the increased flooding frequency created by the project.

Using this approach, the City will save approximately \$150,000 relative to the culvert replacement option. Other benefits include elimination of severe

commuter and local business impacts due to road closings and detours as well as acceleration of park renovation schedule and savings for Mecklenburg County Parks and Recreation.

Community Input:

The Sedgefield Park Master Planning effort has had several public meetings and intensive community input that included one neighborhood meeting and two Sedgefield Neighborhood Park Committee meetings, a Parks and Recreation District Advisory Board Presentation, a documentation of agreement with the neighborhood, and a Saturday field walk with local property owners.

Funding:

Storm Water Services Capital Investment Plan

39. Addison/Deveron Storm Drainage Improvement

Action: Approve an amendment for \$347,572 with Woolpert LLP for engineering design services for the Addison/Deveron Storm Drainage Improvement project.

Staff Resource: Steve Sands, Engineering and Property Management

Explanation:

On August 28, 2000 Council approved an agreement for \$184,211 with Woolpert LLP to provide planning phase services for the Addison/Deveron Storm Drainage Improvement project.

The planning phase has been completed and, as anticipated in the original agreement, an amendment is needed for the design phase services. These services will include coordination with all applicable regulatory authorities, geotechnical or subsurface investigations, and final design of the project.

Community Input:

The Engineering & Property Management Project Communication Guidelines will be used.

Funding:

Storm Water Services Capital Investment Plan

40. Watershed Information System (WISE) Modeling

Action: **A. Approve an amendment for \$250,000 with Hayes, Seay, Mattern & Mattern for incorporating additional modules into the WISE system; and**

B. Approve three agreements for \$300,000 each with AMEC, Dewberry & Davis, and Woolpert (total of \$900,000) for watershed-wide studies using the WISE System.

Staff Resource: Steve Sands, Engineering and Property Management

Explanation:

A. In order to effectively plan and implement storm water improvements and enhance water quality, watershed-wide studies are needed. The benefits of watershed-wide studies include:

- Identification of existing and future flooding and erosion problems in order to avoid loss of life and property damage.
- Evaluation of the impacts of storm water improvements on other parts of the watershed.
- Discovery of opportunities to integrate storm water projects with other infrastructure projects.
- Prioritizing of improvements needed in a watershed.
- Proactive planning for capital budgets.

In 1993, the City of Charlotte Storm Water Services (CSWS) began a program to perform City-wide watershed-wide studies. The first step was to perform modeling of four high-priority watersheds; Briar, McMullen, Little Sugar and Irwin. These studies continue to serve as planning and design tools for City staff as well as private developers and engineers. These watersheds, located in the center city, were mostly developed. The other watersheds that were to be studied were in areas still developing. These watersheds required a unique approach that would allow for a “living” study instead of a snap shot of the conditions in the watershed at the time the study was performed. The WISE is the tool by which the “living” study is developed and maintained.

On November 9, 1998 Council approved an agreement for \$1,427,698 with Hayes, Seay, Mattern & Mattern to create and implement WISE. The Watershed Information System (WISE) is the computer tool that gives staff the ability to perform watershed wide studies more efficiently and effectively.

Mecklenburg County Storm Water Services shares the use of WISE and partners in the development of watershed-wide studies and enhancement

of the WISE. The County's funding contribution will be determined based on benefit to the County's program using previously determined allocation methods. Past determinations have resulted in 30% County funding and 70% City funding based on the watershed specifics.

During the development of WISE, additional modules were identified that were not envisioned in the original scope of work. The amendment will provide funding to incorporate these modules into WISE. The modules include the following:

- Infrastructure Valuation module will improve the tracking of the value of the infrastructure maintained by CSWS as required by the City's National Pollutant Discharge Elimination System (NPDES) Permit.
- Pond Restoration and Prioritization Module will maintain pond data needed for managing, tracking and improving water quality.
- Stream Restoration and Prioritization module will provide a tool to monitor existing and future stream restoration sites.
- Water Quality Permitting Tracking Module that will allow up-to-date information on permits needed from federal and state agencies.
- Habitat Assessment Module used to store data and score stream reaches for the existence of stream biological data.

The amendment will also provide funding for additional tasks, not originally anticipated, associated with consultant and staff training and test monitoring.

- B. Three new agreements will provide funding for three consultants to perform watershed-wide studies of various areas using the WISE system.

The areas studied will be the neighborhood areas with the highest priority rank based on flood damage. The results of the studies will be watershed-wide recommendations to reduce flooding damage and improve water quality. Design and construction efforts will be performed after the recommendations are reviewed and approved by staff and neighborhood representatives.

Funding:

Storm Water Services operating budget

41. Wilora Lake Rehabilitation

Action: Approve an agreement for \$136,150 with Brown and Caldwell for engineering services for Wilora Lake Rehabilitation.

Staff Resource:

Steve Sands, Engineering and Property Management

Explanation:

The project involves rehabilitation of Wilora Lake, which is an urban pond with a failed embankment. This site is a high-ranking storm water pollution control project being undertaken as part of the City's storm water quality program. The City will repair and enhance the site to provide flood control, pollution control and safety benefits.

Community Input:

Engineering & Property Management Project Communication Guidelines will be used.

Funding:

Storm Water Services operating budget

42. Phosphorus Reduction at McAlpine WWMF – Professional Services Contract

Action: A. Approve a budget ordinance appropriating \$1,800,000 from revenue bonds to McAlpine WWMF Nutrient Removal; and

B. Approve a contract with CH2MHill for \$1,800,000 to provide final design services for the Phosphorus Reduction Improvements Project at McAlpine Wastewater Management Facility.

Staff Resource: Doug Bean, Utilities

Explanation:

This contract will provide for final design, contractor pre-qualification and bidding services for the phosphorus reduction improvements at the McAlpine Creek Wastewater Management Facility. This design is required as part of the agreement reached between North and South Carolina regulatory officials, and approved by Council on January 14, 2002.

A future contract for construction administration services will be presented to Council for approval in Summer 2003.

The engineering firm of CH2M Hill was selected to perform this work in accordance with Council's approved selection process. Fifteen firms were contacted with a Request for Qualifications. Of these fifteen, six proposals were received and three were short-listed and subsequently interviewed before CH2M Hill was selected.

Funding:

Utilities Capital Investment Plan

Attachment 23

Ordinance

43. Locating, Exercising, and Mapping of Water System Valves

Action: Approve a contract with Wachs Utility Services to perform all work associated with locating, exercising and mapping of 16" water system valves in Mecklenburg County and all valves and hydrants in the Center City. The cost of this contract will not exceed \$400,000.

Staff Resource: Doug Bean, Utilities

Explanation:

This contract will pay for all services associated with locating, exercising and mapping of:

- 16-inch water system valves in Mecklenburg County, and
- all valves (sizes range from 2" to 16") and hydrants residing in the Center City (area bounded by I-277 and I-77).

All valves and vaults will be exercised and inspected to evaluate their condition and operability. Minor repairs such as raising the valve box to grade, providing accessibility to valve nut and repairing faulty gears and packing will be performed on a per valve basis.

Valve characteristics will be recorded in a database for future CMU use. Due to the age and sensitivity of the valves and hydrants in the uptown area, the response time and efficiency when isolating water mains for maintenance purposes as well as in emergency situations will vastly improve. Increased valve serviceability will be the direct result of this process.

On January 28, 2002 Council approved a contract with Wachs to locate, exercise and map all valves 20" and larger in Mecklenburg County. This contract will be complete by June 30, 2002.

Funding:

Utilities Capital Investment Plan

44. Irwin Creek Flow Equalization-Change Order #1

Action: Approve change order #1 for \$ 151,458 to the contract with Pizzagalli Construction Company, Inc. for additional construction work at the Irwin Creek Wastewater Treatment Plant.

Staff Resource: Doug Bean, Utilities

Explanation:

On August 23, 1999 Council approved a contract with Pizzagalli Construction Company in the amount of \$8,288,410. This contract consists of construction of a flow equalization facility, with associated pumping and piping improvements to the treatment plant for better management of flows.

Change order #1 will provide for rehabilitation of the plant potable water system. Although some piping improvements were included in the contract documents, frequent system leaks, breaks, and on-going repairs have necessitated more extensive work. The existing system is over fifty years old and has reached the end of its service life. In addition to ongoing operations costs, the old system is a safety concern, as there is continuous risk of accidental cross connections that would contaminate the drinking water supply.

With this change order, the Pizzagalli contract will increase from \$8,288,410 to 8,439,868.

Funding:

Utilities Capital Investment Plan

45. Lease for Telecommunications Antenna Site

Action: Approve a site lease agreement with Alltel Wireless Telecommunications, Inc. for antenna and equipment adjoining site at 5315 Sharon Road.

Staff Resource: Kent Winslow, Engineering and Property Management

Explanation:

Alltel Wireless Telecommunications, Inc. proposes a five-year lease with options to renew for four, five-year periods. In addition to locating an antenna upon the communications tower, they will locate a 200 sq. ft. equipment area at the base of the water tower. The lease is similar to leases with other communication companies for locating antennas on City towers. The site plan has been approved by Business Support Services.

In addition to an initial \$20,000 fee to the City, rent shall be \$1,800 per month. Rent shall escalate by 3% each year of the lease.

46. Property Transactions

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

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

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

- A. Project:** Airport Master Plan Land Acquisition
Owner(s): Donald M & Clara R. Keistler
Property Address: * Whippoorwill Drive
Property to be acquired: 1.29 acres
Improvements: vacant land
Purchase Price: \$62,500
Zoned: R3
Use: vacant land
Tax Value: \$24,300
Tax Code: 141-055-25
- B. Project:** Airport Master Plan Land Acquisition
Owner(s): I Murrell & Katherine W. Cook
Property Address: 6800 Steele Creek Road
Property to be acquired: 4.04 acres
Improvements: single family residence
Purchase Price: \$412,802
Zoned: R3
Use: single family residence
Tax Value: \$185,700
Tax Code: 141-121-25
- C. Project:** Graham Street at Norris Avenue Intersection Improvements, Parcel #8
Owner(s): Evco Construction Company, Inc.
Property Address: 2700 North Graham Street
Property to be acquired: 2,610 sq.ft. (0.060 ac.) of Fee Simple plus 21 sq.ft. (0.001 ac.) of Permanent Easement, plus 4,683 sq.ft. (0.108 ac.) of Temporary Construction Easement
Improvements: None

Purchase Price: \$11,400

Remarks: This acquisition is required for the Graham Street at Norris Avenue Intersection Improvements project. Compensation was established by an independent, certified appraisal and an appraisal review.

Zoned: I-1

Use: Warehouse/Industrial

Tax Code: 085-042-05

Total Parcel Tax Value: \$43,930

- D. Project:** Graham Street at Norris Avenue Intersection Improvements, Parcel #9 and #10
Owner(s): Evco Construction Company, Inc.
Property Address: 2708 North Graham Street
Property to be acquired: 2,831 sq.ft. (0.065 ac.) of Fee Simple plus 42 sq.ft. (0.001 ac.) of Permanent Easement, plus 3,336 sq.ft. (0.077 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$18,400
Remarks: This acquisition is required for the Graham Street at Norris Avenue Intersection Improvements project. Compensation was established by an independent, certified appraisal and an appraisal review.
Zoned: I-1
Use: Warehouse/Industrial
Tax Code: 085-042-03 and 085-042-02
Total Parcel Tax Value: \$367,900
- E. Project:** Prosperity Church Road Widening-Phase II, Parcel #94
Owner(s): Mary H. Galloway
Property Address: 10640 Mallard Creek Road
Property to be acquired: 2,307 sq.ft. (0.053 ac.) of Fee Simple plus 2,785 sq.ft. (0.064 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$11,454
Remarks: This acquisition is required for the Prosperity Church Road Widening project. Compensation was established by independent, certified appraisals in the area.
Zoned: R-3
Use: Warehouse/Industrial
Tax Code: 029-011-05A
Total Parcel Tax Value: \$48,720
- F. Project:** Central Avenue Streetscape, Parcel #55,
Owner(s): Keun Bo Pak
Property Address: 5139 Central Avenue

Property to be acquired: 747 sq.ft. (0.018 ac.) of Fee Simple plus 1,375 sq.ft. (0.032 ac.) Temporary Construction Easement

Improvements: None

Purchase Price: \$19,479

Remarks: This acquisition is required for the Central Avenue Streetscape project. Compensation was established by an independent, certified appraisal and an appraisal review.

Zoned: B-1

Use: Service Garage

Tax Code: 101-212-09

Total Parcel Tax Value: \$121,680

Condemnations:

- G. Project:** Rocky River Outfall-Phase II, Parcel #20
Owner(s): R.Y. Westmoreland & Sons and Any Other Parties of Interest
Property Address: 19925 Concord Road
Property to be acquired: 370,287 sq.ft. (8.500 ac.) of Permanent Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$0
Remarks: This acquisition is required for the Rocky River Outfall-Phase II project. 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: AG
Use: Vacant
Tax Code: 007-281-06A
Total Parcel Tax Value: \$25,200
- H. Project:** Rocky River Outfall-Phase II, Parcel #23
Owner(s): Elizabeth M. Mills and Husband, William A. Mills and Any Other Parties of Interest
Property Address: 221 Avinger Lane
Property to be acquired: 27,513 sq.ft. (0.632 ac.) of Permanent Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$6,300
Remarks: This acquisition is required for the Rocky River Outfall-Phase II project. 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-15
Use: Vacant
Tax Code: 007-031-41
Total Parcel Tax Value: \$453,340

- I. Project:** 24-inch Water Main Along South Polk Street, Parcel #7
Owner(s): Petro Properties, LLC and Any Other Parties of Interest
Property Address: 100 Main Street
Property to be acquired: 2,115 sq.ft. (0.049 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$5,925
Remarks: This acquisition is required for the 24-inch Main Along South Polk Street project. 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-3
Use: Commercial
Tax Code: 221-064-08
Total Parcel Tax Value: \$953,970
- J. Project:** Statesville Avenue Widening, Parcel #83
Owner(s): Little Investment Company and Any Other Parties of Interest
Property Address: 2331 Hickory Lane
Property to be acquired: 100 sq.ft. (.002 ac.) of Utility Easement
Improvements: None
Purchase Price: \$225
Remarks: This acquisition is required for the Statesville Avenue Widening project. 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: I-1
Use: Industrial (Light)
Tax Code: 007-054-02
Total Parcel Tax Value: \$11,190
- K. Project:** Asbury Avenue Extension, Parcel #125
Owner(s): Amanda Morgan and Son, James Morgan and Any Other Parties of Interest
Property Address: Vacant Lot – McArthur Avenue
Property to be acquired: 5,003 sq.ft. (0.115 ac.) of Permanent Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$620
Remarks: This acquisition is required for the Asbury Avenue Extension project. Compensation was established by an appraisal. City staff is recommending condemnation in order to obtain clear title.

- Zoned:** R-4
Use: Single Family Residential-Vacant
Tax Code: 007-081-05
Total Parcel Tax Value: \$2,700
- L. Project:** Asbury Avenue Extension, Parcel #130
Owner(s): Daniel Rhyne and Any Other Parties of Interest
Property Address: Vacant Lot – McArthur Avenue
Property to be acquired: 1,743 sq.ft. (0.04 ac.) of Permanent Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$330
Remarks: This acquisition is required for the Asbury Avenue Extension project. Compensation was established by an appraisal. City staff is recommending condemnation in order to obtain clear title.
Zoned: R-4
Use: Single Family Residential-Vacant
Tax Code: 007-081-10
Total Parcel Tax Value: \$6,000
- M. Project:** Nations Ford Road Sidewalk, Parcel #18
Owner(s): Carroll B. Little, Sr, Carroll B. Little, Jr. and Wife, Elaine B. Little, Virginia L. Cannon, Virginia L. Cannon and Husband, James G. Cannon, Samuel Martin Little and Wife, Suzanne Q. Little and Any Other Parties of Interest
Property Address: Nations Ford Road
Property to be acquired: 14,948 sq.ft. (0.343 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$9,400
Remarks: This acquisition is required for the Nations Ford Road Sidewalk project. 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: BDCD
Use: Commercial
Tax Code: 203-189-05
Total Parcel Tax Value: \$301,090
- N. Project:** Prosperity Church Road Widening-Phase II, Parcel #121 and #122
Owner(s): Wade F. Mizelle & Wife, Violet C. Mizelle and Any Other Parties of Interest
Property Address: 5024 Prosperity Church Road
Property to be acquired: 39,374 sq.ft. (0.904 ac.) of Fee Simple, Permanent Easement, and Temporary Construction Easement

Improvements: Storage Building, Trailer

Purchase Price: \$40,350

Remarks: This acquisition is required for the Prosperity Church Road Widening project. 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: 029-321-26 and 029-321-27

Total Parcel Tax Value: \$215,790

- O. Project:** Rocky River Outfall-Phase II, Parcel #22
Owner(s): Lilyan R. Smith Hunter and Miriam Smith Whisnant and Any Other Parties of Interest
Property Address: 12040 Smith Road
Property to be acquired: 212,383 sq.ft. (4.876 ac.) of Permanent Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$0
Remarks: This acquisition is required for the Rocky River Outfall-Phase II project. 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: Vacant
Tax Code: 007-091-01
Total Parcel Tax Value: \$924,440
- P. Project:** Rocky River Outfall-Phase II, Parcel #24
Owner(s): The Pines at Davidson and Any Other Parties of Interest
Property Address: 376 Pine Road
Property to be acquired: 27,952 sq.ft. (0.642 ac.) of Permanent Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$11,900
Remarks: This acquisition is required for the Rocky River Outfall-Phase II project. 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-15SUP
Use: Orphanage
Tax Code: 007-031-27
Total Parcel Tax Value: \$17,529,200

- Q. Project:** Rocky River Outfall-Phase II, Parcel #25
Owner(s): The Pines at Davidson and Any Other Parties of Interest
Property Address: 11970 Field Street
Property to be acquired: 16,500 sq.ft. (0.379 ac.) of Permanent Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$1
Remarks: This acquisition is required for the Rocky River Outfall-Phase II project. 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: NR
Use: Single Family Residential
Tax Code: 007-521-01A
Total Parcel Tax Value: \$277,250
- R. Project:** Rocky River Outfall-Phase II, Parcel #30
Owner(s): Michael M. Sharp and Wife, Teresa S. Sharp and Any Other Parties of Interest
Property Address: 1120 Hudson Place
Property to be acquired: 4,971 sq.ft. (0.115 ac.) of Permanent Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$2,500
Remarks: This acquisition is required for the Rocky River Outfall-Phase II project. 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-15
Use: Vacant
Tax Code: 007-303-35
Total Parcel Tax Value: \$52,250
- S. Project:** Sharon View Road Sidewalk Project, Parcel #3
Owner(s): W.C.&C. Corporation and Any Other Parties of Interest
Property Address: 3008 Sharon View Road
Property to be acquired: 849 sq.ft. (.019 ac.) of Permanent Sidewalk Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$425
Remarks: This acquisition is required for the Sharon View Road Sidewalk project. 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: Residential
Tax Code: 209-061-11
Total Parcel Tax Value: \$78,970

- T. Project:** Sharon View Road Sidewalk Project, Parcel #5,
Owner(s): W.C.&C., Inc. and Any Other Parties of Interest
Property Address: 3126 Sharon View Road
Property to be acquired: 907 sq.ft. (.020 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$350
Remarks: This acquisition is required for the Sharon View Road Sidewalk project. 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: Residential
Tax Code: 209-061-09
Total Parcel Tax Value: \$112,730

- U. Project:** Sharon View Road Sidewalk Project, Parcel #7
Owner(s): Waters Construction Company, Inc. and Any Other Parties of Interest
Property Address: 3012 Sharon View Road
Property to be acquired: 859 sq.ft. (.020 ac.) of Permanent Sidewalk Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$175
Agent: DDM/mhs
Remarks: This acquisition is required for the Sharon View Road Sidewalk project. 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: Residential
Tax Code: 209-061-28
Total Parcel Tax Value: \$15,800

- V. Project:** Neighborhood Improvement/Wingate/Phase 4B, Parcel #1
Owner(s): Reginald E. Martin and Any Other Parties of Interest
Property Address: 2650 West Boulevard
Property to be acquired: 3,837 sq.ft. (.088 ac.) of Permanent Easement and Temporary Construction Easement
Improvements: None

Purchase Price: \$8,440

Remarks: This acquisition is required for the Neighborhood Improvement/Wingate/Phase 4B project. 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-1

Use: Commercial

Tax Code: 117-076-01

Total Parcel Tax Value: \$190,440

W. Project: Neighborhood Improvement/Wingate/Phase 4B, Parcel #4

Owner(s): Talmadge Brown and Gregory Russell and Any Other Parties of Interest

Property Address: 2714 West Boulevard

Property to be acquired: 2,843 sq.ft. (.065 ac.) Of Permanent Easement and Temporary Construction Easement

Improvements: None

Purchase Price: \$5,117

Remarks: This acquisition is required for the Neighborhood Improvement/Wingate/Phase 4B project. 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-1

Use: Commercial

Tax Code: 115-029-03

Total Parcel Tax Value: \$107,280

47. Meeting Minutes

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

- **May 28, 2002 Business Meeting**
- **June 3, 2002 Workshop/Forum**
- **June 5, 2002 Budget Retreat**
- **June 10, 2002 Business Meeting**