

Mayor Patrick McCrory

Rod Autrey
Patrick D. Cannon
Nancy G. Carter
Mike Castano
Malcolm Graham

Mayor Pro Tem Susan Burgess

Don Lochman
James Mitchell, Jr.
Sara Spencer
Lynn Wheeler
Joe White

CITY COUNCIL MEETING
Monday, June 25, 2001

5:00 p.m.

Conference Center

**Dinner Briefing
(See Table of Contents)**

6:30 p.m.

Meeting Chamber

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

7:00 p.m.

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

Business

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Consent I

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Zone Wrecker Services Update

Resources: Darrel Stephens, Police Chief
John Trunk, Business Support Services

Time: 30 minutes

Attachment 1

2. Carolina Broadband Update

Resource: Bob Hagemann, City Attorney's Office

Time: 20 minutes

Attachment 2

3. CWAC Committee Reports:

- **Affordable Housing Policy Development Report**
- **Expansion of HouseCharlotte Program Geography**
- **Enterprise Community Consolidation Agreement**

Committee Chair: Rod Autrey

Resource: Stanley Watkins, Neighborhood Development

Time: 30 minutes

Attachment 3

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

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

CONSENT

4. **Consent agenda items 11 through 36 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

POLICY

5. City Manager's Report

6. Affordable Housing Policy Development Report



Action: Receive a report from the City Within A City Committee on the process for developing housing policy recommendations from the Affordable Housing Implementation Team Report.

Committee Chair: Rod Autrey

Staff Resource: Stanley Watkins, Neighborhood Development

Focus Area: City Within A City

Policy:

The City's Housing Policy focuses on preservation of the existing housing stock, expansion of low and moderate income housing supply and supporting family self-sufficiency initiatives.

Explanation:

On June 13, 2001, the City Within A City Committee approved a schedule and process for review of the Affordable Housing Implementation Team (AHIT) Report. The Committee has identified three recommendations – *Housing Locational Policy, Density Bonus and Housing Trust Fund* – as the top three decision areas for review. The Committee will initiate its review at its June 26 and July 11 meetings with the *Housing Locational Policy*. The Committee will then identify a schedule for discussing the remaining recommendations.

The schedule of meetings will be distributed to allow interested parties to attend and written comments on the recommendations will be accepted from the public. The process and schedule will permit the Committee to complete its review in time for Council to make a decision on a November 2002 housing bond referendum.

A copy of the CWAC Committee's review process and time line for reviewing the *Housing Locational Policy* is attached.

Committee Discussion:

The CWAC Committee met on June 13, 2001 to consider a process and schedule to review the recommendations outlined in the AHIT Report. The discussion primarily focused on the time needed to review the topic areas and develop policy recommendations for Council approval, and meet the time line established by the Local Government Commission to issue a bond approval. The Committee unanimously voted to initiate a review process on the topic areas and pursue a

2002 housing bond referendum (Councilmembers Autrey, Mitchell, Cannon and Spencer were present).

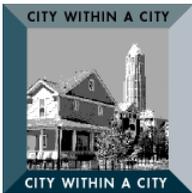
Community Input:

A public hearing on the AHIT Report was held on May 14, 2001.

Attachment 4

Review process and schedule

7. Expansion of the HouseCharlotte Program Geography



Action: Approve the City Within A City Committee's recommendation to amend the HouseCharlotte geography to include the Hampshire Hills/Eastbrook Woods neighborhood in northeast Charlotte.

Committee Chair: Rod Autrey

Staff Resource: Stanley Wilson, Neighborhood Development

Policy:

The City's Housing Policy focuses on preserving the existing housing stock, expanding the supply of moderate, and low-income housing and supporting family self-sufficiency initiatives.

Explanation:

On April 9, 2001, Council approved several changes to the HouseCharlotte Program that included expanding the geographic areas served by the program. Councilmember Graham requested at a CWAC Committee on May 2, 2001 that the Hampshire Hills/Eastbrook Woods (Neighborhood Statistical Area 141) area be included in the approved geography. The Hampshire Hills/Eastbrook Woods neighborhood is a stable neighborhood (based on the 2000 Quality of Life (QOL) Index), but has shown signs of physical decline that warrants its inclusion in the HouseCharlotte geography. Council approved an amendment to the HouseCharlotte program in 1997 to expand the geographic area from CWAC fragile and threatened neighborhoods to include 10 stable CWAC neighborhoods. These neighborhoods include Clanton Park, Westerly Hills, Biddleville, McCrorey Heights, Third Ward, Greenville, Sugaw Creek, Derita, Rockwell/Hemphill Heights, and University Park.

Hampshire Hills/Eastbrook Woods' boundary includes the Plaza, Newell Hickory Grove Road, Orr Road, North Tryon Street and East Sugar Creek Road. According to the 2000 QOL index, the neighborhood has an estimated population of 7,085, 65.4% homeownership, 4% substandard housing and a low neighborhood appearance (cleanliness) rating. The boundary expansion which will include Hampshire Hills/Eastbrook Woods will become effective July 1, 2001.

Background:

The HouseCharlotte Program was initially approved by Council in January 1996. The program provides downpayment, closing cost and interest rate buydown assistance to low, and moderate-income families purchasing homes. Program performance since 1997 include: 324 homes financed in 40 CWAC neighborhoods; the participation of 7 police officers; the participation of 33 lenders; \$2.3 million in City subsidies leveraging \$28.3 million in mortgages; and \$459,000 in borrowers' equity.

In April 2001, Council made several program changes:

- Expanding to *Threatened* neighborhoods contiguous to CWAC (increase from 53 to a total of 71 Neighborhood Statistical Areas (NSA));
- Increasing subsidy to up to \$10,000 for *Fragile* neighborhoods;
- Increasing subsidy to up to \$7,500 for *Threatened* and selected *Stable* neighborhoods; and
- Authorizing the development of customized down payment assistance of up to \$20,000 for Targeted Action Plan Neighborhoods to provide some flexibility to promote homeownership.

The program also includes a Police Officer Home Purchase Incentive component that provides up to \$15,000 in a Fragile neighborhood and \$10,000 in a Threatened neighborhood. Council has directed the CWAC Committee to review this component of the program for possible changes.

Committee Discussion:

On May 2, 2001, the CWAC Committee considered Councilmember Graham's request to include Hampshire Hills/Eastbrook Woods in the expanded HouseCharlotte geography. The Committee's discussion focused on taking immediate steps to improve the neighborhood, which would be less costly than waiting for the neighborhood to go into further decline. The Committee supported including the neighborhood in the HouseCharlotte boundary. (Councilmembers Mitchell, Cannon, Spencer and Castano were present.)

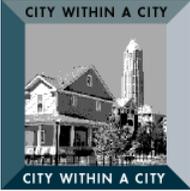
Funding:

Innovative Housing and HOME federal funding

Attachment 5

- May 2, 2001 CWAC Committee Minutes
- Map and List of Eligible Neighborhoods

8. Enterprise Community Consolidation Agreement



Action: Approve the City Within A City Committee's recommendation to contract with the *Northeast Enterprise Community* in the amount of \$400,600 to implement the consolidation agreement and provide service to the entire Charlotte Enterprise Community area for the period July 1, 2001 to June 30, 2002.

Committee Chair: Rod Autrey

Staff Resource: Stanley Watkins, Neighborhood Development

Policy:

The City Within A City and Economic Development Focus Areas emphasize preparing people for quality employment and meeting the workforce needs of employers. Workforce development and economic development activities provided by the Enterprise Community Initiative are part of the City's overall efforts to help disadvantaged residents in the community prepare for jobs, secure jobs, and pursue entrepreneur opportunities.

Explanation:

Over the past several months, City staff has been meeting with Enterprise Community (EC) stakeholders to discuss the future of the Enterprise Communities in Charlotte. The participants included members from the boards of the Northeast Enterprise Community (NECEC), West Enterprise Community (WEC) and representatives of the dissolved Northwest Enterprise Community. The group discussions focused on the vision/mission of a combined EC entity, how to effectively and efficiently deliver services to the three EC areas, and how to best use the remaining grant funds of \$1,056,000.

As a result of these meetings, stakeholders agreed to combine resources and operations to form one entity to serve all EC areas. Specifically, the stakeholders established a mission, program design, benchmarks, staffing and budget for a combined EC entity. Both the Northeast Enterprise Community and West Enterprise Community Boards have approved the agreement. The detailed agreement between the parties is described in the attached Enterprise Community Agreement Document.

Highlights of the EC agreement include:

- The combined entity will be called the Charlotte Enterprise Community (CEC).
- Develop a common vision and mission focusing on Workforce Development and Economic Development.
- The combined entity will market available job programs, conduct job fairs, engage in training partnerships and make small businesses aware of job credits and other opportunities for hiring EC residents.

- Establish an interim 19-member board representing the entire EC Cluster geography to serve for a period of at least 1 year, after which a permanent board will be established with input from the EC Community.
- The City will serve as the fiscal agent; provide training for the new board and technical assistance to the CEC Staff.

The NECEC will serve as the platform for the new entity. The NECEC will alter its By-Laws and Board structure pursuant to the agreement and change its name to the *Charlotte Enterprise Community*.

The WEC has financial and legal issues that it is addressing. The WEC will work to resolve those issues over the next 6 months and dissolve and transfer any remaining assets to the combined *Charlotte Enterprise Community*. The City will provide technical assistance to the WEC during the process.

The FY02 contract for the combined EC include the following highlights:

- Higher accountability for performance program marketing, job fairs, training partnerships, fundraising, financial accountability and board training requirements
- Increased efficiency and effectiveness in carrying out operations
- Service delivery plan for the CEC to serve the Northeast, Northwest and West EC geographies
- Annual approval of a balanced scorecard, budget and contract by Council and
- Submission of financial audits within 90 days after the fiscal year ends

Details of the contract and performance targets are listed in the attachment.

Background:

On June 13, 1994, Council approved the submission of the Enterprise Community Grant application to the State of North Carolina and the U.S. Department of Housing and Urban Development. On December 21, 1994, the City was awarded an Enterprise Community designation and received a federal grant of \$2.95 million from the U.S. Department of Health and Human Services. The Enterprise Community designation was for a 10-year period, ending December 20, 2004.

The EC grant was a competitive process for communities that had census tracts with high poverty levels (35% or more). The Charlotte EC area covers 18 census tracts that include 32 neighborhoods in the Northeast, West, and Northwest sections of the inner city. The average poverty rate in the 15.4 square mile area was 37% at the time the application was submitted.

The purpose of the grant is to provide economic opportunity, promote community development, and establish community-based partnerships. The Charlotte EC represents a partnership between residents, non-profit agencies and city government. The goals of the EC Initiative are to move unemployed people into the workforce, move underemployed people into higher paying careers and occupations, and create new business and job opportunities for area residents.

In March of 2000, Council entered into an 18 month contract with both the Northeast and West Enterprise Communities to deliver employment and economic development services to the respective Enterprise cluster geographies. The contracts established specific performance goals, required each entity to develop a service delivery plan to serve the Northwest cluster area and submit sustainability plans for long-term EC operations.

The Northeast Enterprise Community is forecast to meet the majority of its benchmark targets under the current contract. The West Enterprise Community will not meet its targets due to its financial and legal difficulties.

Committee Discussion:

On June 6, 2001, the City Within A City Committee unanimously approved the EC stakeholders' recommendations to combine resources and operations to form a single entity – the *Charlotte Enterprise Community*. The discussion focused on criteria for selecting board members to serve on the combined board, performance measures, and increased accountability. (Councilmembers Autrey, Castano, and Cannon were present).

Community Input:

City staff met with the EC Board of Directors and EC staff in individual and group meetings over the past months to discuss the future for the EC Initiative. Four group meetings were held to develop the final consolidation plan for the Enterprise Communities.

Funding:

Federal Enterprise Community Grant

Attachment 6

- Enterprise Community Contract and Agreement Document
- FY02 Enterprise Community Budget
- NECEC Board Membership

BUSINESS

9. Stadium Parking Deck Certificates of Participation Refund

Action: A. Adopt a resolution approving an escrow agreement and other related matters necessary to retire the 1994 Stadium Parking Facility Certificates of Participation (COPs); and

B. Adopt an ordinance funding the escrow up to \$8,200,000.

Staff Resource: Richard Martin, Finance

Explanation:

The City leases a portion of the Stadium Parking Facility (deck) to Duke Energy Corporation (Duke). Under the terms of the agreement between the parties, Duke has an option to purchase the deck. In a letter dated May 14, 2001, Duke notified the City that it is exercising its option.

In 1994 the City issued \$9,755,000 of Stadium Parking Facility COPs to partially fund construction of the deck. Property purchased with COPs cannot be swapped or sold to someone for private use, without creating a taxable event. Retiring the COPs will eliminate IRS "private use" tax issues when Duke purchases the deck.

Retiring this debt requires depositing funds in an escrow account. The escrow agent invests the funds until the payment is actually made to pay off the bonds. Investment income is included in debt payments and is factored into the initial deposit.

The balance outstanding on the 1994 Stadium Parking Facility COPs is \$7,645,000. The trustee will use the escrow to call this debt on June 1, 2004. Funding for the escrow will come from Duke. The retirement of this debt will not impact the debt capacity for general government capital projects as approved by City Council in the FY02-06 Capital Investment Plan

Funding:

Duke Energy

Attachment 7

Resolution

10. Nominations to Boards and Commissions

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

A. AIRPORT ADVISORY COMMITTEE

Two appointments for three years each beginning August 2001. Lawrence Davidson, representing an aviation affiliation, and McKay Belk, open category, are both eligible and would like to be reappointed.

Attachment 8

Applications

B. BUSINESS ADVISORY COMMITTEE

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

Attachment 9

Applications

C. CERTIFIED DEVELOPMENT CORPORATION

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

Attachment 10

Applications

D. CHARLOTTE-MECKLENBURG PUBLIC ACCESS CORPORATION

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

Attachment 11

Applications

E. CLEAN CITY COMMITTEE

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

Attachment 12

Applications

F. COMMUNITY RELATIONS COMMITTEE

Three appointments beginning immediately. One will end June 30, 2002 and the other two will end June 30, 2004. Evelyn Miller and John Thompson have resigned; Wanda Davis did not meet Council's attendance requirements.

Attachment 13

Applications

G. MINT MUSEUM BOARD OF TRUSTEES

One appointment beginning August 2001 to serve three years. Ervin Gourdine is eligible and would like to be reappointed.

Attachment 14

Applications

H. TREE ADVISORY COMMITTEE

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

Attachment 15

Applications

I. WASTE MANAGEMENT ADVISORY COMMITTEE

Three recommendations to the County Commission for positions beginning in September and serving for three years. Mark Smith is not eligible to be reappointed; Ann Kimbro and Carolyn Minnich are eligible and would like to be reappointed.

Attachment 16

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, are low bid, and have met MWBD criteria.

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

Minority and Women Business Development Program (MWBD) Abbreviations:

BBE – African American

ABE – Asian American

NBE – Native American

HBE – Hispanic

WBE – Non-Minority Women

Contractors and Consultants

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

CONSENT I

11. Various Bids

A. **Charlotte-Mecklenburg Police Department Area Offices Janitorial Services** **E&PM**

Recommendation: The City Engineer recommends the second low bid of \$194,102.57 by H & M Cleaning and Maintenance Service, Inc. of Charlotte, North Carolina. Invitations to Bid were advertised and sent to seven pre-qualified janitorial service firms with bids received from six firms. The low bid, Rug Busters, Inc., was submitted without bid bond, which was required by the specifications and is deemed non-responsive.

This contract will provide daily cleaning services for ten Charlotte-Mecklenburg Police Department area offices. This is an increase in service from the previous contract, which provided service three days per week for nine area offices. In addition, the size of the Adam Two building and the Baker One building has been increased.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$194,102.57	100%	8%
WBE	\$0	0%	0%

MWBD Compliance: Yes.

B. Sanitary Sewer Construction – 8-Inch Sewer To Serve LeGranger Road Utilities

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$200,369.64 by Sanders Constructors, Incorporated of Belmont, North Carolina. This project consists of approximately 3,037 feet of 8-inch sewer pipe, 15 manholes and various other appurtenances. The project begins at an existing sanitary sewer line on Senator Royal Place and extends northeast to within the right-of-way of LeGranger Road with varying permanent and temporary construction easements, crossing one individually owned property.

MWBD Compliance: Yes. Sanders Constructors will self-perform.

12. Declaration of Withdrawal for an Alleyway Running off North Sharon Amity Road

Action: Adopt a Resolution stating that the 10-foot alleyway running off North Sharon Amity Road 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. 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:

Triplett-Heard Rentals, LLC, Triplett-Barnes Rentals, LLC, G.E. Vinroot Construction Company, Simwin Properties LLC, and Clark CVSSAM, LLC.

Right-of-Way to be abandoned:

An alleyway running off North Sharon Amity Road

Location:

From North Sharon Amity Road westwardly approximately 248 feet to its intersection with another 10-foot alleyway.

Reason:

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

Attachment 17

Map

13. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Casa Loma Road

Action: A. Adopt the Resolution of Intent to abandon a portion of Casa Loma Road; and
B. Set a Public hearing for August 27, 2001.

Staff Resource: Scott Putnam, Transportation

Attachment 18

Map

CONSENT II

14. Social Worker and Police Partnership Grant



Action: Adopt a budget ordinance appropriating \$149,637 to fund a two-year grant for a social worker and police partnership in the Belmont, Villa Heights and Optimist Park neighborhoods.

Staff Resource: Captain Ken Miller, Police

Explanation:

The Police Department has received a grant from the Governor's Crime Commission to provide intensive social service intervention in the Belmont, Optimist Park, and Villa Heights neighborhoods. The grant, known as the Social Worker and Police Partnership provides two year funding for a clinical social worker who will work in the David Three District. The social worker will provide intensive intervention to residents in these three neighborhoods in the areas of substance abuse, domestic violence, and juvenile delinquency. The social worker will also coordinate efforts with David Three officers, the Belmont Neighborhood Action Team, and other community service agencies. The overall goals of this project are to reduce the incidence of these problems and the crime associated with them, and to improve the quality of life for residents in the three target neighborhoods.

The social worker will be hired by the Department of Social Services (DSS). The Police Department will transfer the grant funds for the salary to the County upon the completion of a Memorandum of Agreement between Police and DSS regarding the employment terms for the position. If the program is successful, DSS will seek continued funding of the position from the Mecklenburg County Commission upon termination of the grant funding.

Funding:

Governor's Crime Commission grant (\$112,227.75) and State Excise Tax Revenue on Unauthorized Controlled Substances (\$37,409.25)

15. Workforce Development Board Contract

Action: A. Amend the Chief Elected Official (CEO) and Workforce Development Board (WDB) Agreement to permit the WDB to directly contract with training service vendors; and

B. Approve contractual agreement in the amount of \$1,729,367 between the City of Charlotte and the Charlotte-Mecklenburg Workforce Development Board to administer Workforce Investment Act programs and services.

Staff Resource: Stanley Watkins, Neighborhood Development

Explanation:

A. The Workforce Investment Act (WIA), passed in August 1998, mandates that employment, training, literacy and vocational rehabilitation programs in the United States be consolidated, coordinated and improved by FY2002. Implementation of WIA officially took effect in North Carolina on January 1, 2000. This Act provides the framework for current workforce development programs and allows states and local agencies to create innovative strategies for implementation.

On June 12, 2000, the City and WDB entered into an agreement governing the administration of workforce development programs. The agreement specifically provides that Council approves all contracts over \$100,000. In order to streamline contracting procedures, staff is recommending that the City contract with the WDB for services and the WDB in turn contract with training service vendors for the delivery of services. The WDB staff is responsible for program coordination, policy and contracting services relative to activities operated and funded by WIA. Neighborhood Development will be responsible for fiscal, programmatic and administrative monitoring of the program and the contractors and agencies delivering services. All other provisions in the agreement remain unchanged.

B. The FY2001 Charlotte-Mecklenburg Local Area Job-Training Plan identifies strategies to increase the self-sufficiency of individuals through comprehensive job training, job development and support services. The Charlotte community will receive \$1,544,732 in WIA funds and expend \$184,635 in City funds to support WDB activities in FY2002.

Through this contractual agreement the WDB will develop and monitor contractual agreements funded by WIA grants and State Worker Trust Funds. The programs, financial allocation, selected vendors and key performance targets are highlighted in the following chart:

WIA Program	\$ Allocation	Selected Vendor	Performance Target
<u>Adult Program</u>			
- South Boulevard JobLink	\$ 250,000	Goodwill Industries	87 Trained
- West Trade JobLink	257,223	Employment Security Commission	82 Trained
Youth Program	195,553	Existing contracts expire 8/30/01 and 12/30/01	To Be Determined for new contracts
Dislocated Worker	647,591	Employment Security Commission	260 Served/135 Job Placed
Older Worker	100,000	Senior Center	54 Served/50 Job Placed
WDB Admin. & Staff	279,000	N/A	All funds contracted and all contractors meeting targets
Total	\$1,729,367		

The programs will assist youth (ages 14-21), adults, older workers and dislocated workers to enter the labor force. These contractual agreements will be between the WDB and service providers approved by the WDB.

The total allocation to the WDB Staff is \$279,000. This includes the local allocation of \$184,635 to cover WDB staff salaries (Executive Director and Administrative Officer III), fringe benefits, travel, bookkeeping and miscellaneous costs from July 1, 2001 through June 30, 2002. The City also provides a program planner, clerical assistance and office space to the WDB staff.

Background:

The WDB adopted the WIA Strategic Five-Year Plan on July 15, 1999 and City Council approved it on November 8, 1999. The plan outlines the local approach in the development of a workforce investment system.

The WIA Strategic Five-Year plan outlines the following five priority goals:

- 1) Implement the Workforce Investment Act
- 2) Promote the importance of life-long learning
- 3) Focus community attention and resources on minimizing barriers to employment
- 4) Increase accountability

- 5) Expand community-wide awareness and support of workforce development issues, policies, and initiatives

Performance data on the achievement of these goals is included as an attachment.

The WDB is a 24-member, private sector led board, consisting of 13 private and 11 public sector representatives. The WDB/CEO agreement, which outlines the roles and responsibilities of the CEO/Mayor and the WDB, was approved by City Council on June 12, 2000.

Funding:

Federal Workforce Investment Act Funds and the City General Fund

Attachment 19

- FY02 WDB Contract
- FY02 WDB Budget
- WIA Local Governance Provisions (WDB/CEO Agreement)
- WDB Performance Data for July 1, 2000 through June 30, 2001
- WDB Board Membership

16. Welfare-to-Work Contract

Action: Approve the Workforce Development Board's recommendation to contract with the Urban League of Central Carolinas and Maximus, Inc. (previously doing business as Opportunity America) in the amount of \$1,391,200 to provide Welfare-to-Work services to eligible Mecklenburg County residents.

Staff Resource: Stanley Watkins, Neighborhood Development

Explanation:

The Welfare-to-Work (WtW) program provides the hard-to-employ welfare recipients with skills needed to secure and maintain employment. Hard-to-employ recipients are individuals who have received cash assistance for at least 30 months and possess multiple employment barriers such as a poor work history, lack of work ethics and substance abuse problems.

This contract will serve a minimum of 496 Mecklenburg County public assistance recipients: 296 participants who are currently enrolled in the program and 200 new participants. The contractor is required to meet the following performance standards:

- Place 275 participants into unsubsidized employment
- Maintain a 65% (176 participants) six-month retention rate
- Maintain a 52% (141 people) twelve-month retention rate

The performance period for this contract will be July 1, 2001 through December 31, 2002. The national WtW Program will end on June 30, 2003.

On May 17, 2001, the WDB approved the second year WtW contract with the Urban League of Central Carolinas and Opportunity America, LLC. Neighborhood Development will serve as the fiscal agent and monitor the contract.

Background:

In August 1996, the Personal Responsibility and Work Opportunity Act (PRWORA) was signed into law giving state governments the opportunity to create a new welfare system that provides work and responsibility while strengthening families. In an effort to achieve the goal of moving people from welfare to work, the U.S. Department of Labor was authorized to provide state governments and local communities with WtW grants.

The current WtW contract in the amount of \$1,500,000 was awarded to the Urban League of Central Carolinas and Opportunity America, LLC in June 1999. The period of performance for this contract was June 30, 1999 through December 31, 2000. At the recommendation of the WDB, the vendors were allowed an extension to continue providing service until June 30, 2001. An additional \$113,827 was appropriated by the State to continue providing WtW services to eligible participants. A total of \$1,613,827 of the grant has been expended.

To date, 341 participants are enrolled in the program exceeding the targeted number of 275. 223 participants have been placed in jobs, exceeding the targeted number of 164. The average wage rate for participants employed is \$7.79 per hour exceeding the targeted rate of \$6.50.

Funding:

Federal Welfare to Work Funds

Attachment 20

Welfare-to-Work Contract

17. Dance Hall Business Owner Background Check

Action: Adopt an ordinance authorizing the Charlotte-Mecklenburg Police Department to access SBI/DCI criminal history information for use in background checks of owners and operators of businesses designated as dance halls

Staff Resource: Bruce McDonald, Police

Explanation:

At its February 26, 2001 meeting, Council approved an ordinance requiring the permitting of businesses operating as dance halls. The ordinance provides for the denial or revocation of a permit if the owners or operators of the business have been convicted of specific criminal offenses within defined time parameters.

The Police Department is responsible for issuing, denying, and revoking licenses to operate dance halls. In order to conduct thorough background checks, the Police Department wishes to access the State Bureau of Investigation/Division of Criminal Information (SBI/DCI) database to obtain criminal histories on the owners and operators of such businesses.

State law requires that Council pass an ordinance authorizing the Police Department to use the SBI/DCI database for this purpose.

Attachment 21

Ordinance

18. South Transit Corridor Preliminary Engineering and Environmental Impact Study

Action: Adopt a budget ordinance appropriating an additional \$434,000 in grant funding for the South Corridor Preliminary Engineering/Environmental Impact Study.

Staff Resource: Dee Pereira, Charlotte Area Transit System

Policy:

The 2025 Transit/Land Use Plan calls for changing the area's land use patterns to concentrate development in major corridors and implement high capacity transit services in these corridors.

Explanation:

On October 10, 2000, Council approved a \$5,800,000 contract with Parsons Transportation Group (PTG) in anticipation of a Federal Transportation Administration (FTA) "New Start" grant award for the South Corridor Preliminary Engineering/Environmental Impact Study Phase.

On February 12, 2001, Council approved submission of this grant and the receipt of estimated FTA and NCDOT capital assistance funding. On May 31, 2001, the FTA awarded the Charlotte Area Transit System (CATS) this grant in the amount of \$6,234,000. The FTA will fund 50% at \$3,117,000 and NCDOT and CATS each will fund 25% at \$1,558,500.

This amendment is necessary in order to reconcile the difference between the original grant estimation and the actual award appropriated to the rapid

transit fund. This \$434,000 increase in grant award will fund CATS project management associated with this activity.

Funding:

Federal and State Transportation Funds

19. Contract Extension for Center City Circuit

Action: Approve an amendment to an existing contract with Charlotte Center City Partners (CCCP) in the amount of \$250,000 as Charlotte Area Transit System's (CATS) share to extend CCCP's operation of the circulator service through September 30, 2001 with the option to provide up to three (3) one-month extensions through December 31, 2001.

Staff Resource: Keith Parker, Charlotte Area Transit System

Explanation:

This contract amendment will extend the existing agreement three (3) months to allow CCCP to continue operating the Center City Circuit shuttle until CATS executes an agreement with an independent operator. The current contract expires June 30, 2001. CATS will take over managing this service in FY 2002 and is currently soliciting proposals for service providers to operate this service. However, the selected contractor will not be identified prior to the expiration of this agreement. This amendment extends the period of performance three months through September 30, 2001 with an option to provide up to three (3) one month extensions through December 31, 2001. This amendment will require an increase in funding for the contract with CCCP in an amount not to exceed \$250,000. CATS will use this funding to pay CCCP for its share of the cost to operate the service until an alternate contractor is selected.

CCCP obtains public and private funding for Circuit operations and contracts with America Charters, Ltd for route operation. Among the funding partners are Bank of America, First Union, Convention and Visitor's Bureau, and Duke Power Company. Funding is available from CATS through the FY2002 Transit Program approved by the Metropolitan Transit Commission and Council.

Background:

An estimated 660,000 passengers use the Center City Circuit annually.

The Center City Circuit operates weekdays from 7:30 a.m. to 6:00 p.m. utilizing twenty-five passenger buses.

Funding:

FY02 CATS budget

20. Municipal Agreement for Regional Travel Demand Model for Transportation and Air Quality Planning



Action: Adopt a Resolution authorizing the Transportation Key Business Executive to execute a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) and the South Carolina Department of Transportation (SCDOT) regarding household and external station surveys for the Metrolina Regional Travel Demand Model.

Staff Resource: Norm Steinman, Transportation

Explanation:

The Charlotte Department of Transportation (CDOT), NCDOT, SCDOT, and the four adjacent MPOs are developing a regional travel demand model to plan for regional transportation improvements and air quality analyses. Development of the new model requires that several types of travel-related data be collected. This new travel model will be critical to conducting the necessary analyses to evaluate regional air quality. The new travel model will also be used for preparing highway and transit corridor plans, evaluation of the effects of development occurring throughout the larger region, and prioritization of efforts to reduce congestion or vehicle miles of travel from a regional perspective.

This Municipal Agreement provides for the NCDOT, in collaboration with SCDOT and CDOT, to hire two engineering firms to conduct surveys of regional travel behavior, with a portion of the costs reimbursed by the CDOT and SCDOT. The City's share of the travel survey costs is not to exceed \$500,000, paid over two years. The total cost of the travel surveys is \$1.1 million.

The travel demand model will support the City's Smart Growth initiative, by allowing for land use and transportation impacts to be analyzed for a larger geographic area than can be accomplished using the City's existing model. Also, the City's existing model was originally derived from data collected in a household travel survey conducted in 1985. The current model has been subsequently refined, but does not use recent data on inter-regional or intra-county travel flows. The data collection efforts devised by CDOT and NCDOT for the regional model will eliminate those deficiencies.

Funding:

Capital Investment Plan

21. Municipal Agreements – Improvements to the Intersection of South Boulevard (US 521) and Woodlawn Road (SR 3814) and Radius Improvements on Wilkinson Boulevard at Berryhill Road and Remount Road

Action: Adopt a Resolution authorizing the Transportation Key Business Executive to execute Municipal Agreements between the North Carolina Department of Transportation (NCDOT) relating to:

- A. Improvements to the intersection of South Boulevard (US 521) and Woodlawn Road (SR 3814), and**
- B. Radius improvements on Wilkinson Boulevard at Berryhill Road and Remount Road.**

Staff Resource: Jimmy Rhyne, Transportation

Explanation:

Improvements to the intersection of South Boulevard (US 521) and Woodlawn Road (SR 3814) requires certain roadway construction and utility relocation and modifications, and a Municipal Agreement between the City and NCDOT is necessary.

The Municipal Agreement provides for the City to perform all design, roadway grading, drainage, and paving work for the project with costs reimbursed by the NCDOT. This reimbursement is not to exceed \$1,500,000 with the format and cost sharing philosophy consistent with past municipal agreements. In addition to the reimbursable costs, the City is responsible for all right-of-way and utility relocation costs. This estimated cost is \$1,500,000, with a total project cost of approximately \$3,000,000.

NCDOT plans to make improvements to the intersection of Wilkinson Boulevard (US 74) from Remount Road to Morehead Road. As part of this project the NCDOT contractor will perform radius improvements at three locations at the City's request and a Municipal Agreement between the City and NCDOT is necessary.

The Municipal Agreement provides for the NCDOT contractor to perform all roadway grading, drainage, paving and utility relocation work for the project with costs reimbursed by the City. The estimated cost to the City is \$100,000. The format and cost sharing philosophy is consistent with past municipal agreements.

Funding:

Capital Investment Plan

Attachment 22

Project Maps

22. Bridge Repairs

Action: Approve an agreement for \$225,431 with HDR Engineering, Inc. of the Carolinas (HDR) for engineering services for Bridge Repairs.

Staff Resource: Gus Jordi, Transportation

Explanation:

The Federal Highway Administration mandates that bridges/culverts be inspected every two years. On June 26, 2000, the City approved an agreement with HDR to inspect city bridges and culverts. This agreement will provide funds for design, bid phase, and construction administration services for repairs noted in the inspection report with HDR.

MWBD:

WBE 2%

Funding:

Capital Investment Plan

23. Utility Billing System Mail Insertion Services Contract

Action: Authorize the City Manager to execute a three-year contract with Total Billings, Inc. for utility bill insertion and mailing services in an amount not to exceed \$846,000, with annual costs of \$282,000.

Staff Resources: Greg Gaskins, Finance
Rosemary Lawrence, Finance

Explanation:

This contract is for mail insertion services for utility bills and other related inserts. The City desires to outsource this service to improve its efficiency and reliability. A Request for Proposal was issued in accordance with the Finance Key Business Competition Plan. Total Billing, Inc., a Fayetteville N.C. company, was selected by the review committee as the most qualified bidder. A contract has been negotiated for the provision of the designated services. This is a three-year contract with renewal options.

Background:

The City's internal mail insertion operation processes in excess of 200,000 accounts monthly for water, sewer and storm water services. City staff has always provided this service. Recently, maintaining qualified staff has become difficult. The current operator is a retired, temporary employee. The mail insertion equipment is 12 years old, requires costly maintenance and is

not reliable. If the equipment fails and/or the qualified operator is absent, billing will be delayed. Since the customer base is increasing at an annual rate of 5%, staff will have to hire additional employees and buy new equipment if this service is not outsourced.

On December 20, 2000, an RFP was sent directly to 19 known vendors and was posted on the North Carolina Interactive website, which has approximately 20,000 vendors registered. Two responses were received. Total Billings, Inc. was the more experienced, lower cost provider. A detailed cost analysis was conducted, which indicated that the City would save approximately \$20,000 annually if this service is outsourced to Total Billings, Inc.

Total Billings, Inc. is a full service bill design and mailing company with over 10 years of experience in the field. It has a Charlotte location from which it will operate. Its customer base includes Raleigh, Fayetteville, Greenville, Carrboro and Onslow and Union Counties among its governmental customers. It also services many private customers.

This contract is for bill insertion and mailing services. Bill printing services will continue to be provided by Mecklenburg County Information System Technology Department. Future plans are to outsource bill printing after a scheduled upgrade to the Utility Billing System is completed in 2002.

MWBD:

There are no known qualified MWBD companies to operate this service.

Funding:

Finance Department Operating Budget

24. Watershed Protection Property Acquisition

Action: A. Approve an ordinance appropriating \$1,126,000; and

B. Approve the purchase of 59.26 acres on Jim Kidd Road in Huntersville for the purpose of watershed protection at Mountain Island Lake.

Staff Resource:

Barry Gullet, Utilities
Kent Winslow, Engineering & Property Management

Policy:

This purchase is in accordance with the Watershed Protection Policy to acquire land within ¼ mile of Mountain Island Lake to protect City's primary water source.

Explanation:

The purpose of this land acquisition is to provide a watershed buffer along Mountain Island Lake. The City has an option to purchase this property for \$19,000 per acre. The purchase price is supported by an independent MAI appraisal. The City's option expires on June 30, 2001.

The property is zoned R-3 and is currently used for farming. The current owners plan to quit farming in October 2001.

Committee Discussion:

The mandatory referral was reviewed by the Joint Use Task Force and the Planning Commission's Planning Committee and both support the purchase of this property for its intended use.

Funding:

Prior general obligation bonds

Attachment 23

Map

25. Industrial Waste Program Charges Update

Action: Approve an ordinance amending City Code Chapter 23 and approve an Amendment to the "Water and Sanitary Sewer Cost of Service and Rate Structure Study" for the Charlotte-Mecklenburg Utility Department" to reflect previously approved new rate methodology for the Industrial Waste Billing Program.

Staff Resource: Mike Boyd, City Attorney's Office
Doug Bean, Utilities

Explanation:

Council approved the new rate structure methodology for the Industrial Waste Program on November 27, 2000, after a dinner briefing explaining the details of the new methodology was provided on October 23, 2000. The new rate methodology rate will become effective July 2001. The goal of the rate structure revisions is to equitably allocate utility costs of the appropriate CMU wastewater customers: residential, commercial, and industrial.

Based on the Council's approval, the "Fifth Amendment to the Water and Sewer Rate Methodology Documents" needs to be adopted as an amendment to the "Water and Sanitary Sewer Cost of Service and Rate Structure Study for the Charlotte-Mecklenburg Utility Department," dated June 1977. The "Fifth Amendment" documents in detail the changes to the rate structure methodology that were approved by Council. Major changes include:

- addressing two decades of change in its customer base and the expanding treatment requirements placed upon Utilities' plants and,
- revising the existing wastewater rate structures that are part of the Industrial Waste Billing Program.

In addition, some slight wording changes will need to be addressed in the City Code, including:

- Incorporating language regarding a new ammonia charge,
- Incorporating language regarding a new commercial volume charge, and
- Referencing the "Fifth Amendment to the Water and Sewer Rate Methodology Documents"

Committee Discussion:

A Steering Committee of affected businesses and CMU customers provided input throughout the Industrial Waste Billing Program Study. This new methodology was endorsed by this committee as well as by the Industrial Users Group and CMU Advisory Committee.

Attachment 24

- "Fifth Amendment to the Water and Sewer Rate Methodology Documents"
- Ordinance

26. Edwards Branch Watershed Improvement Project

Action: Approve Amendment #1 to contract for engineering services with Kimley-Horn Associates for the Edwards Branch Watershed Improvement Project in the amount of \$371,041.

Staff Resource: Steve Sands, Engineering & Property Management

Explanation:

The Edwards Branch Watershed Improvement Project, formerly known as Sheffield/Tarrington, was originally planned to provide improvements to flooding in the area. The project is a joint effort between City Storm Water Services, Mecklenburg County Storm Water Services, Mecklenburg County Storm Water Services and Mecklenburg County Environmental Protection (MCDEP).

The planning phase of the project revealed additional opportunities for stream restoration and water quality improvements. The project team decided the City would lead the effort for this watershed-based approach. This amendment will cover additional citizen involvement and design of stream restoration and other improvements.

MWBD:
WBE 10-20%

Funding:
Storm Water Capital Investment Plan

27. Meadowdale Carousel Storm Drainage Improvements

Action: Approve Amendment #1 for Engineering Services with Armstrong Glen for \$191,371 for Meadowdale Carousel Storm Drainage Improvements Project (SDI).

Staff Resource: Steve Sands, Engineering & Property Management

Explanation:

On May 24 1999, Council approved the original agreement with Armstrong Glen for planning services related to the Meadowdale Carousel Storm Drainage Improvement Project in the amount of \$118,190. This amendment will provide engineering design services for the recommended storm drainage alternatives identified during the planning phase. The recommended improvements will alleviate street flooding, house flooding, and stream erosion.

Funding:
Storm Water Capital Investment Plan

28. Water and Sewer Street Mains–Engineering Services Contract

Action: Approve a contract with W.K. Dickson & Co., Inc. for \$200,000 to provide engineering services for water and sanitary sewer main extensions.

Staff Resource: Doug Bean, Utilities

Explanation:

This contract awards water and sewer street main extensions to W.K. Dickson for engineering services (survey, design, and drafting) on an as-needed basis. The Street Main Extension Program allows applicants water and/or sewer service within six to twelve months after application. In order to consistently meet this objective, some of these extensions will be assigned to W. K. Dickson to assist with more timely customer service. The consultant engineer will be utilized during peak workload periods.

W.K. Dickson was selected through a competitive selection to perform this work. A fee has been negotiated for an amount not to exceed \$200,000, which is consistent with comparable work.

Funding:

Water and Sewer Capital Investment Plan

29. Rocky River Interceptor–Amendment No. 1

Action: Approve Amendment #1 for \$406,459.69 to the contract with Hazen & Sawyer for additional construction management services with the Rocky River Interceptor project.

Staff Resource: Doug Bean, Utilities

Explanation:

On May 28, 1996, Council approved a contract with Hazen & Sawyer, P.C. for design and construction management services for expansion of the Rocky River Interceptor project. This amendment will provide for additional construction administration and field inspection services due to:

- extending the contract construction time
- surveying for construction stakeout
- providing geotechnical and engineering services for tunnel encroachment approval

The construction schedule was delayed for various unforeseen reasons, the most significant being the required removal of additional rock. Hazen & Sawyer field representatives worked significant amounts of overtime because of multiple construction crews, long shifts, weekend work, and revising the tunnel design to shift to allow widening of Highway 49.

With this amendment, the Hazen & Sawyer contract will increase from \$1,777,615 to \$2,184,074.

MWBD:

The BBE participation goal of this amendment will be \$150,238 or 37% of the amendment amount.

Funding:

Water and Sewer Capital Investment Plan

30. Raw Water Facilities Analysis, Upgrade, and Parallel Raw Water Transmission Line - Amendment No. 1

Action: Approve Amendment #1 for \$346,718 to the contract with Hazen and Sawyer, P.C. for additional design, consulting, and construction management of the Raw Water Facilities Analysis, Upgrade, and Parallel Raw Water Transmission Line project.

Staff Resource: Doug Bean, Utilities

Explanation:

On January 11, 1999, Council approved a contract with Hazen & Sawyer, P.C. to provide planning, analysis, design, inspection and construction administration for the raw water facility improvement projects.

Hazen and Sawyer has completed a detailed design and provision for construction management for the three phases required to successfully complete these facilities upgrade. Environmental issues, dam safety and permitting issues, drought conditions, complexity of the Franklin Water Treatment Plant operations, and the coordination issues with current plant construction have required that the facilities plan, be split into several phases that will be done consecutively over a 6-year period. The Raw Water Facilities Plan has been broken out into 6 separate contracts that will require a total of 1 year longer to complete than the original 3 contracts. This breakout has been done to assure uninterrupted operational capability and a safe and sufficient supply of potable water to the citizens of Charlotte and Mecklenburg County during the phased construction periods.

With this amendment, the Hazen & Sawyer contract will increase from \$5,017,650 to \$5,364,368.

Funding:

Water and Sewer Capital Investment Plan

31. Change Order for Corporate Hangar Area Sitework

Action: A. Approve a change order in the amount of \$271,704.39 to Arvy Construction of Charlotte for sitework preparation at the location of the proposed Duke Energy Hangar; and

B. Adopt a budget ordinance in the amount of \$475,000 to be funded from the Capital Projects Fund.

Staff Resource: Jerry Orr, Aviation

Explanation:

On September 25, 2000, Council approved a contract with Arvy Construction in the amount of \$1,043,979.43 for improvements to the Runway 5/23 Safety Area. This contract includes 70,000 cubic yards of earthwork at a favorable bid price of \$3.50 per yard.

On May 29, 2001, Council approved a ground lease agreement with Duke Energy who will fund and construct their corporate aviation hangar. That lease requires the Airport to fund and construct the sitework, the cost of which will be repaid by Duke Energy through rents.

This change order provides the required sitework consisting of earthwork.

DBE: 100%

DBE Compliance: Yes

Committee Discussion:

The Airport Advisory Committee recommends this action.

Funding:

Aviation Capital Projects Fund

32. US Airways Aircraft Support Center-Wastewater Pretreatment System

Action: Approve a contract in the amount of \$709,559 to T.P. Smith Construction Company of Forest City, North Carolina for the construction of a wastewater pretreatment system at the US Airways Charlotte Aircraft Support Center.

Staff Resource: Jerry Orr, Aviation

Explanation:

In November 1997, Council approved Special Facility Revenue Bonds for the construction and renovation of facilities at 5535 Wilkinson Boulevard to house an aircraft maintenance support center for US Airways. In February and March 1998, Council approved various construction contracts for this work. This aircraft support center, relocated from Winston Salem, generates industrial wastewater as a by-product of its aircraft maintenance operations, including wheel washing, brake washing, and parts washing. The Charlotte Mecklenburg Utility Department was required to issue US Airways a permit to discharge its industrial wastewater to their collection and treatment system.

After the airport installed metering manholes to allow US Airways to monitor pollutant discharge levels in their industrial wastewater, it was determined that a wastewater pretreatment facility would be needed to comply with permit regulations. The system will be constructed to treat excess amounts of metals and toxic organics found in the wastewater. The system will be able to treat up to 30,000 gallons of wastewater per day. A third-party contractor will manage the system for the City.

Summary of Bids:

Bids were received on June 7, 2001, however, only two bids were submitted and they could not be opened. This project was readvertised on June 10, 2001 with a bid opening date of June 20, 2001.

MWBD:

% of Project	Project	Amount	Project Goal
BBE	\$80,000	(10%)	10%
WBE	\$40,000	(5%)	5%
Total	\$120,000	(15%)	15%

Committee Discussion:

The Airport Advisory Committee recommends this action.

Funding:

Aviations Special Facility Revenue Bonds

33. Airport Commuter Ramp Expansion

Action: A. Award a contract in the amount of \$369,278 to the lowest responsive bidder, Dakota Contracting Company of Charlotte, North Carolina for the relocation of the field maintenance yard;

B. Adopt a Budget Ordinance appropriating \$404,278 from the Capital Projects Fund to be repaid from the proceeds of future General Airport Revenue Bonds; and

C. Allow the low, but unresponsive, bid by Hahn Construction to be withdrawn.

Staff Resource: Jerry Orr, Aviation

Explanation:

The current field maintenance yard is in the area needed for future expansion of the ramp for the new Concourse E. This contract is for the sitework necessary before the yard can be relocated.

The budget ordinance will fund the contract and quality assurance testing for this project. The scope of work and the contract amount have been modified to meet project funding availability.

The lowest bid was from Hahn Construction Company. However, Hahn failed to meet the Good Faith Effort requirements as stipulated in the Airport's Federally Approved Disadvantaged Business Enterprise (DBE) Program. Specifically, the "quality, quantity, and Intensity of Efforts" were determined to be insufficient resulting in zero participation. Hahn requests that it be allowed to withdraw the bid rather than have it rejected.

MWBD

WBE: 37%

Prime bidder is a certified DBE firm resulting in 100% participation.

MWBD Compliance: Yes

Funding:

Aviation Discretionary Fund Balance

34. Change Order for Ramp "E" Construction

Action: A. Approve a change order in the amount of \$752,529 to Rea Construction of Charlotte for additional fuel line work; and

B. Adopt a budget ordinance appropriating \$752,529 from the Airport Capital Projects Fund to be repaid from the proceeds of General Airport Revenue Bonds.

Staff Resource: Jerry Orr, Aviation

Explanation:

On March 27, 2000, Council awarded a contract to Rea Construction in the amount of \$10,236,716.65 to expand the commuter ramp for the construction of the new commuter concourse E. On January 8, 2001, Council approved a change order in the amount of \$626,329 for additional ramp needed to expand Concourse E from 21 gates to 26 gates.

This change will:

- provide additional storm drainage for a future concourse expansion
- relocate fuel lines, provide a valve pit at the Concourse D Connector, encase fuel lines in a 18" steel sleeve and add additional valves in the fuel line system

Funding:

Airport Capital Projects Fund

35. Property Transactions

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

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

Acquisitions:

- A. Project:** Airport Master Plan Land Acquisition
Owner(s): Larry W. Kerr et al
Property Address: Wilkinson Blvd.
Property to be acquired: 4.86 acres
Improvements: Vacant Land
Purchase Price: \$335,000
Zoned: B2
Use: Vacant land
Tax Value: \$74,100
Tax Code: 055-368-01
- B. Project:** Airport Master Plan Land Acquisition
Owner(s): Judy Kirby Watson
Property Address: 9401 Garrison Road
Property to be acquired: 2.074 acres
Improvements: Warehouse
Purchase Price: \$412,000
Zoned: I1
Use: Warehouse
Tax Value: \$271,700
Tax Code: 141-121-39
- C. Project:** Airport Master Plan Land Acquisition
Owner(s): Henry & Kathy Cox
Property Address: 8618 Trexler Avenue
Property to be acquired: .583 acres
Improvements: Vacant land
Purchase Price: \$11,500
Zoned: RMH

Use: Vacant land
Tax Value: \$4,500
Tax Code: 113-104-04

- D. Project:** Asbury Avenue Extension, Parcel #50
Owner(s): Jerry V. Ledwell
Property Address: 1210 McArthur Avenue
Property to be acquired: 9,500 sq.ft. (.2181 ac.) total acquisition
Improvements: None
Purchase Price: \$36,000
Demolition Requested: Yes
Remarks: Total property transaction (and first story, single-family residence) required for the construction of the Asbury Avenue Extension. Compensation based on an independent, certified appraisal.
Zoned: R-8
Use: Single Family Residential
Total Parcel Tax Value: \$33,990
Tax Code: 077-194-03

- E. Project:** Sharon Road/Fairview Road Widening, Parcel #26
Owner(s): Bissell Porter One, LLC
Property Address: 4529 Sharon Road
Property to be acquired: 3,196 sq.ft. (0.07 ac.) plus 1,548 sq.ft. (0.04 ac.) of temporary construction easement
Improvements: Lighting & landscaping
Purchase Price: \$383,500
Remarks: Land areas needed for road widening. Compensation amount based upon two independent, certified appraisals.
Zoned: O2
Use: Office
Total Parcel Tax Value: \$1,998,060
Tax Code: 183-131-05 & 07

Condemnations:

- F. Project:** McAlpine Creek Relief Sewer, Parcel #20
Owner(s): Keith A. Kelly & wf., Andrea E. Kelly and any other parties of interest
Property Address: 4019 River Ridge Road
Property to be acquired: 20,989 sq.ft. (0.482 ac.) of permanent and temporary sanitary sewer easement
Improvements: None
Purchase Price: \$3,225
Remarks: The areas are needed for the construction of McAlpine Creek Relief Sewer. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R-3

Use: Single-Family Residential
Total Parcel Tax Value: \$280,430
Tax Code: 211-175-23

- G. Project:** Morgan Street Storm Drainage Improvements, Parcel #41 & 42
Owner(s): Harvey W. Gouch & wf., Louise G. Gouch and any other parties of interest
Property Address: 383 South Hoskins Road & 4200 Hovis Road
Property to be acquired: 39,477 sq.ft. (0.91 ac.) of permanent and temporary construction easement
Improvements: None
Purchase Price: \$149,425
Remarks: A permanent drainage easement is needed on this property to make storm drainage improvements. After numerous contacts and meetings, an agreement has yet to be reached with the property owner. Compensation is based on an independent, certified appraisal.
Zoned: R22MF
Use: Mobile Home Park
Total Parcel Tax Value: \$515,760
Tax Code: 063-107-13 & 14
- H. Project:** Statesville Avenue Widening, Parcel #15
Owner(s): Mary Ross Neal and any other parties of interest
Property Address: 3020 Statesville Avenue
Property to be acquired: 11,460 sq.ft. (.260 ac.)
Improvements: Single-family dwelling
Purchase Price: \$54,450
Demolition Requested: Yes
Remarks: Total property including improvements are required for the construction of the Statesville Avenue Widening Project. The compensation amount is based on two independent certified appraisals. City staff has yet to reach an agreement with the property owner.
Zoned: R8
Use: Single family residence
Total Parcel Tax Value: \$50,820
Tax Code: 077-197-01
- I. Project:** Asbury Avenue Extension, Parcel #79
Owner(s): Cecil L. Neal and any other parties of interest
Property Address: 1211 McArthur Avenue
Property to be acquired: 7,500 sq.ft. (.1722 ac.) land
Improvements: None
Purchase Price: \$8,200
Remarks: Vacant lot needed for the construction of the Asbury Avenue Extension. The compensation amount is based on two independent certified appraisers value determinations.

Zoned: R8
Use: Vacant lot
Total Parcel Tax Value: \$4,000
Tax Code: 077-197-21

36. Meeting Minutes

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

- **May 14, 2001 – Business Meeting**
- **May 15, 2001 – Budget Retreat/Straw Votes**
- **May 15, 2001 - Joint City/County Stormwater Public Hearing**
- **May 21, 2001 – Zoning Meeting**
- **May 29, 2001 – Business Meeting**
- **May 30, 2001 – Budget Retreat/Straw Votes**