

**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, November 12, 2001**

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**5:00 p.m.**

**Conference Center**

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

**7:00 p.m.**

**Meeting Chamber**

- **Invocation**
- **Pledge of Allegiance**
- **Awards and Recognitions**
- **Formal Business Meeting**



## Policy

10.	City Manager's Report	10	
11.	Mecklenburg-Union Metropolitan Planning Organization (MUMPO) Long Range Transportation Plan and Conformity Determination	10	7

## Business

12.	Belmont Area Revitalization Plan Contract	11	8
13.	Private Sale of Land on Billy Graham Parkway	12	9
14.	Northwest Corridor CDC's Vantage Pointe Townhouse Housing Development Loan and Grant	13	10
15.	Charlotte-Mecklenburg Development Corporation Contract	16	11
16.	Appointments to Boards and Commissions	18	12

## Consent I

17.	Various Bids		
	A. South Boulevard Sidewalks, Phase I	19	
	B. Tuckaseegee Road Widening and Tuckaseegee Road at Mulberry Road Intersection Improvements	20	
	C. Fire Station #24 Renovations	20	
	D. Flight Information Display Monitors	20	
	E. Check-in Counters for Concourses D and E	21	
	F. Miscellaneous Fleet Management Parts	21	
18.	Public Hearing on Proposed Amendments to the Tree Ordinance	21	

**Item No.**

**Page No.**

**Attachment No.**

## **Consent II**

<b>19.</b>	Community Gun Violence Prosecution Program	22	13
<b>20.</b>	Time Warner Network Support Contract Extension	23	
<b>21.</b>	N.C. Governor's Crime Commission Grant	23	14
<b>22.</b>	Turn Out Gear Protective Clothing	24	15
<b>23.</b>	Freedom Drive Business Corridor-Phase II-Scope Extension	25	
<b>24.</b>	Drainage Improvements for Davidson Street Townhomes Project	26	16
<b>25.</b>	Statesville Road Widening-Cindy Lane Extension	27	17
<b>26.</b>	Johnston Road Extension, Phase I Change Order #2	28	
<b>27.</b>	Corporate Fuel Storage System	29	18
<b>28.</b>	Property Transactions	30	
<b>29.</b>	Meeting Minutes	36	

## **5:00 P.M. DINNER BRIEFING CONFERENCE CENTER**

### **1. Radio Consolidation**

**Resource:** Susan Johnson, Business Support Services

**Time:** 10 minutes

#### **Attachment 1**

### **2. Long-Range Roadway and Transit Project Ranking and Transportation Improvement Program Candidate List**

**Resource:** Jim Humphrey, Transportation

**Time:** 30 minutes

#### **Attachment 2**

### **3. Hal Marshall Redevelopment Update**

**Resource:** Tom Flynn, Economic Development Office

**Time:** 30 minutes

#### **Attachment 3**

### **4. MWBD Annual Report**

**Resources:** Chip Hammonds, Chair, MWBD Advisory Committee  
Vernetta Mitchell, Business Support Services

**Time:** 30 minutes

#### **Attachment 4**

### **5. Committee Reports by Exception**

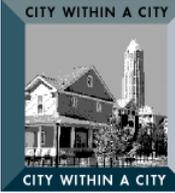
## **7:00 P.M. AWARDS AND RECOGNITIONS MEETING CHAMBER**

### **CONSENT**

- 6. Consent agenda items 17 through 29 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

### 7. Public Hearing on the City Within A City Committee's Affordable Housing Recommendations



**Action:** Conduct a public hearing to receive comments on the City Within A City Committee's recommendations on affordable housing strategies.

**Committee Chair:** Rod Autrey

**Staff Resource:** Stanley Watkins, Neighborhood Development

#### **Policy:**

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

#### **Explanation:**

On June 25, 2001, City Council approved the CWAC Committee's process and meeting schedule to review the Affordable Housing Implementation Team (AHIT) Report. The Committee identified three policy areas from the report – *Housing Trust Fund*, *Density Bonus/Higher Density Along Transit Corridors* and *Housing Locational Policy* – as the top decision areas for review.

Affordable rental housing is defined as a monthly rental payment of \$750 (excluding utilities) for households that earn 60% or less than the area median income (AMI) or \$36,240 annually. For homeownership, affordability is defined as housing costing less than \$120,000.

Since July 2001, the CWAC Committee has held six meetings and devoted more than 15 hours for discussion of the three policy areas. Highlights of the key recommendations made by the Committee for the policy areas are:

#### ***Housing Trust Fund***

This is a special fund used to finance affordable housing. Key recommendations include:

- Establish a separate, competitive fund to focus on housing production (acquisition, infrastructure, new construction and rehabilitation).
- For rental housing, serve households earning 60% or less than the AMI with a preference for developments serving 30% or less than the AMI.
- For homeownership, serve households earning between 50% and 80% of the AMI.
- Use City bonds and private resources for the fund.

- Establish a seven-member Housing Trust Fund Board to develop administrative policies and oversee the fund operations. Members would serve no more than two consecutive three-year terms.
- Explore creating and or/collaborating with a tax-exempt entity to solicit private funds.
- Ensure affordability through deed restrictions that follow, at a minimum, federal guidelines.

### ***Density Bonus***

This is a new policy to encourage the development of affordable housing. The recommendations are:

- Delay discussion of a Density Bonus program for single-family development outside of transit corridors until March 2002.
- Request staff to develop a system for linking density bonuses to land values.

### ***Affordable Housing Along Transit Corridors (Formerly Higher Density Along Transit Corridors)***

This is a new policy to encourage affordable multi-family housing in transit station areas. Key recommendations include:

- Encourage affordable housing as part of a joint use development in transit station areas.
- Encourage the development of a minimum of 5% and a maximum of 25% of affordable rental housing units in a project.
- Require 30% of affordable rental units to serve households earning 30% or less than the AMI.
- Allow no more than 20% of the total multi-family units within a ½ mile of a transit station to be affordable.
- Revisit the policy by 2007 after the first transit line is opened to assess the policy's impact on development activity.

### ***Housing Locational Policy***

The existing policy governing the placement of assisted rental housing has been modified as follows:

- Establish the policy as the “City Policy”
- Base policy on Neighborhood Statistical Area (NSA) geographies.
- Affect new rental projects between 25 – 100 units.
- Establish *prohibited, permission and priority* NSA areas for new rental housing development based on threshold income (60% of AMI), ownership (50%) and number of assisted housing units (10%) criteria. (Please refer to CWAC Committee Public Hearing document distributed to Council November 2, 2001)
- “Borderline” NSAs are designated as prohibited areas and High Income NSAs (120% or greater of AMI) with some assisted housing are considered priority areas.
- Establish on-site property management requirements, which include minimum office and maintenance staff requirements based on the size of the development. (Please refer to CWAC Committee Public Hearing document distributed to Council November 2, 2001)

- Require an *Impact Report* for each proposed development that falls under the Housing Locational Policy.

The CWAC Committee's detailed recommendations are included in the attachment. Council is scheduled to take action on the CWAC Committee's final recommendations on November 26, 2001.

**Background:**

In 1999, Council commissioned a review of the City's housing challenges to identify strategies to meet the needs of low and moderate-income households. A 25-member stakeholders' group was formed and participated in a year-long process that culminated with the development of an *Affordable Housing Strategy Report – a Report of the City of Charlotte Housing Strategy Stakeholders*. (A copy of this report is located in the Council Library.) The report outlined five strategies and 15 recommendations to address key issues in providing affordable housing. The strategies included:

- Revising planning, zoning and building requirements;
- Creating new financing sources and techniques;
- Revising local housing policies;
- Increasing education, outreach and advocacy; and
- Developing strong, economically diverse neighborhoods.

The Stakeholders report was released in September 2000.

On October 10, 2000, Council approved the establishment of a 25-member Affordable Housing Implementation Team to develop steps to implement the recommendations of the Affordable Housing Strategy Report. The City Council charged the Implementation Team to: study the Affordable Housing Report; identify key action steps and accountabilities; estimate the cost of each recommendation; establish an implementation timeline; and determine which strategies will have the greatest impact.

The Team revised the 15 recommendations in the original Stakeholders Report into 11 new recommendations. These new recommendations were prioritized as high, medium or low based on ability to produce the most housing units over the next five years. The high priority recommendations identified by the Implementation Team include the following:

- Housing Trust Fund
- Density Bonus/Higher Density Along Corridors
- Housing Locational Policy
- Section 8 Incentives
- Mixed-Income Development Policy

The Implementation Team produced a final report on April 5, 2001. A public hearing on the Implementation Team Final Report was held before Council on May 14, 2001. A copy of this report is located in the Council Library.

On June 25, 2001, Council asked the CWAC Committee to review the *Affordable Housing Implementation Team Report* (AHIT) and draft policy recommendations for Council's consideration.

**Committee Discussion:**

The Committee held six meetings to review the AHIT Report and draft housing policy recommendations. The Committee's discussions and comments from citizens focused on issues relating to the Housing Trust Fund, Density Bonus/Affordable Housing Along Transit Corridors and Housing Locational Policy.

On October 31, 2001, the Committee voted 3-1 to present the affordable housing recommendations during a public hearing. Councilmembers Autrey, Cannon and Spencer voted in favor of this action while Councilmember Castano voting against. The Committee will make its final recommendations at its meeting on November 14, 2001.

**Community Input:**

A schedule of the Committee's meeting dates was shared with the public. Interested parties were invited to participate by providing written comments to the Committee regarding areas of concern. In addition, staff has held several meetings with interested parties to receive feedback and address concerns.

Notices regarding the public hearing process and date were published in the *Charlotte Observer* and *Charlotte Post*. Written notices were also sent to more than 400 community groups and organizations.

## 8. Public Hearing on General Development Policies for Transit Station Area Principles



**Action:** Receive citizens' comments on the draft General Development Policies for Transit Station Area Principles.

**Committee Chair:** Lynn Wheeler

**Staff Resource:** Laura Harmon, Planning

**Explanation:**

General Development Policies (GDP) were adopted in 1990 as a way to supplement the 2005 Generalized Land Use Plan and the seven District Plans by providing policy direction and guidance on a wide variety of community-wide planning related issues. The policies are being updated to reflect new policy direction, particularly the direction provided in the Centers and Corridors Concept, the 2025 Integrated Transit/Land Use Plan, and Smart Growth Principles.

The Transit Station Area Principles are the first of four Key Policy Areas which will be addressed in the GDP update. The others include Residential Development Policies for non-transit locations, Mixed-Use/Retail Centers, and the Plan Amendment Process.

The principles will facilitate the creation of compact neighborhoods with housing, jobs, shopping, community services, and recreational opportunities within easy walking distance (less than ½ mile) of a transit station. The intent is to create well-designed, livable communities where people can get from their home to places like the office, grocery store, daycare center, restaurants, dry cleaner, library, or park without using an automobile.

Transit supportive development principles provide direction for developing and redeveloping property around rapid transit stations in such a way that makes it easy for people to use transit. These policies focus on land uses, mobility, and community design.

The following three stakeholder groups have been formed to assist with the GDP update: an interdepartmental staff team, a neighborhood group, and a group from the development community.

**Committee Discussion:**

The Economic Development and Planning Committee received a briefing on the draft Transit Station Area Principles at its October 24, 2001 meeting and directed staff to set time on the Council's agenda to receive public input on the draft principles.

The principles will go back to the Economic Development Committee on November 14, 2001 for a final committee recommendation and is expected to be presented to the Council for final action at the November 26, 2001 meeting.

**Community Input:**

Stakeholder groups from both the development and neighborhood communities met on September 27, 2001 and again on October 18, 2001 to discuss the draft Transit Station Area Principles. Their respective comments and suggested changes have been incorporated into the final draft principles. Some comments that relate more to changes that need to be made to implement the policies were not incorporated into the draft policy document. These changes will be considered and addressed when the implementation tools (overlay zoning district, joint development policies and etc.) are developed.

The Planning Commission's Planning Committee also received the draft principles at its October 16, 2001 meeting and recommended adoption of the principles with minor revisions.

An invitation to speak at the November 12, 2001 public hearing was sent to all stakeholder committee members as well as all neighborhood organization contacts currently on file with the Planning Commission.

### **Attachment 5**

Draft Transit Station Area Principles

## **9. Public Hearing on Brookshire Boulevard/I-485 Interchange Area Plan**



**Action: Receive citizens' comments on the draft Brookshire Boulevard/I-485 Interchange Area Plan.**

**Committee Chair:** Lynn Wheeler

**Staff Resource:** Neil Luther, Planning

### **Explanation:**

The Brookshire Boulevard/I-485 Area Plan was developed in response to growing concerns about land use changes occurring along Brookshire and Belhaven Boulevards in the vicinity of the planned Brookshire Boulevard/I-485 interchange. This plan will amend the Northwest District Plan and was initiated in response to recommendations from the Westside Strategic Plan (adopted in July 2000) and the I-485 Interchange Analysis (adopted in 1999). Both plans recommended that a specific land use and urban design plan be developed for the area.

The Brookshire Boulevard/I-485 Area Plan is also a direct result of concerns expressed by citizens over the numerous rezoning petitions in the study area. Although the plan addresses a number of topical growth issues, it primarily focuses on the following issues:

- Land Use
- Urban Design
- Transportation/Mobility
- Parks/Open Space
- Environment
- Public Facilities

The boundaries of the plan generally include the area within a mile of the proposed Brookshire Boulevard/I-485 interchange. Much of the study area is vacant or developed with single-family homes. Commercial and institutional uses are concentrated along Mount Holly-Huntersville Road primarily at its intersections with Brookshire Boulevard and Bellhaven Road. The area is characterized by its rural landscape and rolling topography. Long Creek

parallels the proposed I-485 alignment to the south of the study area. The Catawba River borders the southern edge of the study area.

The plan is intended to focus future development in order to create a livable and sustainable community with a strong identity by:

- Incorporating a mixture of commercial, office, and residential land uses within walkable village centers.
- Encouraging pedestrian activities while continuing to accommodate vehicular traffic.
- Employing land use strategies to reinforce “traditional” design (vibrant public realm, village centers, open space network).
- Protecting the natural environment and community character by incorporating natural features and historic structures into development.
- Providing for an interconnected network of streets, pedestrian and bicycle paths, parks and open space.
- Fostering a more vital and secure community.

**Committee Discussion:**

The Economic Development and Planning Committee requested at its October 24, 2001 meeting that Council hold a public hearing on the draft plan prior to the Committee making a recommendation. The plan will go back to the Committee on November 20, 2001 for a final recommendation and is expected to be presented to Council for final adoption at the December 10, 2001 meeting.

**Community Input:**

Invitations to participate in the plan development process were sent to property owners and representatives from area neighborhood organizations. A total of six public meetings were held in February and September of 2000. A final public workshop was also held on September 6, 2001, and the Planning Committee heard public comment on the plan at its October 16, 2001 meeting. Notices for both the October 16, 2001 Planning Committee and the November 12, 2001 Council public hearing were sent to all participants from the study process as well as to property owners and neighborhood leaders.

The plan addresses the major concerns voiced by citizens for growth in the study area. These concerns include ensuring a pedestrian scale for all new development, aesthetically pleasing new single-family and commercial buildings, minimizing loss of trees and open space, and stemming degradation of surface water quality.

**Attachment 6**

Draft Brookshire Boulevard/I-485 Interchange Area Plan

## POLICY

### 10. City Manager's Report

### 11. Mecklenburg-Union Metropolitan Planning Organization (MUMPO) Long Range Transportation Plan and Conformity Determination



**Action: A. Direct the City of Charlotte MUMPO representative's vote on the Roadway Project Rankings to be approved by the MUMPO at their November 14, 2001 Meeting; and**

**B. Direct the City of Charlotte MUMPO Representative's vote on the TIP Candidate Projects List to be approved at the November 14, 2001 Meeting.**

**Staff Resources:** David McDonald, Transportation  
Danny Rogers, Transportation

#### **Explanation:**

The MUMPO, as required by federal law, is in the process of updating their Long Range Transportation Plan and Conformity Determination. This process includes selecting the list of roadway projects, which are financially feasible to construct within the planning period analyzed (by 2025).

The MUMPO has been asked to submit their Candidate Projects List for consideration for state or federal funding in the next State Transportation Improvement Program (TIP) by January 1, 2002. The TIP is the programming document that details the work program for state transportation projects over the next seven years. The Candidate Projects List includes the projects that the MUMPO is asking the state to construct. The Transportation Coordinating Committee (TCC) approved this list at its November 1, 2001 meeting.

On November 2, 2001, the City Manager referred the TCC's recommendations to the Transportation Committee. The Committee will review the recommendations on November 12, 2001 and report to Council at November 12, 2001 Dinner Briefing.

#### **Attachment 7**

Candidate Projects List

## BUSINESS

### 12. Belmont Area Revitalization Plan Contract



**Action:** Approve the agreement for \$156,000 with Urban Collage, Inc. and its subcontractors for the development of an area Revitalization Plan for the Belmont Study Area.

**Staff Resource:** Debra Campbell, Planning

**Explanation:**

The City has been working in the Belmont area for several years. In early 2000, the Belmont Initiative, consisting of an interdepartmental team, was established to address physical development, neighborhood capacity building and other service delivery issues. To help better coordinate these services and comprehensively address needs in the Belmont area, a revitalization plan for the Belmont area was identified as a priority at the 2001 Council retreat.

The neighborhoods surrounding the Belmont area (Plaza-Midwood, First Ward and Historic North Charlotte) are undergoing revitalization. The Charlotte Housing Authority has also applied for a Hope VI HUD federal grant to revitalize and improve Piedmont Courts, which is adjacent to Belmont along Seigle Avenue. There is a similar opportunity for a revitalization effort to occur in the Belmont area. The area considered for the Belmont Area Revitalization study is a 660 acre area, which includes Belmont proper, and the edges of the Optimist Park, Villa Heights, Piedmont Courts and Plaza-Midwood neighborhoods.

The plan's goals are to:

1. Address the physical and economic needs of the residents, businesses and property owners;
2. Recommend appropriate land uses, housing types and prices, and possible reuse of city-owned land;
3. Connect Belmont to surrounding neighborhoods and business areas;
4. Identify infrastructure needs; and
5. Develop implementation strategies and priorities to revitalize the area.

In mid-August, Requests for Proposals were solicited from several firms. A selection committee comprised of representatives of Planning, Neighborhood Development, Transportation, and the City Manager's Office participated in the selection process and recommended that the contract be awarded to the firm of Urban Collage, along with three other subcontractors. An overview of the plan process, purpose and consultant selection process was presented to Council at the October 22, 2001 Dinner Briefing.

The plan will be completed and presented to Council for approval in Spring 2002.

**MWBD:**

Approximately 30% of the amount of the contract will be awarded to minority firms as follows:

- |                                     |            |
|-------------------------------------|------------|
| 1. Asset Property Disposition (MBD) | 17%        |
| 2. GNA Design Associates (WBD)      | <u>13%</u> |
| Total MWBD Participation            | 30%        |

**Funding:**

Economic Development Revitalization Study Funds and Small Area Plan Funds

**Attachment 8**

Draft Contract Agreement

**13. Private Sale of Land on Billy Graham Parkway**



**Action: Approve the Resolution to Sell approximately 106 acres of land along Billy Graham Parkway for approximately \$8,500,000 to Childress-Klein.**

**Staff Resources:** Tom Flynn, Economic Development Office  
 Kent Winslow, Asset Management  
 Susanne Todd, City Attorney’s Office

**Policy:**

Support the development of an economic environment that attracts new businesses, retains existing businesses and offers a diverse economic mix.

**Explanation:**

The Charlotte Chamber of Commerce has been working with a corporation that wants to move its headquarters to Charlotte and build on approximately 60 acres of City-owned land at the southeast corner of Billy Graham Parkway and Tyvola Road. This relocation would add 600 jobs and represent an initial investment of \$30 million.

The 60 acres desired by the corporation are part of an approximate 106-acre tract of City-owned land currently under option to Childress Klein for approximately \$8,500,000. On October 22, 2001, Council authorized the use of the private sale provision to allow Childress Klein to exercise its Option Agreement with the City. Private sale is allowable under law because the proposed sale advances both the City’s Economic Development Strategic Plan and the Southwest District Plan. Furthermore, use of the faster private sale process will enable the proposed corporation to present a land sale agreement with Childress Klein Properties to its Board of Directors on November 13, 2001.

The method for determining the sales price as specified in the Option Agreement has been followed to determine fair market value of the property. Fair market value has been determined to be \$82,500 per acre.

If the company decides not to relocate to Charlotte, Childress-Klein may or may not decide to purchase the 106 acres at this time. If Childress-Klein does not purchase the land, its option will continue in effect until February 2007.

This action has the following benefits:

- Attracts a major corporate headquarters to Charlotte with 600 jobs
- \$30 million initial investment, with potential for more in future expansions
- Puts surplus City property on the tax rolls
- Promotes Westside economic development
- Receives fair market value for City land

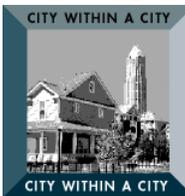
**Funding:**

Proceeds from sale go into the Capital Investment Plan Capital Reserve

**Attachment 9**

Resolution

**14. Northwest Corridor CDC's Vantage Pointe Townhouse Housing Development Loan and Grant**



**Action: Approve a loan in the amount of \$432,392 and a grant in the amount of \$513,957 to the Northwest Corridor Community Development Corporation to develop 26 townhouses.**

**Staff Resource:** Stanley Wilson, Neighborhood Development

**Policy:**

The City's Consolidated Plan identifies a need for affordable, safe and decent housing for low and moderate-income families. The FY2001–2005 Consolidated Plan, which established guidelines for the expenditure of federal housing funds, was approved by Council on April 24, 2000.

**Explanation:**

The Northwest Corridor Community Development Corporation (NWCCDC) is requesting funding in the amount of \$946,349 for a \$3.1 million townhouse development. The request is in the form of a loan of \$432,392 and a grant of \$513,957 to develop 26 townhouses for homeownership. The development is located within the block bounded by LaSalle, Augusta, Madrid Streets and Cummings Avenue in the Lincoln Heights community. Lincoln Heights is one of the City's Action Plan neighborhoods where housing development has been identified as a priority.

The site plan consists of four (4) buildings, two (2) buildings containing seven (7) units each and two (2) buildings containing six (6) units each. The approximate size of each unit will be 1,270 sq. ft. consisting of 3 bedrooms, 2 ½ baths. In addition each unit will be equipped with a dishwasher, stove, refrigerator, washer and dryer. NWCCDC will utilize a realtor to market the townhouses. Based on a market study prepared by John Wall & Associates, it is anticipated that the project will be completed and all of the units sold over the next three years

The proposed townhouses will be sold to families earning at or below 80% of the area's median income, which is \$48,320 for a family of four. The minimum income needed to qualify to purchase one of the townhouses is \$34,338 or 57% of the area median income.

Branch Banking and Trust (BB&T) Company has committed to provide a revolving construction loan up to \$1,891,163 for the construction of the townhouses. The bank loan has a two-year term with a first deed of trust. The monthly loan repayments are interest only with the principal being repaid as each house is sold. BB&T's loan is contingent upon approval of City financing. The homebuyer will secure permanent financing for each unit with the assistance of a realtor and the CDC. The NWCCDC may earn a developer's fee of \$51,862 (\$1,994.69 per unit), unless sales are slower than anticipated. If sales are slower than projected, the developer fee will be pledged as additional contingency. The project will be deed restricted and will be resold only to individuals earning less than 80% of the area median income.

The City's loan will be a 3-year loan at 0% interest with a second lien deed of trust. The City loan will be repaid with proceeds from the sale of the townhouses. City grant funds will be in the form of a 3-year forgivable loan. The grant is necessary to offset acquisition, demolition and environmental remediation costs. The City grant represents a write-down of \$19,768 per unit.

The cost per unit is \$121,000 or \$95.27 sq. ft. However, after deducting the Fannie Mae Foundation Grant (\$100,000) and the City grant (\$513,957), the proposed sales price of each townhouse is approximately \$97,385 each. The actual mortgage on each house may be as low as \$80,616 when used in conjunction with the HouseCharlotte program subsidy of up to \$10,000, a minimum of \$1,000 down payment from the buyer, and a North Carolina Housing Finance Agency subsidy of \$5,769. These units will be affordable to families earning 57% of the area median income for a family of four or \$34,338.

The Housing Locational Policy does not apply because the development is a homeownership project.

**Background:**

Vantage Pointe is located on a 2.08-acre site. Fourteen structures have been demolished to construct the 26 townhouse units. The property consists of 11 tax parcels and the zoning permitted under the city's zoning.

The project will replicate a similar project completed in December 1998 by NWCCDC (French Square) located on French Street. The NWCCDC also completed the LaSalle at Lincoln Heights, which is a sixty unit elderly housing development. On February 12, 2001, Council approved funding for the Phoenix Rising Townhouse development, which is located at Custer and LaSalle Streets.

Council received information on the development of this project at the October 22, 2001 Dinner Briefing. A copy of the dinner briefing presentation slides is attached.

Below are the sources and uses of funds:

Sources

BB&T	\$1,891,163
City of Charlotte Loan	432,392
City of Charlotte Grant	513,957
NWCCDC Equity	105,393
Fannie Mae Foundation	100,000
Sales Revenue	<u>103,063</u>
<b>Total</b>	<b>\$3,145,968</b>

Uses

Acquisition	\$ 399,958
Site Acquisition Interest	13,999
Environmental Remediation	40,993
Demolition	82,400
Engineering/Architecture	62,600
Survey	5,000
Legal	10,000
Loan Inspection fees	6,000
Appliances (\$1,100/Unit)	28,600
Sales & Marketing (CDC)	9,000
Bank Origination Fee (1%)	18,912
BB&T Bank's Construction Interest	70,000
CDC Profit (@ \$1927.10/Unit)	51,862
Construction (\$62.69/SF)	2,070,043
Landscape/Parking	50,000
Real Estate Commission (5%)	126,601
Contingency	<u>100,000</u>
<b>Total</b>	<b>\$3,145,968</b>

The projected project schedule is shown below:

November 2001	Obtain permits for project
January 2002	Construction starts
January 2004	Construction completion
May 2004	Complete sale of 26 townhouses

**Funding:**

Affordable Housing Two-Thirds Bonds

**Attachment 10**

- October 22, 2001 Dinner Briefing presentation
- 3-Year Project Cash Flow
- Enterprise Foundation Letter of Project Endorsement
- Letter of Support from the Community
- Commitment Letters:
  - Branch Bank & Trust Company commitment letter
  - Fannie Mae
  - North Carolina Housing Finance Letter
- Location Map
- Site Plan/Floor Plan

**15. Charlotte-Mecklenburg Development Corporation Contract**



**Action: Approve a contract of \$1,125,000 with the Charlotte-Mecklenburg Development Corporation for development of the Wilkinson Boulevard Business Park.**

**Council Representatives:** Rod Autrey  
Lynn Wheeler

**Staff Resource:** Tom Flynn, Economic Development Office

**Policy:**

Promote business and job growth through participation in the efforts of the Charlotte-Mecklenburg Development Corporation to develop a business park site.

**Explanation:**

In 1997 the City, County and Chamber formed the Charlotte-Mecklenburg Development Corporation (CMDC) to promote economic development along Charlotte's inner city business corridors. After the CMDC analyzed these corridors, the City committed to provide capital funds to acquire land for the development of a business park on Wilkinson Boulevard. In FY00 the City provided \$1,125,000 and committed to provide a similar amount in FY02. This contract covers the amount approved in the FY02 budget.

The CMDC will use these funds for site acquisition costs, including payment of debt incurred in site acquisition, and for site development costs such as grading, infrastructure, roads, curb and gutter, sidewalks and landscaping. Payment under this contract will be made according to the following schedule:

- 45% of the amount upon approval of the contract
- 45% of the amount upon approval of a site plan for the Wilkinson Business Park by Planning Commission staff
- 10% will be withheld pending the January 2002 review of the City's budget

Key milestones included in this contract are:

- Site Plan Approved by Planning Commission Staff: December 1, 2001
- 25% of land under contract to buyer: December 31, 2001
- 40% of road and infrastructure complete: June 1, 2002
- 100% of land under contract to buyer: December 31, 2003
- 100% of business park built out: December 31, 2004

CMDC has accomplished the following steps:

- Assembled thirty acres of land (eighteen separate parcels)
- Cleared this land of buildings and substantial amounts of trash
- Conducted Brownfields assessment and remediation
- Signed an option to sell 4.25 acres for a bottler that employs 40 people

The CMDC has received funds from several sources for the development of the Wilkinson Business Park, including: Mecklenburg County (\$1,225,000), State of North Carolina (\$1,000,000); US Department of Housing and Urban Development (\$1,713,977); private sector (\$1,000,000) in cash and in-kind services.

**Funding:**

Pay-As-You-Go Capital Fund

**Attachment 11**

Funding Agreement

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**16. Appointments to Boards and Commissions**

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

**A. MINORITY/WOMEN'S BUSINESS DEVELOPMENT**

One appointment to replace Victor Alexander. Term will begin immediately and end December 2002. This vote resulted in a 5-5 tie at the October 22, 2001 Council Meeting.

Astrid Chirnos by Councilmember Carter

Chris Wilson by Councilmember Graham

**Attachment 12**

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

Disadvantaged Enterprises (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

### 17. Various Bids

#### A. South Boulevard Sidewalks, Phase 1

**E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$148,044.00 by Onsite Development. This contract will construct approximately 13,250 feet sidewalk on the east side of South Boulevard from Arrowood Road to I-485, as part of the Sidewalk Improvement Program approved by voters in the 1998 street bonds.

<b>MWBD Status:</b>	<b>Amount</b>	<b>% of Project</b>	<b>Project Goals</b>
MBE	\$1,500	1%	1%
WBE	\$1,500	1%	1%

**MWBD Compliance:** Yes

**B. Tuckaseegee Road Widening & Sidewalk Improvements and Tuckaseegee Road at Mulberry Road Intersection Improvements E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$1,514,952 by Arvy Construction, Inc. of Charlotte, North Carolina. This project consists of two roadway projects combined in one contract. The projects were approved under the Minor Roadway Improvement Program & Sidewalk Program. The work includes grading, drainage, roadway widening, curb and gutter, sidewalks, drives and wheelchair ramps, utility installations, adjustments and relocations, pedestrian signal construction, and landscaping.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$65,000	4%	4%
WBE	\$31,000	2%	2%
HBE	\$16,000	1%	1%

**MWBD Compliance:** Yes

**C. Fire Station # 24 Renovations E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$111,347.50 by H. C. Rummage of Monroe, North Carolina. The project is an addition to Fire Station #24, (Pineville-Matthews Road near Carmel Road), and consists of construction of an exercise room for the fire fighters and a locker room/toilet/shower for the female fire fighters. The work includes modification of the existing plumbing and storm drains.

MWBD Status:	Amount	% of Project	Project Goals
HBE	\$7,250	7%	3%
BBE	\$1,025	1%	1%

**MWBD Compliance:** Yes.

**D. Flight Information Display Monitors Aviation**

**Recommendation:** The Aviation Director recommends the low bid of \$369,970 by Com-Net of Miamisburg, Ohio. The airport is currently constructing a new Concourse E and expanding Concourse D. Portions of Concourse E are scheduled to be in service in December 2001. This contract will provide the display devices that passengers use to determine flight information and gate boarding information.

**MWBD Compliance:** Yes. Com-Net will self-perform.

**E. Check-in Counters for Concourses D and E Aviation**

**Recommendation:** The Aviation Director recommends the low bid of \$329,790 by Concepts Plus, Inc. of Williamsburg, Michigan for fabrication and installation of check-in counters.

**MWBD Compliance:** Yes. Concepts Plus will self-perform.

**F. Miscellaneous Fleet Equipment Parts BSS**

**Recommendation:** The Procurement Services Director and Equipment Management Director recommend award of unit-price contracts for miscellaneous fleet equipment parts for a term of one (1) year with an option to renew for an additional four (4) years, in one-year increments as follows:

Boone Parts & Service, Inc., Charlotte, NC, estimated yearly total of \$135,008.00

Carolina Rim & Wheel Co., Charlotte, NC, estimated yearly total of \$114,062.00.

Campbell Brown, Inc., Charlotte, NC, estimated yearly total of \$25,141.00.

These bids establish unit-price contracts for miscellaneous parts for the maintenance and repair of fleet equipment maintained by the Equipment Management Division of the City. Since the City purchases hundreds of different fleet equipment parts, the bid included sixteen (16) categories. Quantities were based on last year's actual usage. Vendors were allowed to bid on one or multiple categories.

Price was only one criterion. The other factors included in the evaluation were the quality and extensiveness of product line offered, vendor references, and the ability of the bidder to make multiple deliveries as needed. In several categories, it is necessary to recommend multiple vendors to accommodate the diversified equipment requirements within the City.

**MWBD Compliance:** Yes. Boone Parts & Service, Carolina Rim & Wheel, and Campbell Brown will all self perform.

**18. Public Hearing on Proposed Amendments to the Tree Ordinance**

**Action:** Authorize publication of notice and set public hearing date of December 10, 2001 on proposed amendments to the Tree Ordinance.

## CONSENT II

### 19. Community Gun Violence Prosecution Program



**Action:** A. Accept a grant from the U.S. Department of Justice for a Community Gun Violence Prosecution Program

B. Adopt a budget ordinance appropriating a Department of Justice grant and Police Assets Forfeiture Funds.

**Staff Resource:** Darrel Stephens, Police Chief

**Explanation:**

The Police Department and the District Attorney's Office have partnered to receive a grant from the Department of Justice to create a Community Gun Violence Prosecution Program. The goal of this program is to improve the prosecution of violent crimes involving the use of a firearm, illegal firearm possession offenses, violations of gun statutes involving drug trafficking, and gang related crimes involving the use of a firearm.

The grant will provide four prosecutors for a three-year period from January 1, 2002 to December 31, 2004. One of the positions will be assigned to juvenile court to handle the growing number of cases where teenagers are using firearms in the commission of a crime. One of the prosecutors will work with drug cases where a firearm was used to facilitate drug trafficking, sales, or delivery. The remaining two positions will be used to create a Violent Gun Predator Initiative. These two attorneys will screen and evaluate all violent felony cases in which a gun was used. The prosecutors will use objective criteria including the defendant's past criminal record and whether the crime was related to gang or drug organization activity to determine if the case will be prosecuted under a "no plea bargain" policy developed for this program.

The Police Department strongly supports this program as a violence prevention measure for the community. To that end, Police has agreed to provide the local match of \$120,000 over three years from its assets forfeiture funds. The Police Department will work closely with the District Attorney's Office in the development and implementation of this program.

**Funding:**

\$480,000 from the Department of Justice and \$120,000 from Police Department Assets Forfeiture Funds

**Attachment 13**  
Ordinance

## 20. Time Warner Network Support Contract Extension

**Action:** Approve a one-year extension of a three-year contract, not to exceed \$330,576, between the Police Department (CMPD) and Time Warner Telecom for wide area network (WAN) communications services and support.

**Staff Resource:** Craig Bailey, Police

**Explanation:**

This request is for a one-year extension of the contract between CMPD and Time Warner Telecom that was approved by Council on August 25, 1997. The original contract was for a total cost of \$1,022,386. It included the installation, maintenance and support of a Wide Area Network (WAN) between various CMPD locations. The contract has been extended on a month-to-month basis while the Department has been evaluating the advantages of upgrading services. The decision has been made to continue existing services rather than to upgrade at this time. The connectivity will enable high-speed information sharing from remote locations.

This contract extension will continue the connectivity and maintenance support for 19 CMPD locations. The locations and functions supported include: 8 District Offices, 3 Service Area Offices, Animal Control Facilities, Drug Enforcement Administration liaison, Federal Bureau of Investigation liaison, Family Services Bureau, Violent Crimes Task Force, Training Academy, Airport Narcotics, and Police Headquarters.

The extended contract will be effective from December 1, 2001 through November 30, 2002.

**MWBD:**

All tasks will be performed by Time Warner Telecom

**Funding:**

CMPD FY02 Operating Budget

## 21. N.C. Governor's Crime Commission Grant

**Action:** A. Accept funding from the North Carolina Governor's Crime Commission Grant in the amount of \$40,000; and  
B. Adopt a budget ordinance appropriating North Carolina Crime Commission Grant.

**Staff Resource:** Toni Tupponce, Neighborhood Development

**Explanation:**

On August 17, 2001, the Governor's Crime Commission awarded \$40,000 to the City to support youth initiatives within the Northwest and West Boulevard Corridors. While not specifically targeted to the Charlotte Weed and Seed Initiative, areas within that geography, specifically the Wilmore, Bent Oaks and Revolution Park neighborhoods, will benefit from receipt of this grant.

The grant will be administered by the Young Women Christian Association (YWCA) of Greater Charlotte and will provide support materials and equipment for two existing community programs: (1) the West Teen Initiative – including the Drill of Unity, West Corridor Choir and the West Corridor Journalism Club; and (2) the Non-traditional Sports Program. Neighborhood Development will monitor the program activities and program expenditures. A list of equipment to be purchase is attached.

The West Teen Initiative serves approximately 150 young people between the ages of 10 and 18 years old in three distinct programs established within the community. These programs operate during non-school hours when young people are most at risk. The Non-traditional Sports Program serves approximately 265 young people between the ages of 6 and 18 years old in sports activities outside of the school environment.

The intent of both programs is to increase participants' attachment to their neighborhoods in a positive way, to decrease juvenile crime through an increased involvement with parents and the improvement of academic performance. The development of leadership skills among participants and an opportunity for participation in diverse athletic and social skills development is key to the program's success.

**Funding:**

North Carolina Governor's Crime Commission grant

**Attachment 14**

West Boulevard Family Support Project Budget  
Equipment List  
Ordinance

**22. Turn Out Gear Protective Clothing**

**Action: Request a waiver of competitive bidding under G.S. 143-129(g) for award of a contract to Action Fire and Safety, Charlotte, NC, for the purchase of Turn Out Gear Protective Clothing for the Charlotte Fire Department.**

**Staff Resource:**

Jon Hannan, Fire  
John Trunk, Business Support Services

**Explanation:**

The Fire Chief and the Procurement Services Director request a waiver of competitive bidding under G.S. 143-129(g) for the purchase of Turn Out Gear protective clothing from Action Fire and Safety, Charlotte, NC, through an existing contract. The Fire Department has used the Globe Manufacturing Company Turn Out Gear supplied by Action and Fire Safety since 1997, and this Turn Out Gear has proven to offer the highest level of personal protection to the City's firefighters.

State law allows local governments to purchase without a separate bidding procedure from any contractor that has furnished a similar item to another jurisdiction within the previous 12 months, if the contractor will extend the same or lower prices. The City of Hickory awarded a contract to Action Fire and Safety for the Globe Turn Out Gear in October 2001, with the contract using the most current protective clothing specifications provided by the Charlotte Fire Department. The Charlotte Fire Department has negotiated lower pricing than the current City and Hickory contracts, more favorable delivery terms than the Hickory contract, and has added additional improved features (a \$23.80 value) to the Turn Out Gear protective clothing.

The contract with Action Fire and Safety will be for one year, with the option to renew on an annual basis for up to four additional years. The annual purchases under this contract are estimated to be \$200,000.

**MWBD:** No. The company will self perform on this contract.

**Funding:**

FY02 Fire Operating Budget

**Attachment 15**

Additional information for waiver request

## 23. Freedom Drive Business Corridor – Phase II – Scope Extension

**Action: Approve an Amendment for \$104,800 with LandDesign, Inc. for landscape architectural services for an additional section of Freedom Drive.**

**Staff Resource:** Leslie Bing, Engineering & Property Management

**Explanation:**

On March 26, 2001, Council approved an agreement with LandDesign, Inc. for \$146,900 to provide streetscape planning and design services, including planting strips, street and median trees, signage, sidewalks, decorative lighting, and bus shelters on both sides of Freedom Drive from Ashley Road

to Berryhill Road. This business corridor is part of the Westside Strategic Plan and the corridor revitalization program.

This amendment will provide funding for planning and design services to extend the improvements on Freedom Drive from Ashley Road to Morehead Street.

**MWBD:**

LandDesign Inc. will self-perform.

**Community Input:**

Community input was obtained through holding three public meetings and providing quarterly newsletters to the community.

**Funding:**

Capital Investment Plan

## 24. Drainage Improvements for Davidson Street Townhomes Project

**Action: Approve a Storm Water Economic Development Project Agreement with Gateway Homes IV, LLC for design services of storm drainage improvements to the drainage system downstream of its proposed in-fill development project in an amount up to \$175,000.**

**Staff Resource:** Steve Sands, Engineering & Property Management

**Explanation:**

The Storm Water Economic Development program was designed to assist developers of businesses and housing projects by allowing them to partner with the City to design and construct improvements to the drainage system impacted by the proposed development. Either the developer or the City may pay for the design and construction of these improvements. In most situations, the developer includes the storm drainage improvements in his development project and is reimbursed by the City.

Gateway Homes IV, LLC is developing a commercial and multi-family residential project (called the Davidson Street Townhomes Project) at North Davidson and Patterson Streets in the North Charlotte neighborhood. The project's location inside the City Within a City area, along with its particular storm drainage improvement needs, makes it eligible for assistance through the Storm Water Economic Development Fund.

The storm drainage improvements that need to be made in connection with the Davidson Street Townhomes Project consist of replacing an undersized railroad culvert downstream of the proposed project, along with associated

infrastructure under North Davidson Street. These improvements meet the intent of the Economic Development Program in that the present system is not adequate to handle the flow from the development. The improvements will also provide relief for the developer by helping lower flood levels on the property under development.

Gateway Homes has agreed to have its engineers design the needed storm drainage improvements while working on the design for the Davidson Street Townhomes Project. Through this agreement, the City will obtain a set of plans and specifications for the storm drainage improvements that are suitable for public bidding. This will enable the City to bid and construct these storm drainage improvements on an accelerated schedule tied more closely to the construction of the project. Otherwise the City would make the improvements at a much later date based on current priorities. The Storm Water Economic Development Project will fund 100% of the design costs for these improvements.

The City will reimburse Gateway Homes for the design services only after the plans and specifications have been reviewed and approved by the City.

**Funding:**

Storm Water Economic Development Fund

**Attachment 16**

Storm Water Economic Development Program Guidelines  
Development Agreement (without exhibits)  
Vicinity Map

## 25. Statesville Road Widening – Cindy Lane Extension

**Action: Approve a resolution to amend the FY2002-2006 Capital Investment Plan for \$468,300 with Barbara H. Mulkey Engineering, Inc. for engineering design of Cindy Lane Extension/Nevin Road Relocation.**

**Staff Resource:** Kruti Desai, Engineering & Property Management

**Explanation:**

On November 13, 2000, Council approved a contract with Barbara H. Mulkey Engineering, Inc. in the amount of \$1,075,000 for planning and design of the Statesville Road Widening project. An analysis of the intersections along this stretch of Statesville Road identified a need to extend Cindy Lane to improve safety, accessibility and traffic flow. Factors leading to the identification of extending Cindy Lane include the following:

- Environmental problems associated with providing a right turn lane at a property at the corner of Nevin Road and Statesville Road

- Providing access to an industrial park through a median opening for Hutchinson McDonald Road
- Deleting a traffic signal at Nevin Road and adding a traffic signal at Cindy Lane

The purpose of this Amendment is to widen the scope of the Statesville Road Widening Project to allow for the extension of Cindy Lane. This amendment will be funded through the existing project budget. The new road is anticipated to have 2 travel lanes with sidewalks, curb and gutter, planting strips and bike lanes on both sides.

**MWBD:**

Barbara H. Mulkey is a WBE firm that will self-perform.

**Community Input:**

Community input was obtained through holding two public meetings for this project, with plans for an additional meeting in early 2002. Additional information will be provided through quarterly newsletter updates.

**Funding:**

Transportation Capital Investment Plan

**Attachment**

Resolution

## 26. Johnston Road Extension, Phase I Change Order #2

**Action: Approve Change Order to the contract with Blythe Development Co. Inc. in the amount of \$298,240.95 for construction of the ramp and loop at I-485 and Johnston Road interchange.**

**Staff Resource:** David Meachum, Engineering & Property Management

**Explanation:**

On July 24, 2000 Council awarded a contract to Blythe Development in the amount of \$2,135,521.88 for a four-lane median-divided roadway and utilities from the I-485 interchange to McAlpine Creek.

This change order will provide funds for construction of the ramp and loop at the interchange of I-485 and Johnston Road. The construction of the ramp and loop are in accordance with the Municipal Agreement approved by Council and will be reimbursed by the NCDOT.

Prices for this change order are based on existing contract prices and negotiated prices for additional work. The change order amount is less than the original engineer's estimate for this work.

**MWBD:**

Blythe Development met the original contract goals. Additional MWBD participation under this change order is: 4% BBE (\$12,500) and 2% WBE (\$5,714).

**Funding:**

Capital Investment Plan

**27. Corporate Fuel Storage System**

**Action:** A. Award a contract in the amount of \$489,963.20 to Petroleum Equipment and Service, Inc. of Denver, North Carolina to expand fuel storage system in the North Corporate Aviation area; and

B. Adopt a Budget Ordinance to appropriate \$560,000 from the Airport's Excluded fund balance.

**Staff Resource:** Jerry Orr, Aviation

**Explanation:**

On September 26, 2001, Council approved a lease with Duke Energy for a Jet Fuel Storage Facility to be located adjacent to the proposed hangar. The contract will provide two 12,000 gallon Jet-A fuel storage tanks and related piping leading to the corporate hangar facility, and pumping and dispensing equipment. Per the terms of the lease, the fuel system will be constructed and owned by the city, and leased to Duke Energy. Duke Energy will repay the cost of construction through rental payments.

The budget ordinance will provide funding for the following:

Construction	\$489,963.20
Architectural/Engineering Services	35,124.52
Contingency Fee	27,912.28
Quality Assurance	5,000.00
Surveying	<u>2,000.00</u>
Total	\$560,000.00

**Background:**

On May 29, 2001, Council approved a ground lease agreement with Duke Energy Corporation for a Corporate Aviation Facility at the airport. The 3.3-acre tract of land is located in the north corporate aviation area and Duke Energy is currently constructing a corporate aviation facility. This facility will house Duke Energy's aircraft.

**MWBD:**

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$22,048.34	4.5%	5%
WBE	\$31,847.60	6.5%	10%
MWBD Total	\$53,895.94	11%	15%

**MWBD Compliance:** Yes.

**Committee Discussion:**

The Airport Advisory Committee recommends this action.

**Funding:**

Airport Capital Projects

**Attachment 18**

Ordinance

**28. Property Transactions**

**Action: Approve the following property acquisitions (A-J) and adopt the condemnation resolution (L-R).**

For property transactions A-F & L, 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):** William & Helen Bulla  
**Property Address:** 6928 Steele Creek Road  
**Property to be acquired:** 9.4 acres  
**Improvements:** Single Family residence  
**Purchase Price:** \$665,000  
**Zoned:** R3  
**Use:** Single Family residence  
**Tax Value:** \$135,770  
**Tax Code:** 141-261-84
  
- B. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Wm. F and Marilyn Brown

- Property Address:** \* Steele Creek Road  
**Property to be acquired:** 15.944 acres  
**Improvements:** Vacant land  
**Purchase Price:** \$1,194,468  
**Zoned:** R3  
**Use:** Vacant land  
**Tax Value:** \$129,870  
**Tax Code:** 141-121-11
- C. **Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Thomas & Virginia Windsor  
**Property Address:** 6116 Dixie Road  
**Property to be acquired:** 8.00 acres  
**Improvements:** Single Family residence  
**Purchase Price:** \$680,000  
**Zoned:** I1  
**Use:** Single Family residence  
**Tax Value:** \$287,310  
**Tax Code:** 141-131-09
- D. **Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Charlee Freeman Heirs  
**Property Address:** \* Dixie Road  
**Property to be acquired:** 7.1389 acres  
**Improvements:** vacant land  
**Purchase Price:** \$489,174  
**Zoned:** I1  
**Use:** Vacant land  
**Tax Value:** \$174,460  
**Tax Code:** 141-271-01
- E. **Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Joseph O. & Betty M. Brown  
**Property Address:** \* Dixie Road  
**Property to be acquired:** 11.0492 acres  
**Improvements:** vacant land  
**Purchase Price:** \$1,052,496  
**Zoned:** BD  
**Use:** Vacant land  
**Tax Value:** \$548,860  
**Tax Code:** 141-201-03
- F. **Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Green Turtle Property Inc.  
**Property Address:** 3124 Little Rock Road  
**Property to be acquired:** 1.553 acres  
**Improvements:** Vacant land  
**Purchase Price:** \$288,000  
**Zoned:** I2

**Use:** Vacant land  
**Tax Value:** \$139,490  
**Tax Code:** 113-012-04

- G. Project:** Old Statesville Road Widening, Parcel 33  
**Owner(s):** Hugh V. Jacobs and June N. Jacobs  
**Property Address:** Old Statesville Road  
**Property to be acquired:** 6,001 sq. ft. (0.138 ac.) of Fee Simple Acquisition and Permanent Utility Easement, plus 6,999 sq. ft. (0.161 ac.) of Temporary Construction Easement  
**Improvements:** Chain link Fence and Gate  
**Purchase Price:** \$24,000  
**Remarks:** This area is required for the Old Statesville Road Widening project. Compensation was established by an independent, certified appraisal and a review appraisal.  
**Zoned:** B-2  
**Use:** Vacant/Commercial  
**Tax Code:** 043-052-30  
**Total Parcel Tax Value:** \$125,670
- H. Project:** NC 49/US 29 Interchange Reconstruction, Parcel 3 & 4  
**Owner(s):** Clifford B. Jones and Kathy Jones  
**Property Address:** 7511 and 7433 North Tryon Street  
**Property to be acquired:** 87,143 sq. ft. (2.00 ac.) of Fee Simple Acquisition  
**Improvements:** Prefabricated Warehouse  
**Purchase Price:** \$798,000  
**Remarks:** The entire property and building are needed for the NC 49/US 29 Interchange Reconstruction project. The compensation was established by two independent, certified appraisals and a review appraisal.  
**Zoned:** I-1  
**Use:** Industrial  
**Tax Code:** 047-221-34 and 28  
**Total Parcel Tax Value:** \$532,310
- I. Project:** Old Statesville Road Widening, Parcel 103  
**Owner(s):** Ray Thomas Petroleum Company, Inc.  
**Property Address:** West W. T. Harris Boulevard  
**Property to be acquired:** 1,934 sq. ft. (0.04 ac.) of Fee Simple Acquisition plus 3,752 sq. ft. (0.086 ac.) of Temporary Construction Easement  
**Improvements:** Chain link Fence  
**Purchase Price:** \$42,209  
**Remarks:** This area is required for the Old Statesville Road Widening project. Compensation was established by an independent, certified appraisal, and a review appraisal.  
**Zoned:** I-2  
**Use:** Commercial/Service Station

**Tax Code:** 037-253-16

**Total Parcel Tax Value:** \$649,210.00

- J. Project:** Davidson/Matheson Connector, Parcel 6  
**Owner(s):** Ricky D. Lankford, Larry S. Lankford and Cornelius Lankford  
**Property Address:** 2514 North Davidson Street  
**Property to be acquired:** 2,172 sq. ft. (0.050 ac.) of Fee Simple Right-of-Way and Permanent Utility Easement plus 2,954 (0.068 ac.) of Temporary Construction Easement  
**Improvements:** Chain link Fence  
**Purchase Price:** \$13,680  
**Remarks:** This area is required for the Davidson/Matheson Connector project. The compensation was established by an independent, certified appraisal and a review appraisal.  
**Zoned:** I-1  
**Use:** Warehouse/Industrial  
**Tax Code:** 083-065-01  
**Total Parcel Tax Value:** \$67,080
- K. Project:** Statesville Avenue Widening, Parcel 1  
**Owner(s):** Willie J. McCombs and Wife, Mildred K. McCombs  
**Property Address:** 2624 Statesville Avenue  
**Property to be acquired:** 3,806 sq. ft. (.087 ac.) of Fee Simple Acquisition plus 41 sq. ft. (.001 ac.) of Permanent Utility Easement, plus 2,114 sq. ft. (.049 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$15,450  
**Remarks:** This area is required for the construction of the Statesville Avenue Widening project. Compensation is based on an independent, certified appraisal and review appraisal.  
**Zoned:** B-1  
**Use:** Commercial/Shopping Center Strip  
**Tax Code:** 079-058-07  
**Total Parcel Tax Value:** \$279,820

#### Condemnations:

- L. Project:** Airport Master Plan Land Condemnation  
**Owner(s):** J. H. Adams, John W. Adams & Gary W. Watts  
**Property Address:** \* Bell Avenue  
**Property to be acquired:** 1.766 acres  
**Improvements:** Vacant land  
**Purchase Price:** \$20,300  
**Zoned:** RMH  
**Use:** vacant land  
**Tax Value:** \$6,000  
**Tax Code:** 113-101-04

- M. Project:** Robinhood Road Sidewalk Project, Parcel 34  
**Owner(s):** Boyd A. Corell and Wife, Ann G. Correll and Any Other Parties of Interest  
**Property Address:** 5220 Robinhood Road  
**Property to be acquired:** 1,382 sq. ft. (.031 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$400  
**Remarks:** This area is required for the construction of the Robinhood Road Sidewalk project. Compensation was established by an independent, certified appraisal and a review appraisal. City Staff has yet to reach a negotiated agreement with the property owners.  
**Zoned:** R-3  
**Use:** Residential  
**Tax Code:** 185-102-31  
**Total Parcel Tax Value:** \$156,750
- N. Project:** Asbury Avenue Extension, Parcel 52  
**Owner(s):** Leroy Crosby and Any Other Parties of Interest  
**Property Address:** 1120 McArthur Avenue  
**Property to be acquired:** 18,300 sq. ft. (.420 ac.) of Fee Simple Acquisition  
**Improvements:** None  
**Purchase Price:** \$11,000  
**Remarks:** Total parcel acquisition is required for the Asbury Avenue Extension project. Compensation is based on an independent, certified appraisal and review appraisal. Condemnation is requested in order to obtain clear title.  
**Zoned:** R-8  
**Use:** Single-Family Residential/Vacant  
**Tax Code:** 077-194-06  
**Total Parcel Tax Value:** \$6,750
- O. Project:** Asbury Avenue Extension, Parcel 28  
**Owner(s):** Lola Bland Heirs and Any Other Parties of Interest  
**Property Address:** 1017 Patch Avenue  
**Property to be acquired:** 7,500 sq. ft. (.172 ac.) of Fee Simple Acquisition  
**Improvements:** None  
**Purchase Price:** \$1,600  
**Remarks:** Total parcel acquisition is required for the Asbury Avenue Extension project. Compensation is based on an independent, certified appraisal and review appraisal. Condemnation is requested in order to obtain clear title.  
**Zoned:** R-8  
**Use:** Single-Family Residential/Vacant Lot  
**Tax Code:** 077-192-15  
**Total Parcel Tax Value:** \$1,600

- P. Project:** Statesville Avenue Widening, Parcel 34  
**Owner(s):** Hazeline T. Harri, Eunice Adell Dowdy, Et Al and Any Other Parties of Interest  
**Property Address:** 3501 Statesville Avenue  
**Property to be acquired:** 11,174 sq. ft. (.269 ac.) of Fee Simple Acquisition and Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$1,200  
**Remarks:** This acquisition is required for the construction of the Statesville Avenue Widening project. Compensation is based on an independent, certified appraisal and review appraisal. City Staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** I-1  
**Use:** Single-Family Residential  
**Tax Code:** 077-052-29  
**Total Parcel Tax Value:** \$69,990
- Q. Project:** NC 49/US 29 Interchange Reconstruction, Parcel 37  
**Owner(s):** J&J University Boulevard, LLC and Any Other Parties of Interest  
**Property Address:** University City Boulevard  
**Property to be acquired:** 75,437 sq. ft. (1.73 ac.) of Fee Simple Acquisition  
**Improvements:** Shopping Strip/Restaurant  
**Purchase Price:** \$1,250,000  
**Remarks:** Total acquisition of this property is needed for the NC 49/US 29 Interchange Reconstruction project. Compensation was established by two independent, certified appraisals and a review appraisal. City Staff has yet to reach a negotiated settlement with property owner.  
**Zoned:** B-2  
**Use:** Business  
**Tax Code:** 049-241-15  
**Total Parcel Tax Value:** \$655,840
- R. Project:** Sardis Road Sidewalk, Parcel 10 and 11  
**Owner(s):** Bijan Vazeen and Wife, Mina Vazeen and Any Other Parties of Interest  
**Property Address:** 8515 Sardis Road and 105 Creek Valley Road  
**Property to be acquired:** 6,574 sq. ft. (0.15 ac.) of Permanent Easement  
**Improvements:** Shrubs, Screening Brick Entrance Fences  
**Purchase Price:** \$8,461  
**Remarks:** This acquisition is required for the construction of the Sardis Road Sidewalk project. Compensation is based on an independent, certified appraisal and review appraisal. City Staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** R-3  
**Use:** Single Family Residential

**Tax Code:** 213-114-12 and 213-114-02

**Total Parcel Tax Value:** \$352,640 (213-114-12) and \$134,500 (213-114-02)

**\*\*Note:** Copies of condemnation resolutions are on file in the City Clerk's Office.

## **29. Meeting Minutes**

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

- **September 26, 2001 Business Meeting**
- **October 8, 2001 Business Meeting**
- **October 17, 2001 Zoning Meeting**