

**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, October 23, 2000**

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**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**

# **2000 Council Retreat Priorities**

## **Top Priorities for 2000**

**Housing Policy and Strategy**

**Community Safety Strategy: Safest City in America**

**Road Improvements**

**Westside Strategy**

## **High Priorities for 2000**

**Business Corridor Revitalization**

**Eastside Strategy Plan**

**Financial Policies**

**Neighborhood Initiatives**

**North Tryon Strategy**



## **Business**

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

### **1. Industrial Waste Program Charges Update**

**Resources:** Doug Bean, Utilities  
George Raftelis, Raftelis Financial Consulting, PA

**Time:** 15 minutes

#### **Attachment 1**

### **2. Naming Rights for Independence Arena**

**Resource:** Mike Crum, Coliseum Authority

**Time:** 15 minutes

#### **Attachment 2**

### **3. FY2001 Revenue Forecast**

**Resource:** Richard Martin, Finance

**Time:** 15 minutes

#### **Attachment 3**

### **4. Economic Development Study**

**Resources:** Ron Kimble, Assistant City Manager  
David Meachum, Engineering & Property Management

**Time:** 20 minutes

#### **Attachment 4**

### **5. Public Safety Committee Report on Proposed Dance Hall Ordinance**

**Resource:** Patrick Cannon, Public Safety Committee Chair

**Time:** 10 minutes

#### **Attachment 5**

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

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

**CONSENT**

- 6. Consent agenda items 13 through 21 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

## 7. City Manager's Report

## 8. Civil Service Board Structural Composition

**Action: Approve the Council-Manager Relations Committee recommendation to make no changes to the structural composition of the Civil Service Board.**

**Committee Chair:** Susan Burgess

**Staff Resource:** Brenda Freeze, City Clerk

### **Background:**

On July 24, 2000 Council referred the structural composition of the Civil Service Board to the Council-Manager Relations Committee. The referral was at the request of Councilmember Castano to review the possibility of eliminating the alternate designation and revise the structure to be seven regular members.

At the Committee meeting on August 23, 2000, the Committee recommended that the matter be deferred and come back to the Committee at a later date and include review of the alternate designation on the Zoning Board of Adjustment. Council approved the additional review and referral back to the committee on August 28, 2000.

If any changes were to be made to the structure of the Civil Service Board, it would require a change to the City of Charlotte Charter in a session of the N.C. Legislature.

### **Committee Discussion:**

The Council-Manager Relations Committee met on October 4, 2000. Committee Chair Burgess and Committee Members Lochman, Mitchell, and White were present; Committee Member Carter was absent. Councilmember Cannon was also present.

The staff recommendation to the Council-Manager Relations Committee was to change the Civil Service Board to seven regular members instead of five regular members and two alternates, with an effective date at the expiration of the current alternates' terms in May 2003. Staff explained that the Zoning Board of Adjustment performs a different function and holds hearings only, with no regular business meetings.

At the monthly meeting of the Civil Service Board on October 3, 2000 the Board approved a motion and asked that it be sent to the Council-Manager Relations Committee recommending "that the staff proposal to change the

structure of the Board not be implemented and that no changes to the Board composition be made, period."

The Committee unanimously recommended that no change be made to the Civil Service Board structure. After discussion of all the information, the Committee found no compelling reason to make any changes.

**Attachment 6**  
Committee Meeting Summary

# BUSINESS

## 9. Public Art Commission Work Plan

**Action:** A. Approve the Charlotte-Mecklenburg Public Art Commission's Work Plan for 2000-2001; and

B. Appoint two members of the Public Art Commission.

**Staff Resource:** Curt Walton, Budget and Evaluation

**Policy:**  
Charlotte-Mecklenburg Public Art Program, adopted in 1993 by the City Council and the Board of County Commissioners

**Explanation:**  
The Public Art Commission requests approval of its 2000-2001 Work Plan, which includes art projects for the following new City facilities:

New Police/Fire Academy	\$130,000
Convention Center Trolley Station	77,000
North Tryon Police Satellite Facility	10,500
"Water Explorium" – North Mecklenburg Water Treatment Plant	\$100,000
<b>Total</b>	<b>\$317,500</b>

Council received a presentation on the work plan at the October 2, 2000 Workshop.

City Council has six of the twelve appointments to the Public Art Commission. Appointments to the Board are divided into the following disciplines: Education, Art/Architecture, Business and At-Large. Appointments are made from persons nominated by either the Public Art Commission or the Arts and Science Council.

Two of the City appointments, one each in the Education and At-Large categories, are now due. The Public Art Commission requests appointment of the following nominees:

Dean Johns	Education Category
Kenn Compton	At-Large Category

**Background:**  
The Charlotte-Mecklenburg Public Art Program is governed by a 1993 resolution adopted by the Charlotte City Council and the Mecklenburg County Board of Commissioners. The Arts & Science Council was directed to implement the resolution. Specifically, the resolution set forth the following policies:

- Directed the inclusion of public art in City and County public construction projects.
- Defined applicable projects paid for wholly or in part by the City of Charlotte or Mecklenburg County such as construction or remodeling of any building or public space which is normally visited by the public, with the exception of historic properties.
- Authorized department heads to include in all estimates of construction projects 1% of the construction cost for public art, excluding street, highway or transportation projects.
- Established a 12-member discipline-based Public Art Commission to be appointed by the City Council and County Commission from persons nominated by the Arts & Science Council and the Public Art Commission.
- Set forth the responsibilities of the Public Art Commission including making an annual presentation to City Council and County Commission for projects to be included in the public art program.
- Stated that City Council and County Commission have final approval of the annual work plan and budget, while selection responsibilities for commissioned artworks rest with the appointed members of the Public Art Commission.
- Authorized the use of private money for inclusion in the Public Art Commission's annual budget.

**Funding:**

Funding is included in the FY2001 budget as part of the budgeted cost for each of the four new City facilities mentioned earlier.

**Attachment 7**

Public Art Commission Work Plan and information on the nominees

## 10. Carolina Theatre

**Action:** Approve the Arts and Science Council's request to extend the option to purchase the Carolina Theatre from January 15, 2001 to June 30, 2002.

**Staff Resource:** Curt Walton, Budget and Evaluation

**Policy:**

In January 2000, Council extended Arts & Science Council's (ASC) option to purchase the Carolina Theatre from January 15, 2000 to January 15, 2001.

**Explanation:**

In 1998 City Council commissioned the Carolina Theatre Task Force to determine whether the Theatre is structurally stable and sound for its intended use as a community presentation space. The Task Force found the Theatre to be structurally sound and free of obstacles to its renovation.

The Task Force also found considerable demand for the type of spaces the Carolina Theatre could provide from a culturally diverse group of artists, artistic organizations, civic and community groups and individuals. Uses in the 1,000 to 1,100 seat Theatre would range from theater, to film, to a variety of community and social events.

In May 1999 the State of North Carolina appropriated \$1 million to complete the studies necessary to move forward through the preliminary design and business planning process for the Theatre's renovation. Architects, engineers, acousticians and other specialists need to examine the Theatre, design its available space, and determine how it can be renovated to operate efficiently and effectively. This study will allow for development of a detailed business plan to realistically estimate the operating budget of a renovated Carolina Theatre. The business plan is the final stage of determining the feasibility of the project.

The state held the \$1 million for flood relief in Eastern North Carolina, and has not yet released the funds as of October 18. The ASC is requesting extension of the purchase option from January 15, 2001 until June 30, 2002 in order to complete the feasibility studies.

The ASC presented an explanation of its request to extend the option at the October 2 workshop. The ASC also discussed a potential request of \$483,750 from the City to complete the feasibility studies. This request has been held pending resolution of the \$1 million from the state.

**Background:**

In 1998, the Keith Corporation donated its option to purchase the Carolina Theater to the Arts and Science Council. The Keith Corporation also pledged \$100,000 to partially fund studies of the feasibility of renovating the Carolina Theatre. These funds have been received and expended on preliminary studies.

The original option was due to expire December 31, 1998. In November 1998, a coalition of the ASC, the North Carolina Blumenthal Performing Arts Center (PAC), and the Carolina Theatre Preservation Society (CTPS) petitioned City Council to extend the option until January 15, 1999 so preliminary studies of the feasibility of renovation could be undertaken.

The City granted the extension and created the Carolina Theatre Task Force, made up of representatives of the ASC, PAC, CTPS, and City Council and Mayoral appointees. Bank of America, as the adjacent property owner, is also represented. The Task Force represents a diverse cross-section of the Charlotte community.

In December 1999 and upon completion of initial studies, the Carolina Theatre Task Force petitioned the City to extend the option another year (until January 15, 2001) to allow for the development of a business plan for capital and operating costs, and to allow for the pursuit of state funding. The extension was granted.

**11. Dates for Council Retreats**

**Action: Set dates for Council retreats:**  
**A. One Day Retreat on , Thursday, December 14, 2000; and**  
**B. Council Budget Retreat on Thursday, February 8 through Saturday, February 10, 2000.**

**12. Appointments to Boards and Commissions**

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

**A. BICYCLE ADVISORY COMMITTEE**

Vote for six persons who will initially serve staggered terms. The candidates receiving the most votes will serve the longest terms. Future terms will be for two years each.

Herbert Brown by Councilmember White

Jerry Clark by Councilmember Wheeler

Dan Faris by Councilmembers Autrey, Burgess, & Wheeler

Harry Johnson by Councilmember Autrey

William Klenz by Councilmembers Autrey, Burgess & Lochman  
Albert Leffler by Councilmember Carter  
Randall Ranson by Councilmembers Autrey & Mitchell  
Joseph Scalise by Councilmembers Autrey & Lochman  
Robert Senn by Councilmember White  
Ward Simmons by Councilmembers Burgess, Graham, Wheeler &  
White  
Kevin Yount by Councilmember Autrey

**Attachment 8**

Applications

**B. CHARLOTTE MECKLENBURG DEVELOPMENT CORPORATION**

There are two appointments available for three years each beginning November 2000.

Vote for one citizen to represent the non-profit category  
Alfreda Barringer, incumbent member of the board

Vote for one citizen in the at-large category  
John Helms, incumbent member of the board  
Willie Blanche Penn by Councilmember Burgess

**Attachment 9**

Applications

**C. CHARLOTTE-MECKLENBURG PUBLIC ACCESS CORPORATION**

One appointment beginning immediately and ending June 2002 to represent a person employed in the local television, radio or film production industry.

Shannon Reichley by Councilmember Burgess  
Shelia Stewart by Councilmember Cannon

**Attachment 10**

Applications

**D. CLEAN CITY COMMITTEE**

The City Clerk's Office was notified on October 12, 2000 that John Clement has missed three consecutive meetings. According to Council's attendance policy, he must be replaced on the committee. This creates two vacancies.

Two appointments, beginning immediately with one ending June 30, 2002, and the other ending June 30, 2003.

Beth Borchelt by Councilmember Spencer  
Jane Houston by Councilmember Burgess  
Mark Loflin by Councilmembers Autrey & Wheeler

**Attachment 11**

Applications

**E. COMMUNITY RELATIONS COMMITTEE**

Vote for two citizens to begin serving immediately and continue serving until June 30, 2001.

Eunice Pharr by Councilmember Mitchell  
Kristen McManus by Councilmember Burgess  
Heather Sides by Councilmembers Autrey & Wheeler  
John Mark Thompson by Councilmembers Autrey & Carter

**Attachment 12**

Applications

**F. HOUSING AUTHORITY**

Vote for one citizen to serve three years beginning in December 2000.

Lucy Bush by Councilmember White  
Jennifer Gullette by Councilmember Mitchell  
Ken Harris by Councilmembers Autrey, Burgess & Wheeler

**Attachment 13**

Applications

**G. TREE ADVISORY COMMITTEE**

One appointment beginning December 2000 to serve three years.

Michele Denise Brandt-Becker by Councilmember Burgess  
Reggie King by Councilmember Mitchell  
Mark Shawl by Councilmembers Autrey & Wheeler

**Attachment 14**

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

### 13. Various Bids

#### A. Orchard Park Neighborhood Improvements E&PM



**Recommendation:** The City Engineer recommends the low bid of \$330,341.60 by Kip Corporation of Charlotte, North Carolina. This project is part of the 1996 \$32 million dollar bond referendum for infrastructure improvements. This neighborhood is the 17<sup>th</sup> out of 18 neighborhoods to begin construction. This project provides the construction of concrete curb and gutter, road widening, sidewalk, and storm drainage throughout Viola Drive.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$16,100	5%	5%
WBE	\$9,700	3%	3%

**MWBD Compliance:** Yes.

**B. Sidewalks on Sullins Road, Interurban Avenue, Browns Avenue and Thriftwood Avenue E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$343,229.99 by Sandmarc Construction of Matthews, North Carolina. This project is part of the ongoing CDOT sidewalk improvements program. The project will construct sidewalk along one side of Sullins Road, Interurban Avenue, Browns Avenue and Thriftwood Avenue.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$343,222.99	100%	2%
WBE	\$0	0%	1%

**MWBD Compliance:** Yes. Sandmarc Construction will self-perform.

**C. Governor’s Square Area Storm Drainage Improvement E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$1,025,206.08 by Ferebee Corporation of Charlotte, North Carolina. This project will install a large drainage culvert system to replace undersized drainage pipes in the Governor’s Square Area. These improvements will alleviate street, house and yard flooding.

**MWBD Compliance:** Yes. Ferebee Corporation will self-perform.

**D. Wilkinson Boulevard Corridor, Phase IV, Landscaping E&PM**



**Recommendation:** The City Engineer recommends the low bid of \$107,577.23 by Superior Seeding, Inc. of Gastonia, North Carolina. This project provides planting of trees, shrubs and ground cover along the median and West side of Wilkinson Boulevard from Morris Field Drive to the Billy Graham Parkway overpass. This is the final phase of the roadway construction improvements at Wilkinson Boulevard and Boyer Street.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$0	0%	1%
WBE	\$107,577.23	100%	1%

**MWBD Compliance:** Yes. Superior Seeding, Inc. will self-perform.

**E. W. T. Harris Boulevard Corridor, Landscaping E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$324,860.63 by Crowder Construction Company, Inc. of Charlotte, North Carolina. This is the first phase of landscaping projects for roadways on the east side of Charlotte. The contract will provide planting of trees, shrubs and groundcover within the median of W. T. Harris Boulevard from Albemarle Road to The Plaza.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$3,000	1%	1%
WBE	\$3,095	1%	1%

**MWBD Compliance:** Yes.

**F. Transit Maintenance Operation Center E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$1,948,976.12 by Ferebee Corporation of Charlotte, North Carolina. This project consists of reconstruction of the Transit Maintenance Operations Center’s (TMOC) concrete-poured Operations and Maintenance lots, environmental remediation for contaminated soil, installation of an oil/water separator system, bus wash station floor slab repair, and retaining wall repair.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$16,661	1%	1%
WBE	\$10,646	1%	1%
NBE	\$8,700	.5%	0%

**MWBD Compliance:** Yes.

**G. Bulky Trash Truck Solid Waste**

**Recommendation:** The Solid Waste Services Director recommends the unit price bid of \$36,554 by Adams International, Charlotte, North Carolina for a cab and chassis and a unit price bid of \$11,900 by Fontaine Truck Equipment, Charlotte, North Carolina for a dump body. The total unit cost for this Bulky Trash Truck is \$48,454. Purchases are anticipated subject to appropriations by City Council and identified needs. The contract is for one year with an option to renew for two additional one year periods.

**MWBD Compliance:** Yes.

**H. Water and Sewer Main Construction – FY 01 Contract #105  
Street Main Extensions Utilities**

**Recommendation:** The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$901,618.70 by McDaniel Construction Contractors, Inc. of Bostic, North Carolina. This project provides sewer line, water pipe, manholes, and various erosion control activities.

<b>MWBD Status:</b>	<b>Amount</b>	<b>% of Project</b>	<b>Project Goals</b>
BBE	\$0	0%	5%
WBE	\$901,618.70	100%	6%

**MWBD Compliance:** Yes. The McDaniel Construction is a certified WBE and will self-perform.

**I. Water and Sewer Main Construction – FY 01 Contract #106  
Street Main Extensions Utilities**

**Recommendation:** The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$767,306.90 by Tar Heel Construction Company, Inc. of Denver, North Carolina. This project provides sewer line, water pipe, manholes, and various erosion control activities.

<b>MWBD Status:</b>	<b>Amount</b>	<b>% of Project</b>	<b>Project Goals</b>
BBE	\$0	0%	5%
WBE	\$44,000	6%	6%

**MWBD Compliance:** Yes. Tar Heel met the good faith effort requirement.

## CONSENT II

### 14. Minority and Women Owned Business Development (MWBD) Program Certification Services Contract

**Action: Approve the contract with Contract Compliance, Inc. (CCI) for the provision of Minority and Women Owned Business Development (MWBD) Program Certification Services for an annual amount not to exceed \$90,000.00.**

**Staff Resource:** Susan Johnson, Business Support Services  
Vernetta Mitchell, Procurement Services Division

**Explanation:**

The Minority and Women Owned Business Development (MWBD) Program has contracted with Liz Mills Ltd., Incorporated for the provision of MWBD Certification Services for the City of Charlotte since 1994. The City began a competitive RFP process on July 21, 2000 which resulted in four bids. The City received bids from Walker Commercial; Cherry, Bekaert & Holland, L.L.P.; Liz Mills Ltd., Incorporated; and Contract Compliance Inc. An Evaluation Committee comprised of representatives from the County and Schools participated in the evaluation of the proposals.

Two bidders, Walker Commercial and Cherry, Bekaert & Holland, were found to be companies without specific skills and/or experience in provision of MWBD certification services. The committee deemed these firms to be unqualified for this contract.

The Evaluation Committee felt that Liz Mills Ltd., Incorporated did not propose new solutions or approaches for improving its current services and ultimately did not have a structured plan for moving the program forward.

The Evaluation Committee felt that Contract Compliance, Inc. (CCI) was the most responsive Service Provider for several reasons including:

- CCI has more than 16 years of administration and implementation of MWBD services, and is currently providing these services at the federal level;
- CCI presented a structured plan for handling certification and recertification services;
- CCI offered a national database of Minority, Women, and Disadvantaged Business Enterprises that keeps track of detailed information on applicable firms; and
- CCI's bid was substantially below the bid of the current service provider's.

The initial term of this contract shall be for two years with the City's right to renew for three additional one year terms. The City may elect to exercise its renewal options one year at a time. The annual contract amount shall not exceed \$90,000.00.

**MWBD:**

Contract Compliance, Inc. (CCI) is a woman-owned business and is partnering with 3 C Cherry Consulting of the Carolinas, a local woman-owned business.

**Funding:**

Business Support Services Operating Budget

## 15. Street Maintenance Equipment Purchase

**Action: Adopt a budget ordinance providing a supplemental appropriation of \$465,526 to the Powell Bill Fund for the purchase of street maintenance equipment.**

**Staff Resource:**

Jim Humphrey, Transportation

**Explanation:**

CDOT/Street Maintenance submitted the low bid in competition for street maintenance work in the City's southwest District. This district comprises approximately one-third of the city. The Privatization/Competition Advisory Committee unanimously recommended award of this bid to CDOT/Street Maintenance. Implementation of this contract requires purchase of five trucks, two back-hoes and an air compressor. CDOT/SMD's bid included annual amounts for the cost of the replacement equipment.

**Funding:**

Powell Bill

## 16. Aquatic Weed Control Resolution

**Action:** Adopt a resolution to request assistance from the North Carolina Aquatic Weed Program for the control of aquatic weeds (hydrilla) in Mountain Island Lake.

**Staff Resource:** Doug Bean, Utilities

**Explanation:**

Charlotte-Mecklenburg Utilities desires assistance from the North Carolina Aquatic Weed program for the control of aquatic weeds (hydrilla) in Mountain Island Lake, the source of fresh water for the City and other areas of Mecklenburg County.

The resolution approval is required to obtain matching federal grant funds for a weed control program. The program will introduce sterile grass carp into the lake to consume the weeds. The carp need to be put into the lake this fall so they will be acclimated and ready to consume the weeds during the spring growing season.

Hydrilla is a non-native aquatic weed that has been found in the lake. If it is allowed to spread, it will soon create taste and odor problems in our drinking water and will cause additional operational problems in the water pumping and treatment facilities.

The City will assume full obligation for payment of a share of non-federal costs, not to exceed \$20,000 for fiscal year 2000/2001, and \$10,000 per year thereafter through fiscal year 2009/2010.

The City will notify adjacent landowners about the impact and benefits of the project.

**Funding:**

Water and Sewer Operating Fund

## 17. Concourse E Construction – Plumbing

**Action:** Award a construction contract to Alpha Mechanical, Inc. of Charlotte in the amount of \$630,500 for the plumbing contract for Concourse “E”.

**Staff Resource:** Jerry Orr, Aviation

**Explanation:**

Council awarded contracts for the construction of Concourse “E” at the October 10, 2000 Business Meeting. However, due to an insufficient number of bids, the airport was unable to open the bids for the plumbing phase. The

project was re-advertised on October 5, 2000 with a re-bid opening date of October 12, 2000.

**Summary of Bids:**

Alpha Mechanical	\$630,500
Cam-Ful Industries	\$631,700

MWBD Status	Amount	% of Project	Project Goals
BBE			5%
WBE			2%
NBE	\$20,000	3.1%	

**MWBD Compliance:** Yes

**Funding:**

Aviation Capital Fund

**18. Sale of City Property Located at 1500 Polk Street**

**Action:** A. Approve the Sale of City Property located at 1500 Polk Street, Charlotte, North Carolina; and

B. Approve the advertisement of said offer for the purpose of receiving upset bids.

**Staff Resource:** Kent Winslow, Engineering & Property Management

**Explanation:**

The appraised value of this vacant two-acre parcel in the Greenville community is \$64,500. The City has received an offer from Habitat for Humanity for the purchase of this property for \$64,500 for the construction of single-family homes consistent with its current R5 zoning. Proceeds of the sale would assist in housing relocation and acquisition activities.

## 19. Sale of City Property Located on Fontana Avenue

**Action:** A. Approve the Sale of City Property located on Fontana Avenue, Charlotte, North Carolina; and

B. Approve the advertisement of said offer for the purpose of receiving upset bids.

**Staff Resource:** Kent Winslow, Engineering & Property Management

**Explanation:**

The appraised value of this vacant one-acre parcel in the Greenville community is \$35,000. The City has received an offer from West Bullard Homes, Inc. for the purchase of this property for \$35,000 for the construction of single-family homes consistent with its current R5 zoning. Proceeds of the sale would assist in housing relocation and acquisition activities.

## 20. Property Transactions

**Action:** Approve the following property acquisitions (A-H) and adopt the condemnation resolutions (I-R).

For property transactions A-E, 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):** Herbert & Betty Smith  
**Property Address:** 4712 Wallace Neel Road  
**Property to be acquired:** .922 acres  
**Improvements:** Single family residence  
**Purchase Price:** \$89,000  
**Zoned:** R3  
**Use:** Single family residence  
**Tax Value:** \$49,230  
**Tax Code:** 113-131-02

- B. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Patricia G. Miller  
**Property Address:** 6910 Steele Creek Road  
**Property to be acquired:** 1.32 acres  
**Improvements:** Single family residence  
**Purchase Price:** \$131,000  
**Zoned:** R3  
**Use:** Single family residence  
**Tax Value:** \$77,360  
**Tax Code:** 141-121-24
- C. Project:** FAR Part 150 Land Acquisition  
**Owner(s):** Dwight and Virginia Warren  
**Property Address:** 5720 Park Place  
**Property to be acquired:** .526 acres  
**Improvements:** Single family residence  
**Purchase Price:** \$68,000  
**Zoned:** I2  
**Use:** Single family residence  
**Tax Value:** \$64,000  
**Tax Code:** 115-162-10
- D. Project:** FAR Part 150 Land Acquisition  
**Owner(s):** Sue and Percy Rodwell Heirs  
**Property Address:** 3632 Rodwell Road, 3616 Rodwell Road, 5807 Wilkinson Blvd, 5911 Walker Street, 3613 Marshall Av, 3617 Marshall Av, 5919 Walker Street  
**Property to be acquired:** 15.377 acres  
**Improvements:** Single family residence and mobile home park with 54 mobile home sites  
**Purchase Price:** \$1,000,000  
**Zoned:** I2  
**Use:** Mobile home park  
**Tax Value:** \$667,090  
**Tax Codes:** 115-161-01; 115-162-11; 115-161-03; 115-172-02; 115-161-02; 115-161-09; 115-161-11; 115-172-03
- E. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Tracy Paige  
**Property Address:** 8300 and 8200 Cathey Drive  
**Property to be acquired:** 1.667 acres  
**Improvements:** Single family residence  
**Purchase Price:** \$72,000  
**Zoned:** RMH  
**Use:** Single family residence  
**Tax Value:** \$50,640  
**Tax Code:** 113-102-01 and 113-102-02

- F. Project:** Fire Station #35 Land Acquisition, Parcel #1 of 1  
**Owners(s):** Pavilion Partners c/o SFX Entertainment, Inc.  
**Property Address:** Pavilion Boulevard  
**Property to be acquired:** 218,235.60 ± sq.ft. (5.01 ac.) fee simple acquisition  
**Improvements:** None  
**Purchase Price:** \$195,390  
**Remarks:** In anticipation of future annexation in the Highway 29, Pavilion Boulevard, Highway 49 area, the Fire Department has identified this site as an ideal location for a future fire station. The purchase price has been confirmed by an independent, certified appraisal.  
**Zoned:** 01-CD  
**Use:** Vacant  
**Total Parcel Tax Value:** \$2,045,720  
**Tax Code:** A portion of 051-042-01
- G. Project:** Fire Station #34 Land Acquisition, Parcel #1 of 1  
**Owners(s):** Mecklenburg County  
**Property Address:** 3000 Rocky River Road  
**Property to be acquired:** 99,316.80 sq.ft. (2.28 ac.) fee simple acquisition  
**Improvements:** None  
**Purchase Price:** No cost donation  
**Remarks:** In anticipation of possible future annexation in the Rocky River Road and Back Creek Church Road area, the Fire Department has identified this site as an ideal location for a future fire station. In the spirit of joint use, at its 10-03-00 meeting, the Board of County Commissioners approved the donation of a portion of property (2.28 ± acres) at Reedy Creek Park to the City.  
**Zoned:** R-3  
**Use:** Vacant  
**Total Parcel Tax Value:** \$3,275,530  
**Tax Code:** A portion of 105-071-01
- H. Project:** Old Statesville Road Widening (NC 115), Parcel #99  
**Owners(s):** Gate Petroleum Company  
**Property Address:** Old Statesville Road  
**Property to be acquired:** 149,541.48 ± sq.ft. (3.433 ac.) fee simple acquisition  
**Improvements:** None  
**Purchase Price:** \$800,000  
**Remarks:** The area is needed for construction of Old Statesville Road Widening (NC 115). The purchase price is based upon two independent, certified appraisals.  
**Zoned:** B-2  
**Use:** Vacant  
**Total Parcel Tax Value:** \$180,250  
**Tax Code:** 043-088-14 & 15

**Condemnations:**

- I. Project:** Sanitary Sewer to Serve Clarke's Creek-Phase IV, Parcel #6 & 7  
**Owners(s):** Cecil D. Bradford, III & wf., Cynthia Bradford and any other parties of interest.  
**Property Address:** Huntersville-Concord Road  
**Property to be acquired:** 178,642 sq.ft. (4.10 ac.) access road  
**Improvements:** None  
**Purchase Price:** \$18,100  
**Remarks:** The area is needed for permanent access road and a sanitary sewer line. City staff has yet to reach an agreement after numerous contacts and negotiations. Compensation is based on an independent, certified appraisal.  
**Zoned:** OPS  
**Use:** Vacant  
**Total Parcel Tax Value:** \$928,360  
**Tax Code:** 021-061-04
- J. Project:** Sanitary Sewer to Serve Clarke's Creek-Phase IV, Parcel #8  
**Owners(s):** Cecil Bradford, Jr. & wf., Beverly C. Bradford and any other parties of interest.  
**Property Address:** 14100 Sims Road  
**Property to be acquired:** 112,760 sq.ft. (2.59 ac.)  
**Improvements:** None  
**Purchase Price:** \$10,200  
**Remarks:** The areas are needed for the construction of a sanitary sewer line. City staff has yet to reach an agreement after numerous contacts and negotiations. Compensation is based on an independent, certified appraisal.  
**Zoned:** OPS  
**Use:** Vacant  
**Total Parcel Tax Value:** \$395,270  
**Tax Code:** 021-041-05
- K. Project:** Monroe Road/Sharon Amity Road Improvements, Parcel #51B  
**Owner(s):** Harvey Stephen Bailey & Barbara Bailey and any other parties of interest.  
**Property Address:** 5509 Monroe Road  
**Property to be acquired:** 3,542.57 sq.ft. (0.0813 ac.) of fee and permanent utility easement plus 5,477.75 sq.ft. (0.126 ac.) of temporary construction easement.  
**Improvements:** None  
**Purchase Price:** \$5,951  
**Remarks:** This acquisition is needed for the intersection improvements at Monroe Road and Sharon Amity Road. Compensation was established by two independent, certified

appraisals. City has yet to reach a negotiated agreement with landowner.

**Zoned:** O-2

**Use:** Office Condominium

**Total Parcel Tax Value:** \$180,050

**Tax Code:** 163-021-70

- L. Project:** Proposed 36-inch Water Line to Serve Huntersville-Concord Road, Parcel #19

**Owner(s):** Jeffrey Wilson Brown, Ruth Marilyn Brown, Joann B. Miller and any other parties of interest.

**Property Address:** 14226 Huntersville-Concord Road

**Property to be acquired:** 8,008 sq.ft. (.1838 ac.) of permanent easement

**Improvements:** None

**Purchase Price:** \$2,800

**Remarks:** Required easement for the construction and maintenance of a 36-inch water line along Huntersville-Concord Road. Agent has yet to reach an agreement with property owners. Condemnation price is based on an independent, certified appraisal made on the property.

**Zoned:** OPS

**Use:** Single Family Residential/Vacant

**Total Parcel Tax Value:** \$95,980

**Tax Code:** 021-041-02

- M. Project:** Sanitary Sewer to Serve Clarke's Creek-Phase IV (Access Road), Parcel #5

**Owner(s):** William O. Bradford and Ann M. Bradford, and any other parties of interest.

**Property Address:** 5722 Huntersville-Concord Road

**Property to be acquired:** Access Road – 23,930 sq.ft. (.55 ac.)

**Improvements:** Gravel/Dirt Road/None

**Purchase Price:** \$10,300

**Remarks:** The area needed for permanent access road to construct Clark's Creek sanitary sewer line. City staff has yet to reach an agreement after numerous contacts and negotiations. Compensation is based on an independent, certified appraisal.

**Zoned:** OPS

**Use:** Single Family Residential

**Total Parcel Tax Value:** \$403,620

**Tax Code:** 021-061-01 & 02

- N. Project:** Sanitary Sewer to Serve Clarke's Creek-Phase IV, Parcel #9

**Owner(s):** Jeffrey Wilson Brown, JoAnn Brown Miller, Ruth Marilyn Brown and any other parties of interest.

**Property Address:** Asbury Chapel Road

**Property to be acquired:** 25,210.70 sq.ft. (0.579 ac.)

**Improvements:** None

**Purchase Price:** \$2,700

**Remarks:** The areas are needed for construction of a sanitary sewer to serve Clarke's Creek-Phase IV. 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:** OPS

**Use:** Vacant

**Total Parcel Tax Value:** \$217,440

**Tax Code:** 021-041-03

- O. Project:** Sanitary Sewer to Serve Clarke's Creek-Phase IV, Parcel #14  
**Owner(s):** Jeffrey Wilson Brown, JoAnn Brown Miller, Ruth Marilyn Brown and any other parties of interest.

**Property Address:** 14226 Huntersville-Concord Road

**Property to be acquired:** 12,713.30 sq.ft. (0.29 ac.)

**Improvements:** Trees

**Purchase Price:** \$1,400

**Remarks:** The areas are needed for the construction of a sanitary sewer to serve Clarke's Creek-Phase IV. 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:** OPS

**Use:** Vacant

**Total Parcel Tax Value:** \$375,360

**Tax Code:** 019-212-028

- P. Project:** Beatties Ford 4-Lane Widening, Parcel #8  
**Owner(s):** A. James Samuda and G. Benjamin Hairston, III

**Property Address:** 1021 Beatties Ford Road

**Property to be acquired:** 3,310.56 sq.ft. (0.076 ac.)

**Improvements:** Commercial Bldg.

**Purchase Price:** \$109,500

**Remarks:** This total parcel is needed for the widening of Beatties Ford Road and the re-alignment of Booker Ave. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. The compensation amount is based on an independent appraisal.

**Zoned:** B1

**Use:** Commercial

**Total Parcel Tax Value:** \$111,700

**Tax Code:** 069-065-19

- Q. Project:** Beatties Ford 4-Lane Widening, Parcel #94  
**Owner(s):** Maxine Martine & any other parties of interest

**Property Address:** 2205 Booker Ave.

**Property to be acquired:** 1,785.96 sq.ft. (0.041 ac.)

**Improvements:** Building

**Demolition Requested:** Yes

**Purchase Price:** \$42,000

**Remarks:** This property is needed for road improvements along Beatties Ford Road. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. The compensation amount is based on an independent, certified appraisal.

**Zoned:** B1

**Use:** Commercial

**Total Parcel Tax Value:** \$25,870

**Tax Code:** 069-065-20

- R. Project:** Parkwood/Plaza, Parcel #9/10  
**Owner(s):** George W. Lee & C. M. Tong Lee and any other parties of interest  
**Property Address:** 1621-23 Parkwood Ave.  
**Property to be acquired:** 10,802.88 sq.ft. (0.248 ac.)  
**Improvements:** Two Buildings  
**Purchase Price:** \$192,000  
**Remarks:** This property is needed for intersection improvements at Parkwood Ave. and The Plaza. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. The compensation amount is based on an independent, certified appraisal.  
**Zoned:** B1  
**Use:** Commercial  
**Total Parcel Tax Value:** \$82,280  
**Tax Code:** 083-137-12 & 13

## 22. Meeting Minutes

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

- **September 5 Workshop**
- **September 11 Business Meeting**
- **September 12 Mid-year Retreat**
- **September 18 Zoning Meeting**