AGENDA

Meeting Type:	BUSINESS
Date:	04/14/1997

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Patrick McCrory *Mayor Pro Tem Al Rousso*

Charles Baker
Patrick Cannon
Malachi Greene
Mike Jackson
Nasif Rashad Majeed
Don Reid
Ella Butler Scarborough
Tim Sellers
Sara Spencer
Lynn Wheeler

Council Agenda

CITY COUNCIL MEETING
Monday, April 14, 1997

5:00 p.m.	**Conference Center**
	Dinner Briefing **(See Table of Contents)**
6:30 p.m.	**Meeting Chamber**
	• **Invocation** • **Pledge of Allegiance** • **Citizens Hearing**
7:00 p.m.	**Formal Business Meeting**

CITY COUNCIL AGENDA

Monday, April 14, 1997

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5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

1. **Charlotte-Mecklenburg Resolves II**

Attachment 1

2. **Lead Based Paint Hazard Control Grant**

Attachment 2

3. **Airport Master Plan - Q & A Book and UNCC Economic Impact Statement**

Attachment 3

4. **Update from Council Redistricting Committee**

6:30 P.M. CITIZENS HEARING
MEETING CHAMBER

CONSENT

5. **Consent agenda items 11 through 26 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Vi Alexander Lyles

PUBLIC HEARING

6. Public Hearing Concerning Proposed User Fees for Regulatory Services

Action: **Conduct a public hearing to receive comments on the proposed user fees for regulatory services.**

Staff Resource: Curt Walton

Explanation of Request:

- The purpose of this hearing is to hear citizen comments on the recommendations for user fee pricing for land development services and fire permit/inspection services
- The primary issues are
  - Who pays for these services? Current Council policy is 80% private and 20% public cost
  - Are full costs or only direct costs included in the fees? Current Council policy is direct costs only
- VERTEX Management Consultants of Dallas, Texas conducted a User Fee Pricing Study for Regulatory Services
- The study identifies four pricing options The consultant and staff recommend Option 1

Option 1 - 80% full cost recovery

Option 2 - Phase in to 80% full cost recovery, 60% first year, 80% second year

Option 3 - 60% full cost recovery

Option 4 - 80% direct cost recovery (current policy)

- The current fees have not been updated or increased in three years The fees currently generate approximately $1 million in annual revenue Of the $1 million, approximately $377,000 (38%) is from fire permit/inspection services Revenue estimates for each option are as follows

80%	Full Cost	$1 6 million
60%	Full Cost	$1 2 million
80%	Direct Cost	$1 3 million

For these options, the revenue estimate for fire permit/inspection services ranges from 41% to 47% of the total fee revenues

- VERTEX recommends 80% full cost recovery, because most experts believe that regulatory services have high private benefit

- Recovery of full costs comes from the premise that government would not be providing regulatory services were it not for the existence of these businesses Also, the higher recovery rate is a compromise for those citizens who would propose that the regulatory fees be 100% recovery of full costs

- Staff recommends 80% full costing because departments are already using full costing methods for the competition and privatization process

- The consultant held focus groups with customers and citizens (30 people participated, 22 developers/business representatives and 8 community/neighborhood representatives) All participants agreed that fees should be costed using full cost principles Developers tended to recommend pricing based on direct cost only Community representatives favored full cost pricing (both direct and indirect)

- A national economic development expert, Paul Tischler and Associates, looked at the economic development impact of user fees in Charlotte Tischler has more than 25 years of consulting experience in fiscal evaluations as well as market and economic feasibility studies He has worked with clients (public and private agencies) across the United States Last year, he consulted with the Cabarrus County Chamber on Capital Costs Due to Growth Study Mr Tischler's findings in Charlotte were

  - Even at full cost recovery, fees are generally less than 1% of the overall cost of development

  - Regulatory user fees do not impact the decisions developers make regarding locating in Charlotte or elsewhere It is usually the quality of life and availability of nonresidential space at acceptable economic terms that are the key factors dictating where an employer will locate The quality of life includes the perceived image of public schools, public safety, transportation and other attributes

- Staff compared user fee costs to project costs and found that

  - For a typical residential subdivision, current fees are 0 69% of the project cost The proposed fees at 80% full cost recovery are 0 72% of the project costs

  - For a typical commercial project, current fees are 0 63% of the project costs The proposed fees at 80% full cost recovery are 0 70% of the project costs

Additional project cost information is provided in the attachment, "Questions and Answers Concerning Proposed User Fees for Regulatory Services - Chamber Land Use Committee - March 26, 1997 '

- According to research conducted by Regional Financial Associates, Inc in 1996, the costs of doing business in Charlotte are 3% below the national average The business cost index is determined by using four criteria labor costs, energy costs, office rent and local taxes

- A survey of 11 national cities found that cost recovery practices vary from as little as 8% to 100% of the cost of the service Phoenix, San Diego and Mecklenburg County collect 100% of full cost Indianapolis recovers 60% of direct cost

- At the May 6 City Council budget retreat, staff will ask for direction on which option Council prefers Staff will then begin notifying customers of any changes that will be effective July 1, 1997

- The attachments include the Executive Summary of the study, Highlights for Changes in Land Development Fees, and Questions and Answers for the Chamber Land Use Committee

Background:

- The purpose of the study was to

  - Update the 1987 Arthur Young User Fee Study and respond to recommendations in a 1995 KPMG Peat Marwick Study on Land Development Permitting Issues

  - Look at different options for pricing user fees in four departments Engineering and Property Management, Fire, Planning, and Transportation The fees pertain primarily to land development regulations and Fire Department inspection fees

  - Update current fees which are based on FY94 costs

- Determine the economic development impact of regulatory user fees

Attachment 4
Questions and Answers for Chamber Land Use Committee
Highlights for Changes in Land Development Fees
Executive Summary of Regulatory User Fee Pricing Study

POLICY

7. City Manager's Report

8. Citizens Hearing Process

Action: **Approve recommendations of Council Rules Committee to change process and schedule for Citizens Hearings.**

Committee Chair: Ella Scarborough

Staff Resource: Julie Burch

Explanation of Request:

- During the January retreat, Council discussed rescheduling the Citizens Hearing for 7 00 p m on the first Monday night of every month and asked staff to prepare an item for action on the next Council agenda

- On February 10, Council referred the matter of the scheduling and process for Citizens Hearings to the ad hoc Council Rules Committee Members of the Committee include Councilmembers Ella Scarborough, Chairman, Mike Jackson, Vice Chairman, Malachi Greene, Tim Sellers, and Sara Spencer

  The February 10 agenda item, which discusses the issues associated with the current hearing schedule, is attached

Committee Recommendations:

- The Council Rules Committee met on March 24th Councilmembers Scarborough, Spencer, and Sellers were present for the portion of the meeting related to citizens hearings After discussion of the current hearing process, the Committee recommends unanimously to continue with two Citizens Hearings each month, on the first and fourth Mondays, under the following revised meeting schedule

1st Monday of the Month

5 00 - 7 15 p m	Council Workshop
7 30 p m	Citizens Hearing

The Council workshop would be adjourned by 7 15 p m Council would move to the Council Chambers and convene the Citizens Hearing at 7 30 The hearing would last as long as there were citizens wishing to address Council

2nd Monday of the Month

5 00 - 7 00 p m	Council Dinner
7 00 p m	Business Meeting

There would be no Citizens Hearing on the second Monday The dinner period would be extended to allow more time for staff briefings and Council discussion about agenda-related topics or other business This would help to offset the reduction in time for the monthly Council Workshop

3rd Monday of the Month

5 00 - 6 00 p m	Council Dinner
6 00 p m	Zoning Meeting

This is the current schedule

4th Monday of the Month

5 00 - 6 30 p m	Council Dinner
6 30 - 7 00 p m	Citizens Hearing
7 00 p m	Business Meeting

The Citizens Hearing would be limited to no more than 30 minutes so the Business Meeting could start promptly at 7 00 p m Under the current Council Rules of Procedure, this would allow 10 citizens an opportunity to speak for three minutes

If time ran out, and there were still citizens signed up to speak, they would have an opportunity to come back to speak the following week (the first Monday of the month)

- The Committee recommends three companion actions in order to make this new schedule most effective

  - No longer televise the Citizens Hearing portion of the meetings The Committee believes televising the citizens hearings often extends them unnecessarily

  - Move Awards and Recognitions, now the first items under the Citizens Hearings, as a standard agenda item at the beginning of every Business Agenda, immediately following the Invocation and Pledge of Allegiance

  - Ask staff to communicate the changes in the Citizens Hearing schedule and process as much as possible

- Staff will continue to contact citizens who sign up to speak before each citizens' hearing in an effort to resolve their concern and eliminate their need to come down and address Council

Implementation:

- With Council approval, the changes in Citizens Hearings would be effective on May 5, the date of the regular May Council Workshop Council will be asked to amend the Council Rules of Procedure to reflect these changes when the Rules Committee comes back to Council at a later date

Workshop Video Tapings:

- As part of the Committee's discussion, staff was asked to videotape selected presentations made at monthly Council Workshops for broadcast on the Government Channel They could also be used later at community meetings

  Presentations to be taped would include those made by outside individuals or staff on topics of broad community interest These would be simple, one-camera tapings of the presenter and could be done at relatively low cost In order to make a taped presentation informative and more

interesting for broadcast, introductory comments and context could be added or the taping could be included as part of a scheduled Government channel program

Attachment 5
Council Rules Committee Packet February 10, 1997 Agenda Item (including Citizens Hearing Options - March 1996 Workshop)

9. Carmel Estates Street Lighting

Action: **Approve the Council Transportation Committee's recommendation to uphold the current street lighting policy which requires a neighborhood petition with signatures from 75% of the residents.**

Committee Chair: **Sara Spencer**

Staff Resource: **Randy Jones**

Explanation of Request:

- On February 10, 1997, Floyd Gibson, a resident of Carmel Estates neighborhood appeared at the Citizens Hearing of the Council meeting He requested that the 75% petition requirement for neighborhood street lighting installation be waived Council referred this item to the Council Transportation Committee for further discussion

- On February 24, the Transportation Committee heard from CDOT's Randy Jones, Floyd Gibson and Jim Crabtree, a representative of the residents that oppose this neighborhood street lighting The Street Lighting Program procedures were reviewed, and the Committee unanimously voted to uphold current policy which requires a petition signed by 75% of the households in the neighborhood for street light installation Transportation Committee members are Sara Spencer, Chairman, Lynn Wheeler, Vice-Chairman, Mike Jackson, Al Rousso, and Ella Scarborough All committee members were present

Funding: Funding for new street lighting is budgeted annually

Background:

- CDOT has been working with this neighborhood since November 1994, to obtain street lighting In June 1996, on the fourth try, Mr Gibson submitted what CDOT thought was a valid petition, along with a check for special decorative lighting Accordingly, CDOT validated the petition and authorized Duke Power to install the lights

- Neighborhood opposition questioned the validity of some of the signatures, so CDOT rechecked the petition as well as polled the neighborhood by letter and by telephone The result was that Mr Gibson was short 2 signatures (19 of 28 households, or 68%) Consequently, CDOT invalidated the petition and revoked the authorization to Duke Power to install the lights

- CDOT advised Mr Gibson he could still get additional signatures, or CDOT could install individual lights where there was neighborhood support Mr Gibson felt he had a contract to install the lights, and filed a lawsuit against the City to force the City to install the lights The court assigned the case to mediation, but the mediator dismissed the hearing because he determined that he lacked the authority to force the City to take action The case will now be heard before a judge

- In response to the lawsuit Mr Gibson has filed, at least four of the neighbors have intervened in the suit as "friends" of the City CDOT installs approximately 2,000 street lights per year, with few complications or disagreements such as this

Attachment 6
Map

BUSINESS

10. Nominations for Boards and Commissions

1 Auditorium-Coliseum-Convention Center Authority
Two three-year appointments beginning May 1997 Geraldine Sumpter is not eligible to be reappointed, Mohammad Jenatian is eligible and would like to be reappointed

Attachment 7

2. **Certified Development Corporation**
Six three-year appointments beginning May 1997

Two positions will represent business organizations Arissa El-Amin and Jay Potter are eligible, but do not wish to be reappointed

Three appointments will represent community organizations Linda Butler and Christoper Timmers are not eligible to be reappointed, William Gwaltney is eligible and would like to be reappointed

One position will represent a private lending institution Ellie McIntire is eligible and would like to be reappointed

Attachment 8

3. **Clean City Committee**
Seven three-year appointments beginning July 1997 Marty Campbell, Harold Grier and Ann Kimbro are eligible and would like to be reappointed Patricia Carter and Anna Hood do not wish to be reappointed Pamela Arthur and Dawn DeArman have resigned

Attachment 9

4. **CMUD Advisory**
One three-year appointment beginning July 1997 to represent the finance industry Matthew Holland is not eligible to be reappointed

One three year appointment beginning July, 1997 to represent one of the towns Robert Collins does not wish to be reappointed

Attachment 10

5. **Domestic Violence Advisory Board**
One position beginning immediately and ending September 1998 to replace Melody Moore-Hunt, who has resigned

Attachment 11

6. **Historic Districts Committee**
One three-year appointment beginning July 1997 Roger Dahnert is eligible and would like to be reappointed

Attachment 12

7. **Historic Landmarks Committee**
Two three-year appointments beginning July 1997 Barry Miller would like to be reappointed, Milton Silver does not wish to be reappointed

Attachment 13

8. **Housing Appeals Board**
One appointment beginning immediately to fill an unexpired term ending December 31, 1998 Clarke Baldwin has resigned

Attachment 14

9. **Neighborhood Matching Grants Committee**
One two-year appointment beginning April 1997 to represent a neighborhood organization leader Troy Watson is not eligible to be reappointed

One two year appointment beginning April 1997 to represent a non profit organization Robert Johnson is not eligible to be reappointed

One appointment beginning May 16, 1997 and full two year term to represent a neighborhood organization leader Bill Sturges will resign May 15, 1997

Attachment 15

10. **Parole Accountability Committee**
Two three-year appointments beginning June 1997 Kimberly Baker and D R Stone would like to be reappointed

Attachment 16

11. **Planning Commission**
One three-year appointment beginning July 1997 Mary Hopper is eligible and would like to be reappointed

Attachment 17

Introduction to CONSENT I and II

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

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

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

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

CONSENT I

11. Various Bids

A. Residential Sound Insulation Contract A — Aviation

Recommendation: The Aviation Director recommends the low bid of $207,760 by Bass & Jones of Winston-Salem

MWBD Status:	Amount	% of Project	Project Goals
BBE	$207,760	100%	10%

Compliance: Yes

B. Residential Sound Insulation Construction Contract B — Aviation

Recommendation: The Aviation Director recommends the low bid of $208,039 by Bass & Jones of Winston-Salem

MWBD Status:	Amount	% of Project	Project Goals
BBE	$208,039	100%	10%

Compliance: Yes

C. Residential Sound Insulation Construction Contract C — **Aviation**

Recommendation: The Aviation Director recommends the low bid of $212,909 by Bass & Jones of Winston-Salem

MWBD Status:	Amount	% of Project	Project Goals
BBE	$212,909	100%	10%

Compliance: Yes

D. Purser/Finchley Storm Drainage Improvements — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $906,855 99 from KIP Corporation of Charlotte, N C

MWBD Status:	Amount	% of Project	Project Goals
BBE	$36,000	4 1%	4%
WBE	$55,971	6 3%	3%

Compliance: Yes

E. Landscape Management Facility Roof Refurbishing — **Engineering and Property Management**

Recommendation: The City Engineer recommends the lowest responsible bid of $104,560 by Southern Roofing Company of Charlotte, N C

MWBD Compliance: Yes Southern Roofing will self-perform all work

12. Resolution of Intent to Abandon Street and Set Public Hearing - Baker Road

Action:

A. Adopt the Resolution Of Intent to abandon Baker Road; and

B. Set a Public Hearing for May 12, 1997.

Attachment 18

13. Refund of Certain Taxes

Action: **Adopt a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of $1,224.86.**

Attachment 19

CONSENT II

14. North Tryon Street Grade Crossing Agreement

Action:

Approve a resolution authorizing the Mayor to execute an encroachment agreement with Norfolk Southern Railway Company approving payment by the City of up to $149,900 for construction of North Tryon Street Grade Crossing.

Explanation of Request:

- Adoption of the resolution will complete the approval of the City's request to encroach within Norfolk Southern Railway Company s right of way The estimated cost to the City for the railroad to construct the grade crossing is $149,900
- The grade crossing is located between 32nd Street and Atando Avenue

Funding:

Railroad Crossing Capital Improvement Account

Background:

The City is widening North Tryon Street with new curb & gutter, sidewalks, and landscaped medians As part of the roadway improvements, the grade crossing will also be widened

15. Street Maintenance Resolution

Action:

Adopt a resolution to transfer maintenance for 278 streets from the North Carolina Department of Transportation (NCDOT) to the City of Charlotte as a result of 1997 annexation.

Policy

The City accepts State-maintained streets upon request and mutual agreement and/or when the streets are within an annexed area and not part of the NCDOT primary road system

Explanation of Request

- On June 30, 1997, the City will annex seven areas in Mecklenburg County which includes 278 streets previously maintained by NCDOT
- These streets are not on NCDOT's primary road system and qualify for maintenance under the City's Street Maintenance Policy
- The resolution requests NCDOT transfer of maintenance responsibility for those streets to the City

Funding: Powell Bill Fund

Background:

- NCDOT has asked the City to accept maintenance responsibility for the streets in conjunction with the upcoming annexation The City agrees with the transfer

16. Central Business District Phase I Sanitary Sewer Rehabilitation - Professional Services Contract

Action: **Approve a contract with Camp Dresser & McKee (CDM) for $407,240 to provide design and construction management services for sanitary sewer rehabilitation of the Central Business District (CBD) Phase I.**

Explanation of Request:

- This contract will provide design and construction management services related to the rehabilitation of 47,000 feet of sanitary sewer pipe in the Central Business District Area Phase 1
- The Central Business District has been divided into five areas This contract will be the first of five contracts to be implemented for rehabilitation of existing sewer lines
- Central Business District Area Phase 1 will focus on improvements to the system bordered by Summit Avenue, South Tryon Street, East Trade Street, South Graham Street, and Interstate 77

- The CBD Phase 1 and surrounding areas contain some of the oldest pipe in our system, with some built around the turn of the century Development of the CBD strains capacity, structural integrity, and the inflow/infiltration rate of the old pipes

- This rehabilitation/replacement is necessary to sustain the existing level of service, prevent further deterioration of the pipe, and minimize sewer overflows

Funding: Sewer Capital Funds

Background:

- On March 29, 1994, CMUD contracted with ADS Environmental Services Inc to perform studies of the sanitary sewer system in the CBD Recommendations from this study included comprehensive rehabilitation of much of the pipe, as well as manhole rehabilitation and point repairs

17. Water Reimbursable Contract - Central Piedmont Community College, South Campus

Action: **Approve a water reimbursable contract between the City and Central Piedmont Community College.**

Policy CMUD Extension Policy - 15-Year Reimbursement Program

Explanation of Request:

- The Applicant, Central Piedmont Community College, has requested a contract for the design and construction of 4,000 feet of water main This main will serve the proposed South Campus at Ridge Road and Tank Town Road in Matthews The estimated cost of this project is $253,000

Funding: There is no cost to the City

Background:

- The applicant has deposited 15% of the estimated project cost with the remaining 85% to be deposited prior to construction

18. W.T. Harris Boulevard and Albemarle Road Water Main - Professional Services Contract

Action: **Approve a contract with Woolpert LLP for $181,500 to provide design services for a water main along W. T. Harris Boulevard and Albemarle Road.**

Explanation of Request:

- This contract will provide for design of a 24-inch water main along W T Harris Boulevard and Albemarle Road from Idlewild Road to Hickory Grove Road

- Construction of this project will provide additional means of transporting water from the Idlewild Pump Station to the east side of Mecklenburg County This project was approved in the FY 97-2001 Capital Investment Plan

- Woolpert was selected by a competitive process based on qualifications and experience, according to the City's approved consultant selection process

Funding: Water Capital Funds

19. Interlocal Agreement for New Mapping

Action: **Approve an Interlocal Agreement with Mecklenburg County to fund new digital elevation data and aerial photography with $373,011 as the City's share of the cost.**

Explanation of Request:

- Aerial photographs and elevation data are used by private developers, designers, and City and County departments The City and County Engineering Departments have negotiated an agreement to jointly fund, along with the Tax Collector's Office, a new, county-wide mapping of elevation data and aerial photos The new data will substantially improve the ability of the private sector and departments to plan and design new construction and infrastructure improvements

- The interlocal agreement establishes responsibilities for the agencies for funding, quality control, and distribution of topographic data

  The cost sharing is as follows

City Engineering & Property Management	$373,011
County Engineering	$373,011
County Tax Collector's Office	$100,000
Total Project Cost	$846,022

- The County will manage the contract with the service provider (Geonex) The County has managed the City and County mapping contracts for the last several years to avoid duplication

Funding: Storm Water Services Fund

Background:

- This will be the first time a total City/County elevation database has been compiled at one time Traditionally, the City and County have both allocated funds each year to update a portion of the data, resulting in some portions of the data getting very dated, 15 to 20 years old

- The savings and efficiencies in City Storm Water Services is expected to recover the cost of the mapping in three years

- The Mecklenburg County Board of Commissioners will be voting on funding the County's portion of this project on May 6, 1997

20. Impact Analysis for Year 2000 Contract

Action:

Approve contract with Computer Associates in the amount of $162,000 for an Impact Analysis for the Year 2000.

Explanation of Request:

- The three components of this contract will
  - Determine to what extent the usage of dates impacts the operation of the City's computer systems in future years,
  - Provide a listing of the impacted lines of code and needed modifications to the City's operating systems, and
  - Provide an estimate of the cost and a written project plan for completion of the modifications
- City staff will use this information to make the business decision to selectively correct the problems or replace the systems Some of the affected systems are Police and Fire Emergency Dispatching Systems (911), Storm Water and Utility billing, and Neighborhood Development

Funding:

Information Technology Funds

Background:

- On February 24, 1997, City Council approved the $5 million spending plan to improve the City's current technology infrastructure A part of those improvements is a Year 2000 Impact Analysis since the City, like other organizations, is faced with changing existing systems to comply with the century change A thorough analysis of this problem will require examination of the City's approximately 3 million lines of computer code

- The concern resulted from an industry decision years ago when space on a computer was very costly To reduce use of that space, dates were stored using only the last two digits of the year

  Thus, the year 2000 appears the same as the year 1900 Without correction, data comparison will at best produce bad information or at worst, result in a total system shutdown

- City staff released a request for proposal for the Year 2000 Impact Analysis A review team, comprised of staff from the City's Information Technology Division and the Mecklenburg County Data Processing Department, evaluated the proposals based upon points accumulated for the following evaluation criteria

  - Vendor's method of date detection
  - Tools to be used by vendor to evaluate the various languages in which the code was prepared, i e COBOL, PC based, statistical languages and others
  - Recognition in the market place of the tools to be used by the vendor
  - Vendor's adherence to RFP specifications and completeness of response
  - Vendor's proven history of performing similar types of analysis and demonstrated project management experience
  - Vendor's financial stability and longevity
  - Comparison of recommended vendor's bid price for deliverables to other vendors' proposals

- The recommended vendor received the greatest number of points

- As this contract proceeds, City staff will continue to select the systems to be replaced or modified If the systems are to be modified, the City will select a consultant for further assistance

21. Public Auction for Disposal of Equipment

Action:

Declare specific vehicles, equipment, various parts and supplies and other miscellaneous items as surplus and approve them for sale at public auction on Saturday, May 10, 1997 at 10:00 a.m. at the old Holman-Moody hangar site, 7515-A Warren Road.

Explanation of Request:

- Approval is requested for a public auction on May 10, 1997 at 10 00 a m to dispose of City owned property declared as surplus The location of the auction is the old Holman-Moody hangar site, 7515-A Warren Road

Background:

- The City has selected the method of public auction for disposal of surplus items by using an auction service chosen through competitive bids The process is economical in cost and time savings

Attachment 20
List of property to be declared as surplus

22. Budget Ordinance and Contract Awards for Air Cargo Building

Action:

A. Adopt a budget ordinance to appropriate $933,000 to fund the construction of a cargo building; and

B. **Award construction contracts for construction of the facility to the low bidders as follows:**

Multi-Prime General Construction:	
Randolph & Sons Builders	$569,000
Multi-Prime Mechanical Construction	
Superior Mechanical Systems, Inc	$56,900
Multi-Prime Electrical Construction	
Sentry Electric and Controls, Inc	$58,756
Multi-Prime Plumbing Construction	
Cam-Ful Industries, Inc	$53,730
Total	$738,386

Explanation of Request:

- Council is asked to appropriate $933,000 in airport funds to construct a cargo building The budget is as follows

Construction	$738,386
Site Paving	$ 90,000
Quality Assurance	$ 10,000
Landscaping	$ 10,000
Contingency	$ 84,614
TOTAL	$933,000

- Council is also asked to award construction contracts in the amount of $738,386 to lowest, responsive bidders

MWBD Status:

	Amount	Project %	Project Goals
General	$42,075	7 4%	15%
Mechanical	$56,900	100%	5%
Electrical	-0-	0%	5%
Plumbing	$ 2,687	5%	5%

Funding: Aviation Funds

Background:

- The 1987 Airport Master Plan and the 1992 Air Cargo Master Plan Study identified additional facilities to accommodate air cargo demand

- In September 1996, Council awarded Little & Associates Architects the contract to design the facility

23. Sale of City Property - 2521 Danforth Lane

Action: **Approve the sale of City owned property located at 2521 Danforth Lane**

Explanation of Request

- Council is requested to approve the sale of City owned property subject to compliance with the provisions of the North Carolina Statutes and pursuant to the terms of the following offer

Property Address	2521 Danforth Lane
Tax Code	061-101-09
Buyer's Names	Julia Joplin
Offer	$53,000

Background:

- In accordance with the Part 150 Plan, the Airport acquired 23 homes in the Wandawood community, near Harding High School, because they were located in the highest noise zones Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 Plan (less than 75DNL)

- The Airport provided noise insulation to 2521 Danforth Lane and listed the property in the Multiple Listing Service for sale to the public at the appraised price of $53,000

- The prospective purchaser signs a Residential Property Disclosure Statement acknowledging "The property is located in proximity to Charlotte/ Douglas International Airport in a noise impacted area and to an industrial park A racing engine machine shop (Panther Racing) is located in the aforementioned industrial park adjacent to the Wandawood Subdivision "

- Additionally, a perpetual easement for the flight of aircraft over the property is attached to the deed The easement covers noise vibrations, fumes, etc , so long as the noise level does not increase by more than three decibels

- An offer to purchase was extended to the airport The offer is $53,000 with the airport paying for a realty fee of 3% This offer is contingent upon buyer obtaining financing, binder will be returned if buyer is unable to obtain loan

- The offer was advertised for 10 days in accordance with North Carolina General Statute 160A-269 for upset bid No other offers were received

24. Sale of City Property - 2426 Danforth Lane

Action: **Approve the sale of City owned property located at 2426 Danforth Lane**

Explanation of Request

- Council is requested to approve the sale of City owned property subject to compliance with the provisions of the North Carolina Statutes and pursuant to the terms of the following offer

Property Address	2426 Danforth Lane
Tax Code	061-121-06
Buyer's Names	Charlene C Torrence
Offer	$55,000

Background:

- In accordance with the Part 150 Plan, the Airport acquired 23 homes in the Wandawood community, near Harding High School, because they were located in the highest noise zones Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 Plan (less than 75 DNL)

- The Airport provided noise insulation to 2426 Danforth Lane and listed the property in the Multiple Listing Service for sale to the public at the appraised price of $53,000

- The prospective purchaser signs a Residential Property Disclosure Statement acknowledging "The property is located in proximity to Charlotte/ Douglas International Airport in a noise impacted area and to an industrial park A racing engine machine shop (Panther Racing) is located in the aforementioned industrial park adjacent to the Wandawood Subdivision "

- Additionally, a perpetual easement for the flight of aircraft over the property is attached to the deed The easement covers noise vibrations, fumes, etc , so long as the noise level does not increase by more than three decibels

- An offer to purchase was extended to the airport The offer is $55,000 with the airport paying for a realty fee of 3% and closing costs of $2000 This offer is contingent upon buyer obtaining financing, binder will be returned if buyer is unable to obtain loan

- The offer was advertised for 10 days in accordance with North Carolina General Statute 160A-269 for upset bid No other offers were received

25. Property Transactions

Action: **Adopt the following condemnation resolution.**

Condemnation:

A. **Project** North Tributary Caldwell Creek/Washam Potts Road Sanitary Sewer, Parcel #8
Owner(s) Rachael A Potts Chaistaine & Charles R Chaistaine
Property Address 9910 Washam Potts Road, Cornelius, NC 28037
Property to be acquired 21,750 sq ft (4993 ac)
Improvements None
Purchase Price $ 2,625

Remarks: Area needed for a 15' wide permanent easement to construct an 8-inch sewer line across the side of this property Owner refused the City's offer based upon an independent appraisal Owner submitted a counter offer at over $19,000 without justification
Zoned R-1 **Use** Residential
1991 Tax Value: $ 32,400
Tax Code 005-091-16

26. Minutes

Action: **Approve following minutes:**

- **February 10, 1997 Business Meeting**
- **February 17, 1997 Arena Workshop**
- **February 17, 1997 Zoning Meeting**
- **February 18, 1997 Budget Workshop**
- **February 24, 1997 Business Meeting**
- **March 3, 1997 Council Workshop**