## AGENDA

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City of Charlotte, City Clerk's Office
Mayor Richard Vinroot        Mayor Pro Tem Patrick McCrory
Charles Baker                Havle H. Martin
Stan Campbell                Don D. Reid
Patrick D Cannon             Eila Butler Scarborough
Mike Jackson                 Sara Spencer
Nasif Rashad Majeed           Lynn M. Wheeler

Council Agenda

CITY COUNCIL MEETING
Monday, August 22, 1994

5:00 p.m.                     Conference Center
- North Mecklenburg Water      Conference Center
  Treatment Plant -            Committee of 100 - Bill Sine
- Committee of 100 - Bill Sine
  Financing and Organization  Recommendations
  Recommendations
- Personnel & Finance Committee
  Report - Employee Placement
  Policy and Utility Water
  Rate Structure Change

6:30 p.m.                     Meeting Chamber
- Invocation
- Pledge of Allegiance
- Citizens Hearing

7:00 p.m.                     Formal Business Meeting
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<td>Abandon an Alleyway Northwest of North Long Street</td>
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<td>Community Development Block Grant Section 108 Funds</td>
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<td>Personnel and Finance Committee Recommendation Concerning Utility Water Rate Structure Change</td>
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<td>Appointments to Consolidated Government Charter Drafting Commission</td>
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<td>Refund of Certain Taxes</td>
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<td>Resolution for Public Hearing - Johnston Mill Historic Property</td>
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<td>Resolution for Public Hearing - Wadsworth Historic Property</td>
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<td>Sale of Property</td>
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<td>28</td>
<td>Street Maintenance Resolution</td>
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<td>35</td>
<td>Property Transactions</td>
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MINUTES

1. Consider approval of Minutes of
   - June 2 Budget Public Hearing and Budget Workshop
   - June 6 Council Workshop
   - June 9 Budget Workshop
   - June 13 Regular Meeting
   - June 14 Budget Workshop
   - June 20 Budget Workshop

CONSENT ITEMS

2. Agenda items 19 through 35 may be considered in one motion except for those items removed from the consent agenda as a result of a Councilmember making such a request of the City Clerk prior to the meeting.

   Staff Resource: Julie Burch

PUBLIC HEARING

3. Abandon an Alleyway South of East 18th Street

   Action

   A) Conduct a Public Hearing to abandon an Alleyway South of East 18th Street, and

   B) Adopt the Resolution to Close

   Staff Resource: Scott Putnam

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

   Explanation of Request: North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation (CDOT) has received a petition to abandon public right-of-way and is requesting this Council Action in accordance with NCGS 160A-299.
Item No

Background:

Petitioners.
Habitat for Humanity
Linda M. Woodland
Sammie Lee and Ruth Mae Bolden

Right-of-Way to be Abandoned
An Alleyway South of East 18th Street

Location
Alleyway - Southwest from East 18th Street
approximately 150 feet

Reason
To incorporate the right-of-way into adjacent
property to facilitate residential development

Notification
In accordance with City policy, CDOT has sent
abandonment petitions to adjoining property
owners, neighborhood associations, private utility
companies, and City Departments for review.

Adjoining property owners - No objection

Neighborhood/Business Association(s) - No
objection
Belmont Neighborhood Strategy Force
Belmont Development Corporation

Private Utility Companies - No objection

City Departments -
Review has identified no apparent reason this
closing would
1 Be contrary to the public interest, or
2 Deprive an individual(s) owning property in
the vicinity reasonable ingress/egress to his
property as outlined in NCGS 160A-299

Attachment 1
Vicinity Map
4. Abandon an Alleyway Northwest of North Long Street

Action

A) Conduct a Public Hearing to abandon an Alleyway Northwest of North Long Street, and

B) Adopt the Resolution to Close

Staff Resource

Scott Putnam

Policy:

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

Explanation of Request

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation (CDOT) has received a petition to abandon public right-of-way and is requesting this Council Action in accordance with NCGS 160A-299

Petitioners

Mecklenburg County/Robert F. Binford

Right-of-Way to be Abandoned

An Alleyway northwest of North Long Street

Location

Alleyway - Northwestwardly from North Long Street approximately 156 feet

Reason

To incorporate the right-of-way into adjacent property to develop the site for jail facilities

[Signature]
Notification
In accordance with City policy, CDOT has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies, and City Departments for review.

Adjoining property owners - No objection
All adjoining property is owned by Mecklenburg County.

Neighborhood/Business Association(s) - No objection
Earle Village Residents Organization
Chamber of Commerce/Central Charlotte Division
Charlotte Uptown Development Corporation

Private Utility Companies - No objection

City Departments -
Review has identified no apparent reason this closing would
1. Be contrary to the public interest, or,
2. Deprive an individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in NCGS 160A-299.

Attachment 2
Vicinity Map
5. Community Development Block Grant Section 108 Funds

Action

A) Conduct a public hearing to receive citizens' input on the proposed use of $1,621,375 in Community Development Block Grant (CDBG) Section 108 loan guarantee funds to close the financing gap for Mecklenburg Mill,

B) Approve filing an application with HUD for the Section 108 loan guarantee funds,

C) Approve Neighborhood Development Department conducting a second public hearing after HUD has approved the application, and

D) Adopt a budget ordinance to appropriate the $1,621,375 Section 108 loan guarantee funds

Staff Resource

J W Walton

Policy

The City’s Comprehensive Housing Affordability Strategy approved by City Council on October 25, 1993 provides as a priority the increase of affordable housing resources

- The purpose of the hearing is to obtain views of citizens regarding the application of $1,621,375 in CDBG Section 108 loan guarantee funds to be used to close the financing gap for the Mecklenburg Mill housing rehabilitation project, comply with Federal regulations which require that one public hearing be held prior to submission of the CDBG Section 108 Loan Guarantee Application

- The Section 108 loan guarantee application will be filed with HUD after Council’s approval
- After HUD approval of the application, the Neighborhood Development Department will conduct a second public hearing to inform citizens of the activities the City will carry out with the Section 108 loan guarantee funds (A second public hearing is required by Federal regulations)

- Once the Section 108 funds are received from HUD, the funds can immediately be used for the project since the budget ordinance would already be approved

Attachment 3
Background

6. Name for meeting space in the New Convention Center

Action
Campbell/Burch
Clee/Hanz
Ziner

 Cannot
Scarborough
App B
Policy

Explanation of Request
Subst Jackson/Richardson
Tabelle/Item 11

Explan dey of
Request

Vote DRG: Yes, Burch & Jackson
Vote DRG: No, Reid & Baker
Vote DRG: Yes, Burch & Jackson

A) Conduct a public hearing concerning naming the major meeting space in the New Convention Center for Senator Jim Richardson, and

B) Name the major meeting space in the New Convention Center for Senator Jim Richardson

The City Code (Section 15-116 Public Monuments) provides for the naming of public property to honor a person in order to remind citizens and visitors of our historic and cultural heritage.

The Chamber Convention and Visitors Bureau and the Auditorium-Coliseum-Convention Center Authority made this request. They would like to honor Senator Richardson in this manner for his "skillful and adroit leadership on this key economic development issue for the Charlotte region."

Staff has reviewed this request and has no problem with it

[Signature]
July 20, 1994 Letter from the Chamber, Convention and Visitors Bureau, and the Auditorium-Coliseum-Convention Center Authority

7. General Obligation Bond Referendum

City Council is requested to take four actions related to the proposed November 8, 1994 General Obligation Bond Referendum:

A) Conduct a public hearing concerning the proposed bonds.

B) Approve a resolution that adopts the following bond orders totaling $153,840,000:
   - Order authorizing $69,110,000 of Water Bonds
   - Order Authorizing $59,730,000 of Sanitary Sewer Bonds
   - Order Authorizing $25,000,000 Storm Water Bonds

C) Approve a resolution amending the FY1995-99 Capital Improvement Program to reflect changes in the scope of three water and sewer projects, and

D) Adopt a budget ordinance revising the FY95 Annual Ordinance to reflect the three water and sewer project changes.
In order to place the proposed bonds on the November 8, 1994 ballot, Council must conduct a public hearing on the proposed bonds and then adopt the three bond orders.

Additionally, the FY1995-99 Capital Improvement Program and the FY95 Annual Ordinance need to be revised to reflect the final recommended bond authorizations and projects.

Since Council introduced the bond orders on July 25, 1994 the following two things have taken place:

- The North Mecklenburg Water Treatment Plant construction bids came in $2,500,000 over the most recent estimates.
- Council decided not to have an annexation in FY95.

Council introduced a bond order totaling $162,190,000 for water, $69,960,000 for sewer, $67,230,000 for storm water on July 25, 1994. Staff recommends deleting $10,850,000 programmed for annexation projects and adding $2,500,000 for the North Mecklenburg Water Treatment Plant, thereby producing a net reduction of $8,350,000 in the referendum. The bond orders presented for consideration reflect this reduction.

On June 27, 1994 Council authorized staff to proceed with necessary actions to conduct a General Obligation Bond Referendum on November 8, 1994. In addition, on July 25, 1994 Council introduced the bond orders and established August 22, 1994 as the date for a public hearing.

Attachment 5
Project Listing
POLICY

8. City Manager's Report

Emp Incenfive Pay

9. Personnel and Finance Committee Recommendation Concerning Employee Placement Policy

Action

Approve the recommendation of the Council Personnel and Finance Committee to adopt an Employee Placement Policy

Committee Chair

Hoyle Martin

Staff Resource

William H. Wilder

Policy

Guidelines for Services Contracting and Human Resources Philosophy

- If it becomes necessary to eliminate positions as a result of competition, efficiency changes, or other reasons, a policy is needed for determining the placement/retention of employees affected by such decisions

- In situations where positions are eliminated, performance, attendance, and employee's knowledge, skills, and abilities will be used as criteria in determining the placement of employees

- Employees with the higher performance ratings will be given placement priority

- Employees who only meet basic requirements may be displaced by employees with higher performance ratings

- Employees who do not meet performance or attendance standards should be considered for displacement
Item No. 10

- Every effort will be made to place employees who have good performance, however, there will be no guarantee of placement for any employee.

- Employees who are laid off will receive a severance allowance of one week of pay for each year of productive employment.

Funding:
Associated expenses will be covered by salary savings. Also, where these costs might be incurred due to competition efforts, such costs will be reflected in Employee Impact Statements to be prepared in accordance with the Guidelines for Services Contracting.

Attachment 6
Employee Placement Policy

10 Personnel and Finance Committee Recommendation Concerning Utility Water Rate Structure Change

Action
Approve a change to the Utility Rate Structure to establish an increasing block water rate for the Multi-Family class of customers.

Committee Chair
Hoyle Martin

Staff Resource
Doug Bean

Policy

Utility Rate Methodology

- The change requested establishes a base rate, excess use rate and peak demand rate for multi-family customers like that used for single family residential customers.

- The change will reduce rates for multi-family to the same rate paid by single family (see attachment).

- The proposed change is revenue neutral.
On May 23, 1994 Council approved a change to Utility Rate Structure for Residential, Lawn Meter and Swimming Pool customer classes. Council also directed staff to look into a similar rate structure change for the Multi-Family class of customers.

The proposal has been reviewed and recommended by the CMUD Advisory Committee on August 4, 1994 and by the Personnel and Finance Committee on August 8, 1994. The Charlotte Apartment Association has concurred with this recommendation.

If Council approves the change, implementation will require each customer to provide information on the number of dwelling units served by each meter. It is estimated that the new rate structure can be put in place 30 days after the information is received from the customers and verified.

Attachment 7
Proposed Rate Structure

Amendment to CMUD Financial Assistance Program

Action

Approve an addition to the existing CMUD financial assistance program which would permit a time payment plan for water and/or sewer service connections for property owners qualified for financial assistance (at 80% or less of median household income).

Staff Resource

Doug Bean

Policy

Current CMUD policy provides property owners whose household incomes are less than eighty percent of median income financial assistance to obtain water or sewer service connections.
The current CMUD financial assistance program, which is administered by the Community Development Department, allows:

1) a monthly re-payment of an amount the client can afford or,

2) a deferral of payment for up to 10 years, both options at 0% interest and no down payment.

This proposal will provide a third alternative to property owners who meet the financial assistance guidelines to obtain water and/or sewer service:

- no down payment and no interest and, monthly payments of 1/120th of the current connection fee (currently $710 for water and $1700 for sewer), with a minimum payment of $10 per month

- Property ownership and household income will be verified by CMUD

- There will be a lien placed against the property to secure the balance owed.

**Funding**

Installations will be funded from the current CMUD operating budget. There will be a deferral of revenues. Assuming 50 new water and 50 new sewer connections per year, this will be approximately $125,000.

**Background**

Streamlining CMUD's current Financial Assistance Program will allow expedient processing of financial assistance applications. As a result, the Program becomes accessible to those in need of emergency water and sewer connections sooner, and the City benefits from the staff time saved. It now takes 3-4 months for all the reviews and documents to be completed.
This program is modeled after the emergency Paw Creek Water Tap Payment Plan. Since early 1993, approximately 185 Paw Creek residents have been served utilizing this payment plan.

The Neighborhood Development Financial Assistance Program and the Special Home Improvement Loan Program, administered for the City of Charlotte by First Union National Bank, remain as two other options to the community.
12 North Mecklenburg Water Treatment Plant Amendment, Budget Ordinance, Engineering Contract Amendment and Construction Contracts.

Action

A) Approve Budget Ordinance reallocating $11,451,000 from lower priority water projects pending approval of the 1994 Bond Referendum.

B) Approve Amendment No. 3 to the agreement with Black & Veatch for $2,263,533 to provide construction engineering and resident inspection services for the North Mecklenburg Water Treatment Plant project, including the Raw Water Intake and Raw Water Pipeline Contract, the Water Treatment Plant Contract, and the Contract For Finished Water Transmission Mains.

C) The Utility Director recommends that the negotiated bid of $27,239,238 by Brasfield & Gorrie of Birmingham, Alabama be accepted for Section I - General Construction.

D) The Utility Director recommends that the negotiated bid of $4,026,304 by Port City Electric Company of Mooresville, North Carolina be accepted for Section II - Electrical Construction.

E) The Utility Director recommends that the negotiated bid of $993,266 by Jesco, Inc. of Williamsburg, Virginia be accepted for Section III - Heating, Ventilating, Air Conditioning Construction (HVAC).

F) The Utility Director recommends that the negotiated bid of $860,476 by Atlantic Coast Mechanical Contractors of Charlotte, North Carolina be accepted for Section IV - Plumbing Construction.

Staff Resource: Doug Bean
The North Mecklenburg Water Treatment Facilities are required to provide a new source of potable water to serve the growing demand in the North Mecklenburg area. Distribution system studies indicate a critical need for this project by the summer of 1996. In order to meet this demand, CMUD staff fast-tracked the North Mecklenburg Water Treatment Plant project.

A portion of the North Mecklenburg Treatment Plant funds were made available in the 1993 Bond Referendum with the remaining portion to be available with approval of the 1994 Water Bond Referendum.

Since the remaining monies will not be available until the bonds are authorized in November 1994 and the construction contracts must be awarded now, CMUD has requested reallocation of $11,451,000 in other project funds to serve as temporary funding sources for this project.

The request for approval of the budget ordinance, construction engineering contract amendments, and contracts for actual construction have been combined into one action since all are required to go forward with this project.

City Council approved a professional services contract with Black & Veatch for study and preliminary design of the North Mecklenburg Water Treatment Plant Facilities and the Franklin/Vest Alum Sludge Facilities on June 8, 1992 - $2,362,523.

Amendment No. 1, for detailed design of these facilities was approved on September 13, 1993 - $4,836,361.
Item No - 16 -

- Amendment No 2, for construction engineering and resident inspection of the Franklin/Vest Alum Sludge Facilities, was approved on April 25, 1994 - $688,780

- Amendment No 3 will increase the "not to exceed" limit from $7,887,664 to $10,151,197. Of this amount, $7,788,474, or 15% of the estimated total construction cost of the projects, applies to design and construction engineering. CMUD estimates engineering costs for projects of this complexity at 15% of construction cost.

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**Compliance** Yes  The Contractor will exceed the established contract goal for MBE participation and made good faith efforts to meet the WBE goals for this project.

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**Compliance** Yes  The Contractor will exceed the established contract goal for WBE participation and made good faith efforts to meet the MBE goals for this project.

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**Compliance** Yes  The Contractor will perform all work with his own forces.
### MWBE Status

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**Compliance**  Yes  The Contractor will exceed the established contract goal for MBE participation and made good faith efforts to meet the WBE goals for this project.

### Airport Advisory Committee Membership

**Action**  Adopt a resolution expanding the membership of the Airport Advisory Committee from nine to eleven by adding two regional representatives.

**Staff Resource**  T J Orr

**Explanation of Request:**  The Airport Advisory Committee has proposed the following for regional representation on the Airport Advisory Committee:

- Two voting members from the membership of Carolinas Partnership
- The members would be recommended by the Executive Board of the Carolinas Partnership and appointed by City Council
- Members could not be residents of Mecklenburg County
- Members would serve a one year term with the option to be reappointed for one additional term

**Background:**  Regional representation on the Airport Advisory Committee has been discussed among Council members since 1991 when Council adopted a regional dialogue process. As a result, a series of meetings with the surrounding communities began in late January, 1991 promoting the "Charlotte Region."
In the effort to recognize the airport as a center of regional activity and in support of Council's regional dialogue process, the Airport Advisory Committee is recommending expansion of its membership to include regional representation.

The Carolinas Partnership is an economic development group which represents fifteen counties in both North and South Carolina.

14 New Transit Management Contract

Action
Authorize the City Manager to execute a three-year contract in an amount not to exceed $1,196,397 (with two optional years) with ATE Management and Service Co, Inc. for transit management services.

Staff Resource
R N Pressley, Jr

Policy
Continue Private Management of Transit Operations

Explanation of Request
- On June 13, Council authorized the City Manager to negotiate a three-year transit management contract with ATE.
- The amount paid to ATE under the first year of the contract will not exceed $369,080 and will cover:
  - Salary and fringe benefit costs for 3 employees assigned to Charlotte,
  - Liability and legal costs for the company,
  - Cost of support services (labor data base, resource library and data center, software) provided by headquarters staff, and
  - Employee Attitude Survey
The increase in the Management fee in the second, third and, if needed, option years will be four percent plus an additional increase to be determined based on performance measures to be developed by City staff and ATE/TMC during the first 90 days of the contract term.

Funding
- The FY 95 Charlotte Transit budget includes funds for ATE's transit management contract.

Background.
- The City's current contract with ATE ends on September 1, 1994. The current contract amount is $356,500.

---

15. The Ceasar Corporation Investor Rehabilitation Loan

Action
Authorize a public-private partnership with NationsBank by approving a $264,905 loan to The Ceasar Corporation to finance the rehabilitation of 52 units of multi-family housing known as Magnolia Garden Apartments located at 3008 Beatties Ford Road.

Policy
The City's Comprehensive Housing Affordability Strategy approved by City Council on October 25, 1993 provides as a priority the Preservation of Existing Housing and identifies a strategy to provide financial assistance to owners with properties under code enforcement.

- The total cost of the project is $549,905. It is to be funded by a partnership between NationsBank in the amount of $285,000 and the City in the amount of $264,905.
The City loan of $264,905 will be used to finance 80% of the rehabilitation costs for the 52 multi-family housing units known as Magnolia Garden Apartments. The complex consists of 24 one-bedroom and 28 two-bedroom units and is 27 years old.

The City loan term will be for 20 years (10 years deferred and 10 years fully amortized) at an interest rate of 0%. This term was requested by NationsBank based on The Ceasar Corporation’s existing personal and business debt obligations and the proposed debt service for the bank loan.

The NationsBank loan of $285,000 will be used for:
- refinancing the existing first mortgage balance of $167,000,
- rehabilitating the units (balance of the Code and incipient violations and total general property improvements)
- acquiring an adjacent vacant lot to enhance security of the complex,
- (Currently, there is cut-through traffic on the lot. A security fence will be installed after the lot is purchased)
- lead testing and appraisal of property

NationsBank’s loan will be for a term of 10 years at an interest rate of prime plus 2.25% (If the loan were made today the rate would be 9.5% based on a prime rate of 7.25%).

Summary of source and use of funds

Source of Funds

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>NationsBank (52%)</td>
<td>$285,000</td>
</tr>
<tr>
<td>City of Charlotte (48%)</td>
<td>$549,905</td>
</tr>
</tbody>
</table>
Use of Funds

- Refinance Existing 1st Mortgage $167,000
- Rehabilitation (Code & Incipient Violations)* 329,375
- Rehabilitation (General Property Improvements) 41,330
- Land Acquisition Lead Testing/Appraisal 6,000
  
$6,200
  
$549,905

*A list of the major violations and exterior/interior pictures of the complex are provided in the Attachment

- Since Magnolia Garden Apartments are under code enforcement, the Housing Code violations must be corrected. If Council does not approve this loan to The Caesar Corporation and the repairs are not made, Council will be asked, at a later date, to approve using the In Rem Remedy to repair the apartment complex. This will be more costly to the City since there would not be a public-private partnership.

Funding.

Federal Rental Rehabilitation and Community Development Block Grant funds

Attachment 8
Background
September 7 Workshop Agenda

Action: Approve the following topics for inclusion on the Wednesday, September 7, 1994 Council Workshop agenda

- Report from Planning Liaison Committee Status of Housing Strategies for Integrating Schools
- Barton-Aschman Recommendations for Public Transit
- Cancer Survivors Park

Appointments to Consolidated Government Charter Drafting Commission

Action

A) Appoint two Councilmembers and two citizens knowledgeable of City and County government to serve on the Consolidated Government Charter Drafting Commission to draft a preliminary Charter for consolidation of City and County governments, and

B) Adopt a joint resolution of the Charlotte City Council and the Mecklenburg County Board of Commissioners adopting the charge for the Charter Drafting Committee

At Council's retreat in February, Council agreed to consider political consolidation with Mecklenburg County and voted to approve 11 Principles on July 25, 1994
This is the next step in studying the feasibility of political consolidation and follows the schedule approved on July 25, 1994.

Two Democrats and two Republicans are to be appointed.

The County Commission is expected to make their appointments on September 7.

Attachment 9

18 Boards and Commissions

A Nominations to Boards

1 Minority Business Development Advisory Committee

Five representatives from agencies, organizations or businesses whose purposes include support for the utilization and development of minority, small or women owned business enterprises to serve the duration of the program three and one-half years.
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 within the budget estimate, and have met MWBE criteria.

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

19 Various Bids

**A. Computer Software**

Recommendation: The Purchasing Director recommends that the low bid of $61,471.9 by ASAP Software of Buffalo Grove, IL be accepted.

<table>
<thead>
<tr>
<th>MWBE Status</th>
<th>Amount</th>
<th>% of Project</th>
<th>Project Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBE</td>
<td>$0</td>
<td>0%</td>
<td>5%</td>
</tr>
<tr>
<td>WBE</td>
<td>$0</td>
<td>0%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Compliance: Yes, There were no known MWBE vendors.

**B. Curb Replacement FY-95**

Recommendation: The City Engineer recommends that the low bid of $454,173.36 from Showalter Construction Company, Inc., of Charlotte, North Carolina be accepted.

<table>
<thead>
<tr>
<th>MWBE Status</th>
<th>Amount</th>
<th>% of Project</th>
<th>Project Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>WBE</td>
<td>$0</td>
<td>0%</td>
<td>4%</td>
</tr>
<tr>
<td>WBE</td>
<td>$0</td>
<td>0%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Compliance: Yes, Contractor has complied with MWBE provision which allows performance of all work with contractor's own forces.
C North Mecklenburg Water Treatment Plant - Contract No 2 - Intake And Raw Water Transmission Main - Electrical Work

Recommendation: The Utility Department recommends that the low bid of $105,876 by Port City Electric Company of Mooresville, North Carolina be accepted.

<table>
<thead>
<tr>
<th>MWBE Status</th>
<th>Amount</th>
<th>% of Project</th>
<th>Proj Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBE</td>
<td>$0</td>
<td>0%</td>
<td>3%</td>
</tr>
<tr>
<td>WBE</td>
<td>$0</td>
<td>0%</td>
<td>1%</td>
</tr>
</tbody>
</table>

Compliance: Yes The Contractor will perform all work with his own forces.

D. Sanitary Sewer And Water Main Construction FY 95 Contract #103 - Street Main Extensions

Recommendation: The Utility Director recommends that the low bid of $742,442 50 by Dellinger Incorporated of Monroe, North Carolina be accepted.

<table>
<thead>
<tr>
<th>MWBE Status</th>
<th>Amount</th>
<th>% of Project</th>
<th>Proj Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBE</td>
<td>$2,000</td>
<td>0 3%</td>
<td>3%</td>
</tr>
<tr>
<td>WBE</td>
<td>$22,500</td>
<td>3 0%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Compliance: Yes The Contractor will meet the established contract goal for WBE participation and made good faith efforts to meet the MBE goal for this project.

E Exhaust Removal System

Recommendation: The Purchasing Director and Fire Chief recommend the low bid of $249,975 by Air Cleaning Specialists, Inc of Raleigh, NC be accepted.

<table>
<thead>
<tr>
<th>MWBE Status</th>
<th>Amount</th>
<th>% of Project</th>
<th>Proj Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBE</td>
<td>$17,000</td>
<td>6 8%</td>
<td>10</td>
</tr>
<tr>
<td>WBE</td>
<td>$0</td>
<td>0%</td>
<td>3</td>
</tr>
</tbody>
</table>

Compliance: Yes Successful prime contractor will subcontract $17,000 to an MBE.
Item No. 20

In Rem Actions

A 2416 Booker Avenue

Action

Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2416 Booker Avenue (Biddleville Neighborhood) which is located in the City Within a City boundaries.

Attachment 11

B 2328 Dundeen Street

Action

Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2328 Dundeen Street (Biddleville Neighborhood) which is located in the City Within a City boundaries.

Attachment 12

Recommendation

The Aviation Director recommends that the low bid of $329,500 by Moretti Construction of Charlotte, NC be accepted.

<table>
<thead>
<tr>
<th>MWBE Status</th>
<th>Amount</th>
<th>% of Project</th>
<th>Proj Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBE</td>
<td>$34,300</td>
<td>10.4%</td>
<td>N/A</td>
</tr>
<tr>
<td>WBE</td>
<td>$11,900</td>
<td>3.6%</td>
<td>N/A</td>
</tr>
<tr>
<td>DBE TOTAL</td>
<td>$46,200</td>
<td>14.0%</td>
<td>10%</td>
</tr>
</tbody>
</table>

Compliance: Yes
Item No. 2721-23 Watson Street

Action

Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2721-23 Watson Street (West Boulevard Neighborhood) which is located in the City Within a City boundaries

Attachment 13

21. Special Officer Permit

Action

Recommend approval of application for Special Officer Permit to Deborah L. Lower for use on the premises of the Aviation Department as an Airport Safety Officer I

Aviation

22. Refund of Certain Taxes

Action

Approve a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of $96,142.38

Attachment 14

Finance
23 Resolution for Public Hearing - Johnston Mill Historic Property

Action
Adopt a resolution calling for a joint public hearing on Monday, September 19, 1994, by the City Council and the Charlotte-Mecklenburg Historic Properties Commission, to consider designation of the Johnston Mill and the land associated therewith as historic property.

24 Resolution for Public Hearing - Wadsworth Historic Property

Action
Adopt a resolution calling for a joint public hearing on Monday, September 19, 1994, by the City Council and the Charlotte-Mecklenburg Historic Properties Commission, to consider designation of the George Pierce Wadsworth House and the land associated therewith as historic property.

25 Resolution for Public Hearing - Zoning

Action
Adopt a resolution calling for public hearings on Monday, September 19, 1994, at 6:00 p.m. in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, for Petition Nos 93-10, 94-62, 94-63 and 94-71 through 94-80 for zoning changes.
CONSENT II

Various Bids

A Convention Center Electrical Distribution Panels

Recommendation  The Purchasing Director recommends:

1) That the bid of $153,105.40 by Springfield Acme Electrical of Springfield, OH be rejected because the electrical panels are not UL approved as specified in the bid and,

2) Award the low responsive bid of $153,440 submitted by Bryant Electric Co., of High Point NC

Explanation  The project will not pass the electrical inspection (NC Building Code) without the UL approved electrical panels

Summary of Bids:

<table>
<thead>
<tr>
<th>Bryant Electric Co</th>
<th>High Point, NC</th>
<th>$153,440.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Springfield Acme Elect</td>
<td>Springfield, OH</td>
<td>153 105 40</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MWBE Status</th>
<th>Amount</th>
<th>% of Project</th>
<th>Proj Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>MBE</td>
<td>N/A</td>
<td>0</td>
<td>10%</td>
</tr>
<tr>
<td>WBE</td>
<td>$153,440</td>
<td>100%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Compliance  Yes
27. Sale of Property (Independence Boulevard/Beaumont Avenue)

Action: Authorize the sale of three remnant City owned parcels along Independence Blvd and a portion of land with a metal building at Beaumont Ave for $72,225 to NCDOT for the widening of Independence Blvd.

Staff Resource: Kent G Winslow

Policy: Asset Management - Sale of remnant parcels and reduction of City real property inventory

Explanation of Request: NCDOT is requesting the City to sell the described properties needed for the widening of Independence Blvd at their appraised values.

Background: NCDOT is making substantial roadway improvements to Independence Blvd from Brookshire Blvd to Briar Creek Road.

The following parcels are involved in the sale of City land to NCDOT. All parcels are near the I-277/NC74 S Interchange:

- A sliver of land is needed from the Sunnyside Park (behind Charlotte-Mecklenburg Credit Union)
- Two, 200 sq ft pieces of land currently being used for highway signage, (the signage will be removed)
- Beaumont Ave 2567 sq ft and one 40" x 60' metal building. Note Storm Water field personnel are currently occupying the building and will move to another building. NCDOT will pay for the relocation of these people.
28. Street Maintenance Resolution (Ashley Road/Triangle Drive)

**Action**
Adopt a resolution to transfer maintenance responsibility of two streets to the NCDOT

**Staff Resource:**
R N Pressley, Jr

**Policy**
It is the City's policy to allow the transfer of street maintenance responsibility from the City to the NCDOT upon request and mutual agreement.

**Explanation of Request**
By mutual agreement between the CDOT and the NCDOT, the following streets are to be transferred from City to NCDOT for maintenance responsibility because of construction improvements associated with the I-85 Freedom Drive Interchange Project:

- Ashley Road from I-85 Service Road 2 to Tuckaseegee Road (0.42 miles)
- Triangle Drive from Tuckaseegee Road to I-85 Service Road 4 (0.15 miles)
29. NCDOT Utility Agreement - NC 73 Extension (Sam Furr Road)

Action. 
Approve a Utility Agreement between the City of Charlotte and the North Carolina Department of Transportation (NCDOT) relating to the improvement of NC 73 Extension (Sam Furr Road) from west of SR 2316 to NC 73 at SR 2144.

Staff Resource
R N Pressley, Jr

Explanation of Request
City Council is asked to:
- Approve the Utility Agreement between the City and NCDOT for improvement of NC 73 Extension and allow the NCDOT's contractor to perform water and sewer line adjustments and relocation work for the project along the State Highway System.
- Adopt the resolution to authorize the Director of the Department of Transportation to execute the Utility Agreement.

Funding
The City's cost is estimated to be $633,781.25. Funds for the utility relocations/adjustments are included in the FY95 budget.

Background
The NC 73 Extension Improvement Project requires certain utility relocations/adjustments, and a Municipal Agreement between the City and NCDOT is required before construction improvements can proceed.
30. NCDOT Aviation Grant

Action

A) Adopt a resolution accepting a North Carolina Department of Transportation (NCDOT) Grant in the amount of $500,000, and

B) Adopt a budget ordinance appropriating the grant monies to provide the State’s share for Runway 36R Extension Paving and Lighting and Airfield Signage and Computer Lighting System

Staff Resource

T J Orr

Policy

Airport Master Plan

Explanation of Request

• The NCDOT has allocated State Funds in the amount of $500,000 for two airfield improvement projects: Runway 36R Extension and Airfield Signage and Computer System

• The total cost of the two projects amounted to $5,246,350 of which 75% was funded by the Federal Aviation Administration (FAA) with the remaining 25% funded by Airport Revenue Bonds

• The State Grant in the amount of $500,000 will reduce the City’s share of project costs by a like amount

Background:

On July 26, 1993 City Council accepted a FAA grant in the amount of $3,550,000 to provide Federal funding for the Runway 36R Extension Paving and Lighting and on September 27, 1993 City Council accepted a FAA Grant in the amount of $12,996,340 for Airfield Signage and Computer System and Noise Compatibility Land Acquisition

The Airport Advisory Committee is recommending the acceptance of the grant and the appropriation of funds
Terminal Expansion - Phase II Change Order

Action.

Approve Change Order #8 in the amount of $215,379 to the Mechanical Construction Contract for the Terminal Expansion - Phase II with Mechanical Industries, Inc. Upon approval of this Change Order, the contract amount will increase to $2,339,308.

Staff Resource

T J Orr

Explanation of Request

- This Change Order provides supplemental air conditioning for six (6) proposed restaurant spaces as part of the terminal expansion.

- The Change Order is necessary because the use of the space has changed and the existing air handling capacity is inadequate to meet the requirements of the additional food and beverage facilities. Restaurant grills and kitchens require greater capacity for air conditioning in order to maintain a comfortable environment.

- The City is required to provide the conditioned air to the leased premises for Host Marriott, the food and beverage concessionaire.

Background

In 1987, City Council approved the Airport’s Master Plan which included a 186,000 square feet terminal expansion. This expansion provides additional concession leasing space, new connectors and moving walkways to B and C Concourses, and additional baggage handling facilities for the tenant airlines.

In June 1992, City Council awarded contracts totaling $15,238,825 for Phase II of this terminal expansion. Mechanical Industries was the low bidder for the Mechanical Construction Contract. The costs associated with this work will be paid through concession revenues.
The Airport Advisory Committee is recommending this change order

<table>
<thead>
<tr>
<th>Item No</th>
<th>32</th>
<th>York Road Landfill - Amendment No 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action</td>
<td>Approve Amendment No 4 to the Agreement with Delta Environmental for $166,950 to provide engineering services to perform a Phase II Environmental Assessment at York Road Landfill</td>
<td></td>
</tr>
<tr>
<td>Staff Resource</td>
<td>David Meachum</td>
<td></td>
</tr>
</tbody>
</table>
| Explanation of Request | • As a result of the Ashley Park lawsuit settlement property immediately across NC 49 from the York Road Landfill became the property of the City  
• During the lawsuit regarding ground water contamination, Delta Environmental, Inc performed ground water sampling for the City Attorney’s Office. These results were submitted to the North Carolina Department of Environment, Health and Natural Resources (NCDEHNR) as required  
• In an agreement between the City and NCDEHNR to deal with the contamination issue the City must perform sampling and analysis of groundwater, surface water and the soil and submit quarterly reports and an investigation plan outlining proposed clean up procedures  
• This amendment will provide the services needed to satisfy the agreement with NCDEHNR |
### Item No. 36

**Project Cost:** Delta Environmental, Inc. will be paid on a unit price basis for this project due to the uncertainties involved with the testing and requirements that may change as a result of the findings. A breakdown of fees is included in the Attachment. Delta's rates are comparable to rates paid for similar services in the area.

**Attachment 17**

**Background**

### 33. Storm Water Maintenance FY94 E, Change Order #1

**Action** Approve Change Order #1 for $412,282.50 to the contract with Blythe Development Company which will increase the contract amount from $249,445.00 to $661,727.50.

**Staff Resource** Jim Schumacher

**Explanation of Request**

- Change Order #1 will provide funds to continue storm water repair work under this contract over the full one year period for which the unit prices are valid. At the current pace of repairs, the original contract sum will be expended in less than six months.

- Change Order #1 will also provide funds to make storm drain improvements necessary as a result of the Monroe/Wendover/Eastway intersection project. The work will ultimately link the storm drainage system constructed as part of the intersection improvements to a downstream capital drainage project now in the planning phase and reduce flooding of property adjacent to the project. The pipe installation will require closing a lane of inbound Monroe Road. Adding this work to this contract will enable the construction to be completed as soon as possible.
Item No. 37

Background

- The Storm Water Maintenance Program provides a method to perform repairs identified through citizen requests
- Repairs are made through yearly contracts, projects are identified and assigned to the contractors continuously, with payment based on unit prices
- This contract was awarded by City Council on March 28, 1994, with bid prices good for one year

34 Electric Rate Agreement for McDowell Wastewater Treatment Plant

Action

Approve new rate agreement with Crescent Electric Membership Corporation which serves CMUD’s McDowell Creek Wastewater Treatment Plant, to obtain the lowest possible rate structure

Staff Resource

Doug Bean

Explanation of Request

- McDowell Creek Wastewater Treatment Plant is served by Crescent Electric Membership Corporation
- Under this agreement CMUD agrees to run the two 500 KW diesel generators located at McDowell Creek Treatment Plant during peak demand periods when notified by Crescent
- Crescent agrees to sell CMUD electricity at the McDowell Creek Treatment Plant at Peak Time of Day rates
- The advantage to the City’s approval of the agreement is a significant savings in electrical charges if CMUD was off line during the summer peak. It is estimated that a cost savings of approximately $40,000 per year will be seen if this agreement is approved
Even if the plant was on line during part or all of the peaks, most worst case scenarios demonstrate a savings.

35. Approve the following property transactions (acquisitions A - J) and adoption of the condemnation resolutions (K - Q)

**Acquisitions**

<table>
<thead>
<tr>
<th>Acquisitions</th>
<th>A</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project</strong></td>
<td>North Mecklenburg Raw Water Line, Parcel # 4</td>
<td>Project North Mecklenburg Raw Water Line, Parcel #11</td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
<td>James P. Thornburg &amp; wf, Martha H. Thornburg</td>
<td>Mary Searcy Crumpton</td>
</tr>
<tr>
<td><strong>Property Address</strong></td>
<td>7405 Oliver Hager Road, Huntersville, NC 28078</td>
<td>7718 Babe Stillwell Road, Huntersville, NC 28078</td>
</tr>
<tr>
<td><strong>Property to be acquired</strong></td>
<td>18,147 sq ft (417 AC ) plus Temporary Construction Easement 14,700 (337 AC )</td>
<td>54,886 sq ft (1 26 AC ) plus Temporary Construction Easement 9,583 2 sq ft (220 AC )</td>
</tr>
<tr>
<td><strong>Improvements</strong></td>
<td>Two pecan trees, one magnolia tree and landscaping</td>
<td>54,886 sq ft (1 26 AC ) plus Temporary Construction Easement 9,583 2 sq ft (220 AC )</td>
</tr>
<tr>
<td><strong>Tax Value</strong></td>
<td>$53,350</td>
<td>$102,140</td>
</tr>
<tr>
<td><strong>Purchase Price</strong></td>
<td>$10,900</td>
<td>$14,262</td>
</tr>
</tbody>
</table>

Remarks: The project requires a portion of a 70’ wide Raw Water Line corridor along the southern boundary of subject property. Consideration amount is based upon an independent appraisal report.

Zoned R-3 Use Residential

Tax Code 009 011-06

[Signature]
Item No  - 39 -

Remarks The project requires a 70’ wide Raw Water Line Corridor. The acquisition of the land will cause approximately 75 acres to be landlocked. Compensation includes the acquisition of this landlocked property based upon an independent appraiser’s report.

Zoned R-3 Use Residential
Tax Code 009-011 24

C

Project North Mecklenburg Raw Water Line, Parcel #18
Owner(s) John Norman, Jr & wf, Louise H Norman
Property Address 7808 Babe Stillwell Farm Road, Huntersville, NC 28078
Property to be acquired 106,809 12 sq ft (2 452 AC) plus Temporary Construction Easement 9,539 64 sq ft (219 AC)
Improvement Many trees
Tax Value $161,640
Purchase Price $25,500
Remarks The project requires a 70’ wide Raw Water Line Corridor. The acquisition of the land will cause approximately two acres to be landlocked. Compensation includes the acquisition of this landlocked property based upon an independent appraiser’s report.

Zoned R-3 Use Residential
Tax Code 009 011 01

D

Project North Mecklenburg Raw Water Line, Parcel #2
Owner(s) Mr. James L. Hager & wf, Janie E. Hager
Property Address 15533 Highway 73
Huntersville NC
Property to be acquired 17,126 sq ft (39 AC) plus Temporary Construction Easement 22,575 sq ft (51 AC)
**Item No** 3

**Improvements** Trees

**Tax Value** $121,150

**Purchase Price** $23,500

**Remarks** This raw water line project requires
17,126 sq ft (39 AC) of fee simple acquisition and 22,575 sq ft (51 AC) of Temporary Construction Easement along the northside of the property causing loss of a shed, trees, septic system and severance damages. The compensation amount is used on fair market value appraisal.

**Zoned** R-3  Use Single Family

**Tax Code** 001-024-11

---

**Project** South Boulevard/Archdale Drive and Old Pineville Road/Archdale Drive, Parcel #10

**Owner(s)** Service Station Holdings, Inc successor by merger to Service Station Realty, Inc a Delaware Corporation

**Property Address** 5940 South Boulevard

**Property to be acquired** 5,370 sq ft (0.12 AC) plus 3,377 sq ft (0.078 AC)

**Temporary Construction Easement**

**Improvements** Relocation sign, flag pole, spotlights, underground storage tanks and landscaping

**Tax Value** $317,170

**Purchase Price** $227,962

**Remarks** This project will cause the loss of two driveway entrances to this service station (one on Archdale Drive and one on South Boulevard). The intersection improvement project will also reduce the maneuverability on the property which may result in loss of patrons and greater difficulty for tanker trucks to access the property in order to replenish the underground gas tanks.

**Zoned** I-2  Use Convenient Gas Store

**Tax Code** Part of 173 011-10-
Item No

F
Project  Carmel Road Widening, Parcel #71
Owner(s)  Ezra V Moss, Jr
Property Address  5400 Carmel Road
Property to be acquired  2,272 30 sq ft
(0 052 AC ) of fee and permanent easement
plus Temporary Construction Easement of
6,320 31 sq ft (0 1451 AC )
Improvements  Landscaping, trees and shrubs
Tax Value  $190,250
Purchase Price  $16,000
Remarks  This road widening project requires
fee simple permanent and temporary
easement acquisition causing a loss of
landscaping in addition to moving the road
closer to front of residence

Zoned R-3 Use Residential
Tax Code  209-322-17

G
Project  Carmel Road Widening, Parcel #49
& 50
Owner(s)  W Lawrence Cordell & w/ ,
Joyce Hall Cordell
Property Address  5800 Carmel Road
Property to be acquired  7,619 98 sq ft
(0 1749 AC ) fee plus 8,105 93 sq ft
(0 1861 AC )
Improvements  Landscaping and trees
Tax Value  $125,090
Purchase Price  $56 000
Remarks  The property is located on the
corner of Carmel Road and Carmel Forest
Drive. The project is taking between 36 feet
and 69 feet in depth from the front of the
property and elevation changes are causing
the dwelling to be located below the Carmel
Road elevation. The offer (compensation)
covers the damages caused by the project
and is reflected in the appraisal report.

Zoned R-3 Use Residential
Tax Code  209 251 01 and 20
<table>
<thead>
<tr>
<th>Item No</th>
<th>Project</th>
<th>Airport Master Plan Acquisition</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>Owner(s)</td>
<td>Richard L, Lynda O, Maurice E, and Patricia Petty</td>
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<tr>
<td></td>
<td>Property Address</td>
<td>West Blvd</td>
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<tr>
<td></td>
<td>Property to be acquired</td>
<td>9,560 Acres</td>
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<td></td>
<td>Improvements</td>
<td>Vacant Land</td>
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<td></td>
<td>Tax Code</td>
<td>143-101-01</td>
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<td></td>
<td>Tax Value</td>
<td>$406,020</td>
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<tr>
<td></td>
<td>Purchase Price</td>
<td>$550,000</td>
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<td></td>
<td>Remarks</td>
<td>The purchase price was determined by two independent appraisers and reviewed by a third appraiser. Each appraisal takes into consideration the specific quality and quantity of the property. This property was acquired under Airport Master Plan Land Acquisition Guidelines.</td>
</tr>
</tbody>
</table>

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<tr>
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<tr>
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<td>Purchase Price</td>
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<tr>
<td></td>
<td>Remarks</td>
</tr>
</tbody>
</table>
J  
**Project:** F A R Part 150 Land Acquisition  
**Owner(s):** Mr. and Mrs. Norman Brabble  
**Property Address:** 2421 Carrington Court  
**Property to be acquired:** 204 Acres  
**Improvements:** 3 Bedroom, 1 Bath, Ranch  
**Tax Value:** $47,360  
**Purchase Price:** $52,000  
**Remarks:** The purchase 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 house. The tax value is determined on a more generic basis and will
be higher or lower for houses with certain attributes. Residential property is acquired
per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of
1970. The owners are eligible for relocation benefits. Acquisition and relocation costs
are eligible for Federal Aviation Administration reimbursement.

K  
**Project:** North Mecklenburg Raw Water Line, Parcel #17  
**Owner(s):** Doris V. Pennington & any other parties of interest  
**Property Address:** Oliver Hager Road  
**Property to be acquired:** 66,385 44 sq ft
(1.524 AC)  
**Improve ments:** Trees  
**Tax Value:** $217,360  
**Purchase Price:** $18,417 50  
**Remarks:** This Raw Water Line project to furnish water for the North Mecklenburg
area requires a 70' wide area acquired in fee with a 15' wide Temporary Construction
Easement across the northern boundary of subject property. The property owner has
turned the matter over to her representative, whom she refuses to identify and will not
cooperate further. Condemnation is recommended to avoid further delay.
Zoned R-3  Use Single Family
Tax Code 009-011-08

Project  North Mecklenburg Raw Water Line, Parcel #10
Owner(s)  James Ernest Cook & wf . Ruby H Cook
Property Address  7602 Oliver Hager Road
Property to be acquired  107,549 64 sq ft (2 46 AC )
Improvements  N/A
Tax Value  $124 290
Purchase Price  $49 810
Remarks  This Raw Water Line project requires a 70 wide corridor which will split the Cook’s property into two tracts of land. Upon installation of the water line and associated electrical and utility lines, the property can be permitted for continued agricultural use with a deeded right-of-way access across the City’s land to join the two tracts of land together. Mr. Cook wants the City to only purchase a permanent easement instead of fee simple rights. Condemnation is therefore requested based upon an independent appraisal value. Total Parcel (84 30 AC ) Area required (1 23 AC ), Temporary Construction Easement (1 24 AC ) Area Remaining (83 066 AC )

Zoned R-3  Use Farm
Tax Code 009 011 07

Project  North Mecklenburg Raw Water Line, Parcel #6
Owner(s)  James Ernest Cook & wf . Ruby H Cook & any other parties of interest
Property Address  7602 Oliver Hager Road
Property to be acquired  59,415 84 sq ft (1 364 AC )
Improvements  None
Tax Value  $446 490
Purchase Price  $8 600
Remarks  This Raw Water Line project requires a 70' corridor which will also house a 19' square wood sided structure designed to be harmonious with the neighborhood. Upon installation of the water line and associated electrical and utility lines, the property can be permitted for continued agricultural use with a deeded right-of-way access across the City's land. Mr. Cook wants the City to only purchase a permanent easement instead of fee simple rights. Condemnation is therefore requested based upon an independent appraisal value:

- Total Parcel (8.48 AC), Area Acquired (0.64 AC)
- Temporary Construction Easement (0.72 AC), Area Remaining (7.84 AC)

Zoned R-3 Use Single Family
Tax Code 009 012 02

Project  Carmel Road Widening, Parcel #40
Owner(s)  William T Fogarty & wf, Zana G Fogarty
Property Address  5801 Winburn Lane
Property to be acquired  4,992 12 sq ft (0.1146 AC)
Improvements  Trees, fence and buffer
Tax Value  $157,640
Purchase Price  $15,000
Remarks  The property fronts Winburn Lane and backs up to Carmel Road. The parcel will be reduced in depth approximately ten feet resulting in the loss of bushes and trees which provide a sight and sound buffer. The owners were offered the higher of two appraisals. The compensation covers damages caused by the project and is reflected in the appraisal report. The property owners have indicated a settlement price of around $30,000 but it is not substantiated by an appraisal. Total Parcel 26,550 84 sq ft (0.6095 AC By Deed),
Area to be Acquired 2,342 94 sq ft (0 0538 AC ), Permanent Drainage Easement 2,581 12 sq ft (0 0593 AC ), Total Area Remaining 24,207 90 sq ft (0 555 7 AC  By Deed)

Zoned R-3 Use Residential
Tax Code 209-291 05

Project Harris Boulevard/Idlewild Road
Intersection Improvement, Parcel #47
Owner(s) Glenn H Reynolds and wf, Edith G Reynolds
Property Address 4939 North Idlewild Road
Property to be acquired 9 103 sq ft (209 AC )
Improvements N/A
Tax Value $79 160
Purchase Price $10,300
Remarks The Reynolds appeared before City Council opposing this project and contending that this project and subsequent City projects have adversely affected their residential property and wanted the City to purchase their whole property. Since that time approval was received to rezone the property to O 1 (office use). Two new appraisals were requested to reflect the new zoning. The Reynolds are not satisfied with the new offer amount and do not wish to settle. CDOT has found that this intersection is adversely impacting the State's Harris Boulevard project with added congestion at the intersection. Condemnation is therefore requested. Total Area 41 908 sq ft (0 96 AC ), Area to be Acquired 5 043 sq ft (0 12 AC ) Area Maintained as Right-of-Way 1,805 sq ft (0 115 AC ), Area Remaining 35,060 sq ft (0 80 AC ), Temporary Construction Easement 1,895 sq ft (0 04 AC )
Zoned 0-1 Use Residential
Tax Code Part of 133-242-01

Project Harris Boulevard/Idlewild Road
Intersection Improvements, Parcel #2
Owner(s) Thomas E Ginn & wf, Virginia
P Ginn
Property Address 5005 North Idlewild
Road
Property to be acquired 5,043 sq ft
(0 115 AC)
Improvements N/A
Tax Value $80,340
Purchase Price $4 750
Remarks The Ginn's appeared before City Council opposing this project and contending that this project and subsequent City projects have adversely affected their residential property and wanted the City to purchase their whole property. Since that time, the property was rezoned to 0-1 (office use). Two new appraisals were requested to reflect the new zoning. The Ginn's are not satisfied with the new offer amount and do not wish to settle. CDOT has found that this intersection is adversely impacting the State's Harris Boulevard project with added congestion at the intersection. Condemnation is therefore requested. Total Area 45,713 sq ft (1 05 AC), Area to be Acquired 1,965 sq ft (0 45 AC), Area Maintained as Right-of-Way 1,854 sq ft (0 042 AC), Area Remaining 41,912 sq ft (0 96 AC), Temporary Construction Easement 1,224 sq ft (0 03 AC)

Zoned 0-1 Use Residential
Tax Code Part of 133-242-02
Project: Carmel Road Widening, Parcel #103
Owner(s): Robert L. Stiles, Jr. & wife, Lynda M. Stiles
Property Address: 4420 Carmel Road
Property to be acquired: 3,063 15 sq ft (0.0703 AC)
Improvements: Landscaped Sight and Sound Buffer
Tax Value: $179,820
Purchase Price: $27,100
Remarks: The property fronts Carmel Road. The lot will lose ten feet in depth plus a Temporary Construction Easement causing the loss of their landscaped sight and sound barrier. Two appraisals were made on this property and recognized the loss of their trees. The other appraisal valued the acquisition area at $23,400. The owners were offered the higher of the two values after a third appraiser reviewed the merits of both reports. The owners have countered our offer in the mid $40,000 range which was not substantiated by an appraisal.
Total Area: 21,575 84 sq ft (0.4953 AC), Area to be Acquired - Fee: 1,066 80 sq ft (0.0245 AC), Temporary Construction Easement: 1,996 35 sq ft (0.0458 AC), Area Remaining: 20,509 04 sq ft (0.4708 AC by Deed).

Zoned R-3 Use Residential
Tax Code: 209-272-09