

Mayor Patrick L. McCrory **Mayor Pro Tem Susan Burgess**

Michael Barnes

John W. Lassiter

Nancy Carter

Don Lochman

Andy Dulin

James Mitchell, Jr.

Anthony Foxx

Patrick Mumford

Patsy Kinsey

Warren F. Turner

CITY COUNCIL MEETING

Monday, February 27, 2006

CITY COUNCIL AGENDA

Monday, February 27, 2006

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4:30 P.M. CLOSED SESSION ROOM 267

1. Closed Session

Action: Adopt a motion pursuant to NCGS 143-318.11(a)(4) to go into closed session to discuss matters relating to the location of industries or businesses in the City of Charlotte, including potential economic development incentives that may be offered in negotiations.

5:45 P.M. DINNER BRIEFING CONFERENCE CENTER

2. State of the Workforce-Competitive Workforce Alliance

Resources: Richard Rainey, Chair, Workforce Development Board
Tom Flynn, Economic Development Office

Time: 15 minutes

Synopsis

- The Workforce Development Boards for Charlotte-Mecklenburg, Gaston County and Centralina coordinated efforts to produce a State of the Workforce Report for the Charlotte Region that includes the counties of Anson, Cabarrus, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanley and Union. The report also includes the South Carolina counties of Chester, Lancaster and York.
- The goal of the report is to share data with business, economic development, government, labor, education and other community leaders committed to workforce development and the regions economic vitality. The data provides information on the strengths, challenges and opportunities for the Charlotte region.

Future Action

The report is for information only and does not require Council action.

3. Sale of Land at Wilkes Street

Resource: Tom Flynn, Economic Development Office

Time: 15 minutes

Synopsis

- The City owns .90 acres on Wilkes Place, a short street between West Trade and West Fifth across from the existing Greyhound and proposed Charlotte Gateway Station for CATS buses, commuter rail and Amtrak.
- In 1981 the City leased this property to the State of NC for parking for the adjacent Polk Building. This lease included an option to purchase the property.
- Trinity Capital Advisors has the right to purchase the Polk Building from the State of NC. Trinity would like to complete their acquisition of the entire block for redevelopment by exercising the option to purchase the City owned parcel.
- The City Attorney's office reviewed this issue and determined that this option may or may not be valid. At the time of the lease Charlotte did not have the authority to sell property to a private entity other than through the upset bid process.

Staff Recommendation

- After reviewing Trinity's plans and other options, staff recommends the development of the entire block by Trinity in order to provide the best urban development for this area.
 - Trinity is proposing a mixed use development that supports the vision and plans for uptown: 400 units residential (100 for sale and 300 rental), a 600 space garage and 30,000 sf ground floor retail.
 - This acquisition enables Trinity to eliminate curb cuts on West Trade by moving access to their garage to Wilkes. This is particularly important in this area, where pedestrian activity will greatly increase due to the Gateway Station.

Other Options

- Combine City land with land owned by NCDOT across Wilkes and jointly solicit private development.
- Make land available to Johnson & Wales through a land swap.
- Hold land until market for office develops in this area.
- Trinity is proposing a deposit of 2.5% of the appraised value per year, beginning with a one year term and following with a one year renewal option. The deposit shall be fully refundable to Purchaser in the first year. Thereafter, the initial deposit and the subsequent renewal option shall become non-refundable. However, the deposits would be credited to the purchase price at closing.

Future Action

This item will be on the March 27th Council agenda for decision.

Attachment 1

Map of site

Conceptual drawing of Trinity Proposal

4. Committee Reports by Exception

Economic Development & Planning Committee: First Street Wachovia
Memorandum of Understanding

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

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

CONSENT

- 5. Consent agenda items 13 through 33 may be considered in one motion except those items removed by a Council member. Items are removed by notifying the City Clerk before the meeting.**

POLICY

6. City Manager's Report

7. First Street Wachovia Memorandum of Understanding



Action: Approve the Economic Development and Planning Committee recommendation to approve the Memorandum of Understanding and authorize the City Manager to negotiate a Development Agreement based on this MOU for Council consideration by June 2006.

Committee Chair: John Lassiter

Staff Resource: Ron Kimble, City Managers Office
Tom Flynn, Economic Development Office
Bob Hagemann, City Attorney's Office

Explanation

- On November 22, 2005, the City Council approved the Cultural Facilities Plan Financial Framework and authorized the City Manager to negotiate a Memorandum of Understanding with Wachovia.
- On February 13, 2006, staff provided Council with an update on the project.
- This Memorandum outlines the general understandings for a public/private partnership to construct four cultural facilities (Mint Museum, Bechtler Museum, 1200 Seat Theater and Afro-American Cultural Center) as part of a mixed use project that includes a one million square foot office tower and retail and residential components. Key provisions of the Memorandum of Understanding include:
 - A Price Cap, that includes all hard and soft costs for each of the Cultural Facilities, will be set by June 2006 and will be accompanied by an itemized budget for each facility.
 - Wachovia will guarantee an incremental real property tax value of \$280 million.
 - Wachovia will not be responsible for property taxes on the cultural facilities during construction.
 - Wachovia has the right to buy a cultural facility for market value if the facility ceases to be used for more than two years.
 - Wachovia will manage all consultants, engineers and contractors necessary to construct the projects.
 - The City will finance and own the cultural facilities.
 - The City and County will share the annual debt service for the portion of the cultural facilities supported by incremental property taxes, based on the ratio of the City/County property tax rate.
- A complete outline of the key points of the Memorandum of Understanding is attached, along with the Memorandum of Understanding.

- If City Council approves this Memorandum, staff will begin negotiating a Development Agreement, based on this Memorandum, with Wachovia and Mecklenburg County.

Committee Action

On January 18, 2006, the Economic Development and Planning Committee voted 4-0 (Lochman absent) to recommend approval of the Memorandum to City Council.

Attachment 2

First Street Wachovia MOU (PowerPoint presentation made to City Council on January 23, 2006)

Memorandum of Understanding for the Development of the South Tryon Cultural facilities and First Street Wachovia

8. Re-Naming of a City Street to Honor Dr. Martin Luther King, Jr.

Action: Consider the Re-Naming of a City Street to Martin Luther King Jr. Boulevard.

Staff Resource: Doreen Szymanski, Transportation

Explanation

- At the January 3, 2006 Council Workshop, Council voted to add the re-naming of a street to the January 9, 2006 agenda.
- During the January 9, 2006 Council Business Meeting, Council asked staff to identify options for the re-naming of Martin Luther King, Jr. Boulevard.
- Staff has identified the following streets for the possible re-naming:
 - Stonewall Street (Independence Boulevard/Kenilworth to Mint Street)
 - Independence Boulevard (7th Street to Kings Drive or Kenilworth / Stonewall, or Kings to Kenilworth / Stonewall)
 - Kings Drive (7th Street to East Boulevard or Morehead, or Morehead to East)
 - Brevard Street (Trade Street to Stonewall Street)
 - Freedom Drive (I-77 to Mt. Holly Road or I-85, or I-85 to Mt. Holly Road)
 - Second Street (McDowell Street to just past Graham Street)

Attachment 3

Additional information on each street candidate

BUSINESS

9. Business Investment Grant for Odyssey Logistics & Technology Corporation

Action: Approve the City share of a Business Investment Grant to Odyssey Logistics & Technology Corporation for a total estimated amount of \$35,438 over five years (total City/County grant for the five-year term estimated at \$106,042).

Staff Resource: Brad Richardson, Economic Development Office

Policy

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

Explanation

- Odyssey Logistics and Technology Corporation (Odyssey), headquartered in Danbury, Connecticut, is a full-service third party logistics company specializing in the global transport of chemicals.
- Odyssey is not a trucking or rail company. It owns no assets (trucks, railcars, ships, planes), but uses proprietary Web-based software to handle all aspects of a customers transportation needs.
- Odyssey currently employs 50 people in Charlotte at Atrium Business Park (Stuart Andrew Boulevard).
- On January 23rd, Odyssey announced that it will create one North American operations center in Charlotte and consolidate employees/positions currently housed in Connecticut, New York and New Jersey.
- Odyssey expects to make a capital investment of \$2.25 million and create 160 new jobs by 2008, with a potential for 140 additional jobs in 2009.
- Staff recommends approval of a City/County Business Investment Grant to Odyssey for the following reasons:
 - Odyssey meets all of the criteria of the Business Investment Grant Program:
 - Location (within the City's Business Investment Zone)
 - Investment (at least \$1.5 million)
 - Wage rate (at least \$37,740)
 - Targeted Sector (Transportation/Logistics)
 - Job Creation (at least 20)
 - Eighty percent of the new jobs will be hired locally and pay an average wage of \$55,000 (145% of the average for Charlotte-Gastonia-Rock Hill).
 - Odyssey is estimated to have a total direct economic impact of \$24.2 million per year on Charlotte's economy and generate annual tax revenues of \$18,000 (City) and \$35,000 (County).
 - There was competition from Houston (TX), Hackettstown (NJ) and Danbury (CT) for this project.

- City Council indicated their intent to approve a Business Investment Grant to Odyssey Logistics in executive session on November 28, 2005.
- The Board of County Commissioners indicated their intent to approve a Business Investment Grant in executive session on December 6, 2005.
- If approved, the following schedule is an estimate of the Investment Grant payments to Odyssey Logistics:

Year	City	County	Total
1	\$8,032	\$16,004	\$24,036
2	\$7,560	\$15,062	\$22,622
3	\$7,087	\$14,121	\$21,208
4	\$6,615	\$13,179	\$19,794
5	\$6,143	\$12,238	\$18,381
Total	\$35,437	\$70,605	\$106,042

- The general terms and condition of this grant include:
 - A portion of the grant must be repaid if the company moves this investment from Charlotte within five years of the end of the grant term.
 - Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.
 - All property taxes due from the company must be paid before a grant payment is made.
- Odyssey Logistics’ grant application will be presented to the Business Advisory Committee for a recommendation on February 17, 2006.
- The Board of County Commissioners will consider approval of a Business Investment Grant on March 7, 2006.

Funding

Business Investment Grant Account; first payment is estimated to occur in FY09.

10. South Corridor Land Acquisition/Scaleybark Station

Action: **A. Approve the purchase of property at Clanton Road and South Boulevard (parcel ID149-012-01, 149-012-40 & 149-012-45) for \$5,345,000 for redevelopment to support transit through a mixed-use/mixed-income development, and**

B. Approve a request for qualifications/proposals (RFQ/RFP) process for the disposition of the property to a selected developer for an approved transit oriented development.

Staff Resources: Tom Warshauer, Economic Development Office
 Tracy Finch, Economic Development Office

Policy

- Charlotte Region Transit Station Area Joint Development Principles and Policy Guidelines, adopted April 2003, establish a policy objective to “utilize limited Smart Growth Funds for selective acquisition of strategically located land around transit stations.” This policy also recommends disposition of the property within one year for transit supportive development consistent with the station area plan and transit supportive development principles through an RFQ/RFP process.

Explanation

- To implement Council’s policy, staff from Economic Development, CATS, Planning Neighborhood Development and Engineering worked with a consultant approved by Council to identify property for acquisition by the City. The purpose of the acquisition would be to:
 - Spur private sector transit oriented development by aiding in land assembly,
 - Remove blight or non transit supportive land uses, and
 - Assist in a mixed income housing development.
- Property purchase price is \$5,435,000. Purchase funded through:
 - Housing Trust Fund: \$2,000,000.
 - Smart Growth Fund: Current balance of \$5,273,104. The remaining \$3,435,000 will come from this fund, as will any additional fees, demolition and/or cleanup costs.
- Staff recommends soliciting private developers for the redevelopment of this site with a Request for Qualifications followed by a Request for Proposals to qualified developers. Selection criteria for the RFQ includes:
 - Proven development experience in mixed use projects,
 - The presented approach to the development, and
 - Evidence of financial strength and ability.
- The proposed schedule for the RFQ/RFP is as follows:
 - RFQ – March 2006
 - Closing – April 2006
 - Update Council on RFQ – late April 2006
 - Begin rezoning process – May 2006
 - RFP sent to finalist – May 2006
 - RFP due – July 1, 2006
 - RFP Interviews – July/August 2006
 - Council approves developer selection – September 2006
 - Council approval of development agreement – December 2006
 - Property re-sell - Early 2007
- An option within the RFP will be to include a portion of, or entire site of, the Scaleybark Park and Ride immediately adjacent to the subject property.
- Mandatory Referral to be completed by February 22, 2006

Funding

Economic Development and Housing and Neighborhood Development Capital Investment Plans

Attachment 4
 Site Map
 Dinner Briefing Presentation

11. Nominations to Boards and Commissions

Action: Nominate citizens to serve as specified.

A. AIRPORT ADVISORY COMMITTEE

Two appointments beginning immediately. One appointment will end July 2006, at which time they will begin serving a two-year term. The other appointment will end July 2007. Frances Harkey and Eric Montgomery failed to meet the attendance requirement for 2005. Nominees must be Westside residents.

Attachment 5
 Applications

12. Appointments to Boards and Commissions

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

A. HOUSING APPEALS BOARD

One appointment beginning immediately and ending December 2007. Nominee must be a housing industry representative.

- Robert B. Settle by Council Member Lassiter
- Carl "Adam" Barrington III by Council Member Mumford
- Larry K. Lawson by Council Member Lochman
 (Mr. Lawson has declined nomination)

Attachment 6
 Applications

B. NEIGHBORHOOD MATCHING GRANTS

One appointment beginning immediately and ending April 2006. Nominee must represent a non-profit organization.

- Ralphine Drusilla Caldwell by Council Members Burgess
- Ronnie Devine by Council Member Mitchell

Attachment 7

Applications

C. PAROLE ACCOUNTABILITY COMMITTEE

One appointment beginning immediately and ending June 2008.

- James Dwight Bell by Council Member Lassiter
- Randall Scott Miller by Council Members Dulin and Kinsey

Attachment 8

Applications

MAYOR AND COUNCIL TOPICS

At the end of the formal agenda, Council members may share information and raise topics for discussion.

Introduction to CONSENT

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

Consent I consists of routine items that have been approved in the budget, are low bid and comply with Small Business Opportunity Program Policy.

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

The City's Small Business Opportunity (SBO) Program's purpose is to enhance competition and opportunity in City contracting with small businesses in the Charlotte metropolitan statistical area. Participation of small business enterprises (SBE) is noted where applicable. Contracts recommended for award as of March 1, 2003 comply with the provisions of the SBO program policy for SBE outreach and utilization. Professional service contracts recommended for award as of August 1, 2003 comply with the provisions of the SBO program policy for SBE outreach and utilization.

Disadvantaged Business Enterprise (DBE) is a federal program primarily used for Aviation and Transit.

Contractors and Consultants

All contractor and consultant selections follow the Council approved process unless described otherwise.

CONSENT I

13. Various Bids

A. **Oakview Terrace Neighborhood Improvement** **EPM**

Action

Award the low bid of \$3,556,160.48 by Sealand Contractors Corporation of Charlotte, North Carolina. The Oakview Terrace neighborhood is located west of the central business district between I-85, Brookshire Boulevard (NC Hwy 16), Prince Avenue and Odum Avenue. This is one of the 22 neighborhoods selected for improvements under the 2000 Neighborhood Improvement Bond referendum. The work includes drainage improvements, new curb & gutter, sidewalks, wheelchair ramps; installation of guardrail, fencing, retaining walls, metal handrails; water/sewer system rehabilitation and asphalt paving. Construction completion is scheduled for third quarter of 2007.

Small Business Opportunity

Established SBE Goal: 9%

Committed SBE Goal: 9.02%

Sealand Contractors committed 9.02% (\$320,595) to the following SBE firms: H & H Hauling and On Time Construction, Inc.

Attachment 9

Map

B. Mallard Creek Road Sidewalk Improvement EPM**Action**

Award the low bid of \$217,410.90 by United Construction of Charlotte, North Carolina. This project will construct sidewalk, planting strips, storm drainage, curb & gutter and related construction along Mallard Creek Road extension from West Sugar Creek Road to Mallard Park Drive. This project is part of the City's Capital Investment Plan and is funded through the City's Sidewalk Program. Construction completion is scheduled for third quarter of 2006.

Small Business Opportunity

Established SBE Goal: 5%

Committed SBE Goal: 6.35%

United Construction exceeded the mandatory outreach requirements and the established SBE goal. United committed 6.35% (\$13,800) to the following certified SBE firms: A-1 Pavement Marking, Inc., Bardwil Trucking and Happy Jack Trucking, Inc.

C. Tyvola Drive Storm Drainage Improvements EPM**Action**

Award the low bid of \$2,737,931.04 by Blythe Development of Charlotte, North Carolina. This project will address deteriorated infrastructure as well as street and building flooding in the area bounded by Tyvola Road to the north, Old Pineville Road to the west, Bourbon Street and Emerywood Drive to the south, and Londonderry Road to the east. The Tyvola Drive Drainage Improvement Project is funded by Storm Water fees designated to support the South Corridor Infrastructure Program. Construction completion is scheduled for second quarter of 2007.

Small Business Opportunity

Established SBE Goal: 9%

Committed SBE Goal: 9%

Blythe Development exceeded the mandatory outreach requirements and committed 9% (\$246,480) to the following certified SBE firms: Bullington Construction, D's Trucking Service, Inc., Ground Effects, Inc. and On Time Construction, Inc.

D. Lake Mist Storm Drainage Improvements EPM**Action**

Award the low bid of \$975,474.69 by Ferebee Corporation of Charlotte, North Carolina. This project will make drainage system and pond improvements within the area bounded by Archdale Drive, Old Pineville Road, Cherrycrest Lane and Green Hill Drive. The Lake Mist Drainage Improvement Project will be funded by Storm Water fees that were designated to support the South Corridor Infrastructure Program (SCIP). Construction completion is scheduled for first quarter of 2007.

Small Business Opportunity

Established SBE Goal: 7%

Committed SBE Goal: 7.24%

Ferebee Corporation committed 7.24% (\$70,620) to the following SBE firms: Bullington Construction and On Time Construction, Inc.

E. Bus Operations Facility Forklifts CATS**Action**

Award the low bid of \$145,575 to Industrial Truck Sales of Charlotte, North Carolina to supply six forklifts for the CATS Bus Operations. This award will be for the purchase of three different size forklifts for loading/unloading the parts/materials in the warehouse, movement of large bus parts/components and for transfer of fare vaults within the shop.

Disadvantaged Business Enterprise Opportunity

Pursuant to U. S. DOT DBE Program, Subpart C, no DBE utilization goal was set for this contract because subcontracting is not anticipated.

F. Bus Operations Maintenance A/C & Heating Parts CATS**Action**

Award contracts to the two lowest bidders, World Wide Bus Parts of Conway, South Carolina and Thermo-King Carolinas of Charlotte, North Carolina for annual maximum amounts of \$57,192 and \$49,385, respectively, to supply A/C and Heating Parts as required for the CATS Bus Operations Maintenance Division. These contracts will be for initial periods of two years plus three additional option years. The contract sum over the five year period for World Wide Bus Parts totals \$285,960 and \$246,925 for Thermo-King Carolinas. This action also authorizes the City Manager or designee to execute the contract and renewals as needed. Buses with Carrier AC systems will be maintained using parts from World Wide Bus Parts and buses with Thermo-King AC systems will be maintained by Thermo-King Carolinas.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for these contracts because subcontracting is not anticipated.

G. Bus Operations Maintenance Charging and Cranking Parts CATS

Action

Award to the lowest bidder, National Fleet Services of Charlotte, North Carolina, an annual maximum amount of \$46,481 to supply charging and cranking parts to the CATS Bus Operations Maintenance Division. This contract will be for an initial period of two years plus three option years. Total combined contract value over the maximum five year term shall not exceed \$232,405. This action also authorizes the City Manager or designee to execute the contract and renewals as needed.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for these contracts because subcontracting is not anticipated.

H. Charlotte Transportation Center Construction Project CATS

Action

Award the low bid of \$871,547 to Lee Morgan Inc. of Charlotte, North Carolina for construction upfit activities at the Charlotte Transportation Center (CTC), 310 East Trade Street. Additionally, a 10% contingency is requested for a total not to exceed amount of \$958,702.

Lee Morgan Inc. will renovate the vacant Carolinas Medical Center space into client eligibility facilities for Special Transportation Service and offices for CATS Customer Service and Bus Operations staff. A new information window for customers is also planned in the center of the CTC. Construction will take approximately 120 days once a notice to proceed has been provided. This work is required to be completed prior to the start of additional construction activities to build a connection between the CTC and the Trade Street/Arena Light Rail station.

Disadvantaged Business Enterprise:

Established DBE goal: 9%

Committed DBE goal: 13.6%

Proposed DBEs identified are: Straight Line Tile & Marble, Carolina Foundation Solutions, Precision Walls, Inc. and Lee Morgan, Inc.

I. FY2006 Chemical Root Control CMU

Action

Award a one-year contract for the low bid of \$732,234.54 to Duke Root Control, Inc. of Syracuse, New York for the treatment of approximately 800,000 linear feet of sanitary sewer lines with a chemical root control agent and authorize the City Manager to renew the contract for one additional one-year term.

Small Business Opportunity

The SBO Program manager waives SBE utilization goals for this contract. Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

J. Sugar Creek Pump Station**CMU****Action**

Award the low bid of \$45,917,000 by Pizzagalli Construction Company of Burlington, Vermont. This project provides for construction of an influent pump station and flow equalization facility at the Sugar Creek Wastewater Treatment Plant in order to meet wastewater flow needs, due to growth and wet weather flows within the Sugar and Briar Creek basins.

Small Business Opportunity

Established SBE Goal: 15 %

Committed SBE Goal: 1.6%

Pizzagalli failed to meet the established goal, but earned the necessary Good Faith Effort points, and exceeded the mandatory outreach by contacting 175 SBEs. Pizzagalli committed \$708,000 to the following SBEs: Stinson Trucking, Bullington Construction and Jackson ReBar, Construction.

K. South Point 800 MHz Communications Tower**BSS****Action**

Award a contract to GM Industries of Tolland, Connecticut in the amount of \$267,049.50 for providing and installing a 400 foot, 800 MHz communications tower on the South Point Volunteer Fire Department property located in Belmont, NC. This site was selected outside of the County due to flight hazards of the airport runway expansions. Council approved the lease agreement for this location in November 2005.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

14. In Rem Remedy

For In Rem Remedy #A-D, the public purpose and policy are outlined here.

Public Purpose:

- Eliminate a blighting influence.
- Reduce the proportion of substandard housing.
- Increase tax value of property by making land available for potential infill housing development.
- Support public safety initiatives.

Policy:

- Housing & Neighborhood Development
- Community Safety

The In Rem Remedy items were initiated from 3 categories:

1. Public Safety – Police and/or Fire Dept.
2. Complaint – petition by citizens, tenant complaint or public agency referral
3. Field Observation – concentrated code enforcement program

The In Rem Remedy item is listed below by category identifying the street address and neighborhood.

Public Safety:

- A. 3239 Rogers Street (Neighborhood Statistical Area 18 - Enderly Park Neighborhood)
- B. 14332 Shopton Road West (Neighborhood Statistical Area 106 - Steele Creek Neighborhood)

Complaint:

- C. 8501 Sam Dee Road (Neighborhood Statistical Area 145 - Silverwood Neighborhood)
- D. 508 Key Street West (Neighborhood Statistical Area 19 - Thomasboro Neighborhood)

Public Safety

A. 3239 Rogers Street

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 3239 Rogers Street (Neighborhood Statistical Area 18- Enderly Park Neighborhood).

Attachment 10

B. 14332 Shopton Road West

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 14332 Shopton Road West (Neighborhood Statistical Area 106- Steele Creek Neighborhood).

Attachment 11

Complaint

C. 8501 Sam Dee Road

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 8501 Sam Dee Road (Neighborhood Statistical Area 145- Silverwood Neighborhood).

Attachment 12

D. 508 Key Street West

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 508 Key Street West (Neighborhood Statistical Area 19- Thomasboro Neighborhood).

Attachment 13

CONSENT II

15. Set Public Hearing Dates for Several Voluntary Annexations

Action: Adopt resolutions setting public hearings for March 27, 2006 for several Voluntary Annexations.

Staff Resources: Jonathan Wells, Planning Commission
Mike Boyd, City Attorney's Office

Policy

City Annexation Policy and State Annexation Statutes

Explanation

- Voluntary annexation petitions were received from several property owners for land owned in Charlotte's extraterritorial jurisdiction.
- Petitioners are:
 - Crosland Ardrey Crest, LLC (owner of "Ardrey Crest" petition property)
 - Crosland Stafford Forest, LLC (owner of "Stafford" petition property)
 - RT Land Developers, James Kirk, and Barbara Neely (owners of "Neely Glen" Petition property)
 - Charlotte-Mecklenburg Schools (owner of "Jay Robinson Middle School" petition property)
 - Mecklenburg County (owner of "Ardrey Kell High School" petition property)
- Petitioners for the first three listed properties are planning to develop the land with single family residential subdivisions.
- The CMS property contains a middle school.
- The County property contains a high school, currently under construction and scheduled to open in August 2006.
- Annexation of two school properties will allow for more orderly City-initiated annexations in 2007 and beyond.
- Property involved in all six petitions share a boundary with current City limits.
- Public hearings are required prior to City Council taking action on annexation requests.
- The purpose of the requested public hearings is to obtain public input on these requested voluntary annexations.

Consistency with City Council Policies

- The annexations are consistent with voluntary annexation policies approved on March 24, 2003.
- Annexations will not adversely affect the City's ability to undertake future annexations.
- Annexations will not have undue negative impact on City finances or services.
- Annexations will not result in situation where unincorporated areas will be encompassed by new City limits.

Resolutions Set Public Hearing Date

- The resolutions set Monday March 27, 2006 as the date for public hearings on the voluntary annexations.
- City Council will be asked to take action on voluntary annexations at conclusion of public hearing.

Attachment 14

Resolutions

Maps

16. Workforce Development Board Contract

Action: Amend the City's contract with the Charlotte-Mecklenburg Workforce Development Board to reflect additional grants from the U.S. Department of Labor and funds eligible for carry-over from previous years totaling \$1,212, 347.33.

Staff Resources: Tom Flynn, Economic Development

Explanation

- On February 13, 2006, Council approved a budget ordinance to fund the contract amendment. This action is a follow up item to specifically award the contract.
- Programs to be funded under the contract amendment include:
 - In-school Youth- provides academic enrichment and workforce services to youth 14-16.- \$447,353.50
 - Out-of-School Youth- provides employment and training services to youth 17-21. - \$6,599.71
 - Adult Grant – provides employment, training, childcare, and transportation to individuals 18 and over who are US citizens or eligible non-citizens. - \$347,820.29
 - Incentive Grant-provides technical assistance and staff development for the WDB and JobLink Career Centers. - \$410,573.83
 - These funds will provide training for an estimated 150 additional participants.
 - The total new contract amount is \$8,042,617.30.

Funding

U.S. Department of Labor Workforce Investment Act Grant

17. Smeal Fire Apparatus Contract Extension

Action: Approve a contract extension with Smeal Fire Apparatus, Inc. for purchase of aerial fire apparatus.

Staff Resource: Jon Hannan, Fire

Explanation

- The Charlotte Fire Department has 14, 105-foot Smeal aerials. Standardization of this type of apparatus is important because it makes training on them easier and allows firefighters to move among ladder assignments without having to learn a different truck. Having similar trucks is also easier for the mechanics who must maintain them.
- The current five-year ladder contract with Smeal expired on February 12, 2006. Smeal is willing to extend the contract for up to three years. The current price for a ladder is \$592,723, with a three percent increase for each year of the contract.
- In comparison, two years ago the City of Raleigh bought a 75-foot ladder for \$629,243 and a 105-foot ladder for \$685,892.
- This contract extension avoids price increases in steel and fuel costs. It locks Smeal's pricing in, but, if a better deal is available, they City may go out to bid without any penalty.

Small Business Opportunity

The original contract predated the SBO Program. Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract extension because subcontracting is not anticipated.

Funding

Capital Equipment Fund

18. Inspection of Qualifying Bridges – 2006

Action: A. Adopt a budget ordinance in the amount of \$251,361 estimating and appropriating state grant funding, and

B. Approve an agreement for \$314,202 with TGS Engineers, Inc. for engineering services for the inspection of qualifying bridges.

Staff Resource: Gus Jordi, Transportation

Explanation

- Federal Highway Administration mandates that bridges and culverts be inspected every two years.
- Bridges greater than 20 feet in length qualify for federal reimbursement through the North Carolina Department of Transportation (NCDOT).

- City Council approved a municipal agreement with NCDOT on October 25, 2005 to share the cost of the mandated inspections for bridges that qualify for matching funds.
- Under the municipal agreement, NCDOT will reimburse the City for \$251,361 (80%) of the costs. The City's matching funds of \$62,841 (20%) are included in the bridge program capital account and are funded with Street Bonds.
- Engineering Services agreement provides for inspection services of 152 bridges and culverts maintained by the City and over-street walkways within City-maintained streets.

Small Business Opportunity

Pursuant with Section 2.21 of the SBO Policy, this contract falls outside of the SBO Program scope since the selection of the firm was made following federal and state requirements and the consultant contract will comply with federal and state DBE requirements.

Funding

Transportation Capital Investment Plan

Attachment 15

Budget Ordinance

19. Wilkinson Boulevard/Billy Graham Interchange Improvements, Northeast Quadrant

Action: Approve change order #1 with Blythe Development in the amount of \$321,084.92 for Wilkinson Boulevard/Billy Graham Interchange Improvements, Northeast Quadrant.

Staff Resource: Sonji Mosley, Engineering & Property Management

Explanation

- Additional funds are needed due to increased amount of water and sewer work identified during construction.
- The prices for the added work were negotiated and are appropriate for the added scope.
- This change order is within the original budgeted amount for this project.
- This project will improve traffic movement between Wilkinson Boulevard and the Billy Graham Parkway by:
 - realigning Mulberry Church Road
 - extending West Port Road into a roundabout connection at Mulberry Church Road
 - providing safety improvements to reduce high-potential traffic accidents
- Construction completion is scheduled for fourth quarter of 2006.

Contract History

- City Council awarded the original contract on February 8, 2005 for \$2,709,576.45.
- Total contract amount to date, including change order #1 is \$3,030,661.37.

Small Business Opportunity

All additional work will be performed by the existing contractor, Blythe Development and their current subcontractors. This change order complies with Section 10.3 of the SBO Program.

Funding

Water and Sewer Capital Investment Plan

20. **Design Services Agreement with Duke Transmission for the Fred D. Alexander Boulevard Project**

Action: Authorize the City Manager to negotiate an agreement with Duke Transmission in an amount not to exceed \$200,000 for design services.

Staff Resource: Imad Fakhreddin, Engineering & Property Management

Explanation

- The 2004 Transportation Bond included \$5.8 million to complete design, most of the right of way acquisition and utility relocation for the Fred D. Alexander Boulevard Project.
- The Fred D. Alexander Boulevard Project is proposed to be a new four lane median divided roadway with sidewalk and bike lanes from NC27 to NC16, based on recommendations of the West Side Strategic Plan and is part of the Northwest Circumferential Route.
- The project design unavoidably conflicts with the Duke Transmission power lines.

Agreement with Duke Transmission

- This action allows the City Manager to negotiate an agreement with Duke Transmission for the City to pay up to \$200,000 for necessary engineering design and other investigative services to further define the total estimated relocation cost of the transmission lines.
- The funds paid to Duke Transmission will be credited to the City as part of the total costs to relocate Duke's transmission lines.
- Council will be requested to approve the total relocation costs at a future date.

Small Business Opportunity

This agreement is excluded from the Small Business Opportunity Program per Section 2.21 of the Program policy.

Funding

Transportation Capital Investment Plan

21. Link Analysis Software Contract

- Action:**
- A. Approve the purchase of link analysis software without competitive bidding, as authorized by the cooperative purchasing exemption of G.S. 143-129(e) (3), and**
 - B. Approve a contract with Visual Analytics, not to exceed \$145, 000, for the purchase and implementation of the Data Clarity Suite.**

Staff Resource: Ron Horton, Charlotte-Mecklenburg Police
 Chuck Johnson, Charlotte-Mecklenburg Police

Explanation

- CMPD has a large number of databases with investigative data but no easy way to search those databases to identify links between persons, locations, and groups.
- Visual Analytics provides a suite of tools that will enable CMPD to create a virtual data warehouse, enabling analysts to perform one search to retrieve similar information from all connected systems.
- Search results can then be displayed visually in a link analysis chart showing the relationships between people, objects, and other items specified in the system configuration.
- Visual Analytics software analyzes data and establishes possible links based on thresholds defined by the analysts.
- The system identifies patterns and trends in the data and alerts analyst of suspicious activity and underlying relationships between persons that would be difficult to identify through a manual search.
- Establishing links between persons, groups, locations, etc. is a valuable investigative tool for detectives working on gangs, drug trafficking networks, suspected serial crimes, and homeland security issues.
- The contract with Visual Analytics includes the purchase of the software, implementation of the system, and training on its use.
- Visual Analytics has an Information Technology Equipment and Software contract through the U.S. General Services Administration (GSA) Federal Supply Schedule that was solicited as a cooperative contract on behalf of all federal, state, and local government entities.
- Pursuant to Section 211 of the e-Gov Act of 2002, cooperative purchasing provides authorized state and local government entities access to information technology items offered through GSA's Schedule 70.

- N.C. Senate Bill 914, effective January 1, 2002, authorizes the exception to competitive bidding for competitive group purchasing which includes GSA Schedule 70.

Small Business Opportunity

Pursuant to Section 2.21 of the program policy regarding purchases without competitive bidding, this contract is exempt from the Small Business Opportunity Program.

Funding

Homeland Security Grant (\$138,000)
Police Operating Budget (\$7,000)

22. Agreement with the Charlotte Regional Visitors Authority for the Central Intercollegiate Athletic Association Basketball Tournament

Action: Approve an agreement totaling \$200,000 with Charlotte Regional Visitors Authority in support of the Central Intercollegiate Athletic Association (CIAA) Basketball Tournament.

Staff Resource: Ron Kimble, City Manager's Office

Background

- The FY2006 Annual Budget includes \$200,000 to support the Charlotte Regional Visitors Authority (CRVA) hosting the Central Intercollegiate Athletic Association's (CIAA) 2006 Basketball Tournament.
- At the time of budget approval the contract for the City's support to the CIAA Tournament was not finalized. The contract is now final and Council approval is requested.
- The contract is effective for the three years the CIAA has committed to holding the Tournament in Charlotte (2006-2008). The City's annual budgets for FY2007 and FY2008 would need to include \$200,000 each year to complete the intended funding agreement.

Agreement with CRVA

- This action authorizes the City Manager to implement the agreement with CRVA as approved in the FY2006 Annual Budget for financial support for the various expenses associated with holding the 2006 event in Charlotte.
- Should the CIAA Tournament not be held in Charlotte in any of the three years for which the agreement is effective, CRVA shall be required to return the City's annual contribution.

Small Business Opportunity

This agreement is excluded from the Small Business Opportunity Program per Section 2.21 of the Program policy.

Funding
General Fund

23. Geotechnical & Construction Materials Testing

Action: Approve an agreement with Terracon Consultants, Inc. in the amount of \$300,000 for geotechnical & construction materials testing.

Staff Resource: Bill Pruitt, Engineering & Property Management

Agreement with Terracon Consultants, Inc.

- Provides funding for geotechnical and construction materials testing services on various maintenance and capital improvement projects.
- Services to be performed will be issued in the form of written task orders.
- The contract may be amended in the future based on consultant performance.

Small Business Opportunity

Established SBE Goal: 0%

Committed SBE Goal: 1.33%

Terracon Consultants, Inc. committed 1.33% (\$4,000) of the total contract amount to the following certified SBE: Joel E. Wood & Associates, LLC.

Funding

Storm Water Capital Investment Plan

24. Storm Water Maintenance, FY2006-B

Action: A. Award the contract with OnSite Development, LLC for \$1,091,045 for construction of Storm Water Maintenance, FY2006B, and

B. Authorize the City Manager or her designee to execute three renewals of the contract for \$1,091,045 each.

Staff Resource: Bill Pruitt, Engineering & Property Management

Explanation

- Storm Water Services will continue regular maintenance activities under this contract based on good contractor performance utilizing existing and adjusted unit prices.
- This is an on-going program to provide maintenance repairs to existing storm drainage systems, and construction of new drainage systems within the City limits where none exist.
- Individual projects are identified and prioritized based on severity of potential public/private property flooding.
- Storm Water Services Division uses 12-month retainer contracts to provide timely response to maintenance problems.

- The City may renew this contract up to three times.
- The renewals are the City's option as an incentive to the contractor for good performance, productivity and workmanship.

Small Business Opportunity

Established SBE Goal: 3%

Committed SBE Goal: 3.69%

Onsite Development exceeded the mandatory outreach requirements and the established SBE goal. Onsite committed 3.69% (\$40,250) to the following certified SBE firms: Charlotte Trucking Solutions and On Time Construction, Inc.

Funding

Storm Water Capital Investment Plan

25. Storm Water Maintenance FY2004-F, Renewal #3

Action: Approve renewal #3 for \$1,108,165.00 with Kip Corporation for continued construction of FY2004-F Storm Water Maintenance Contract.

Staff Resource: Bill Pruitt, Engineering & Property Management

Renewal #3 with Kip Corporation

- Storm Water Services will continue regular maintenance activities under this contract based on good contractor performance utilizing existing and adjusted unit prices.
- The original contract document allows for renewals of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and workmanship.

Contract History

- Council approved the original contract for \$1,108,165.00 on May 24, 2004
- Council approved renewal #1 for \$1,108,165.00 on December 31, 2004
- Council approved renewal #2 for \$1,108,165.00 on June 13, 2005
- The total contract amount for FY2004-F will be \$4,432,660.00

Small Business Opportunity

Established SBE Goal: 3%

Committed SBE Goal: 3%

Kip Construction committed 3% (\$33,244.95) to the following SBE firms: Albert Andrews Trucking, LLC and NW Construction.

Funding

Storm Water Capital Investment Plan

26. South Corridor Infrastructure Change Order

Actions: Authorize CATS CEO to execute a contract change order to Archer Western Contractors Corp. in the amount of \$2,960,000 to increase the contract amount for Roadbed, Bridges and Trackwork for infrastructure work.

Staff Resources: David Leard, Charlotte Area Transit System (CATS)
Jim Keenan, Engineering & Property Management

Explanation

- On February 21, 2005, Archer Western Contractors Corp. was awarded a contract of \$106,850,000 for construction of the Light Rail Roadbed, Bridges and Trackwork.
- This change to the contract will provide for the installation of infrastructure work in support of the City's South Corridor Infrastructure Program to be installed within the construction area and tying into construction elements of the roadbed, bridges and trackwork contract. This will bring the contract value to \$109,810,000, of which \$106,850,000 is funded through CATS.
- The specific infrastructure work to be funded under this change order includes a value-engineered pedestrian walkway over I-277 attached to the light rail bridge (\$1.25 million), pedestrian and bike trail and pedestrian walkway elements in the South End and Uptown areas (\$1.71 million).
- If this work is not installed at this time, it would require tearing out and reworking a significant piece of work. It would also be much more costly as it would require the construction of work when the light rail system is in operation. This would increase the cost of construction; the time it takes to install the work; and have the potential to adversely impact the operation of light rail service.
- Funds for this change order are available in the approved FY2006 City Capital Improvement Plan South Corridor Infrastructure Program funding. This expenditure will not be charged against the South Corridor Light Rail Project budget under the Full Funding Grant Agreement with the FTA.

Disadvantaged Business Opportunity

Established DBE Goal: 20%

Committed DBE Goal: 20%

The DBE goals are per the awarded contract that was approved by Council February 21, 2005.

Funding

The change order is fully funded through the South Corridor Infrastructure Program – Street Bonds. Funding to cover the pedestrian and bicycle trail (about \$1.53 million) was previously established within Corridor Infrastructure funds. Funding for the I-277 and uptown pedestrian components (about \$1.43 million) was made available by deferring construction of improvements to Old Pineville Road south of Archdale including the extension to Arrowood Road.

27. CATS Fire Safety and Security Inspection Maintenance Contract

- Action:**
- A. Approve a sole source contract with SimplexGrinnell LP, Charlotte, North Carolina to provide maintenance and inspection services for the fire/life safety and security system at the CATS South Tryon Bus Facility in the amount of \$185,871, for a contract period of three years, and**
 - B. Authorize the City Manager or designee to execute the contract and renewals over a three-year period.**

Staff Resource: Jim Zingale, Charlotte Area Transit System

Sole Source Contract

- North Carolina general statute, G.S.143-129(f), allows sole sourcing when compatibility is the overriding consideration.

Explanation

- A SimplexGrinnell integrated fire/life safety and security system was installed as part of the construction of the CATS South Tryon Bus Facility. The system interfaces with the Andover Controls Continuum Cyberstation proprietary security and access control system used by CATS. The system can only be serviced by SimplexGrinnell, which is a certified Andover Controls service provider.
- SimplexGrinnell will provide full maintenance and inspection services during the three year contract period.

Small Business Opportunity

Pursuant to Section 2.21 of the SBO Program policy regarding sole source purchases, this contract is exempt from the Small Business Opportunity Program.

Funding

CATS Operating Fund

28. Aviation Vehicle Maintenance System

- Action:** Approve a time and materials contract with Genuine Parts Company, dba NAPA Auto Parts, to supply and staff an on-site parts warehouse for Aviation's Vehicle Maintenance Facility. The annual estimated expenditure for labor and parts is \$525,000. The contract is for one year, with an option to renew for four additional one-year terms. The City Manager may approve the renewal options.

Staff Resource: Jerry Orr, Aviation

Explanation

- In 2000, the Aviation Department requested proposals for managing and supplying the on-site vehicle parts warehouse. NAPA was awarded the contract, which expires this year.
- The Aviation Department advertised the contract opportunity on October 28, 2005 and requested proposals from eight potential vendors. A pre-proposal conference was held on November 17, 2005 and was attended by seven companies. However, NAPA submitted the only proposal by the deadline of December 9, 2005.
- The contract will provide one full-time on-site person for inventory management and include pick-up and delivery service of all parts.
- Using a vendor for parts maintenance provides the following benefits:
 - Eliminates inventory investment. NAPA will maintain whatever inventory is necessary for an efficient operation. The City will be charged for parts when used.
 - Reduces the costs of parts and supplies. NAPA will base pricing on its national account pricing structure.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

Funding

Aviation Operating Budget

29. Airport Communications Infrastructure Construction Contract

Action: Award a contract in the amount of \$340,965.42 to Network Cabling Systems (NCS) of Charlotte, North Carolina to install communications infrastructure in the terminal.

Staff Resource: Jerry Orr, Aviation

Explanation

- This contract is for installation of equipment and cable to expand the communications environment through Concourses B, C, and E. The system will be owned and maintained by the Airport.
- NCS was the lowest responsible bidder. The apparent low bidder, Interconnect Products and Services, Inc., bid only on a portion of the work specified. Specifically, IPS bid only the cabling, and not the equipment portion of the job.

Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

Funding

Aviation Capital Investment Plan

30. South Point Tower Radio Equipment

- Action:**
- A. Approve the purchase of 800 MHz Radio Equipment without competitive bidding, as authorized by the sole source exemption of G.S. 143-129(f), and**
 - B. Approve a contract with Motorola, Inc. for the purchase of 800 MHz radio equipment in the amount of \$611,345.**

Staff Resource: Dennis Baucom, Business Support Services**Explanation**

- City Council approved funding for the construction of the South Point 800 MHz radio site in November 2005.
- The tower construction was competitively bid and low bid selected in January 2006.
- The radio equipment is a sole source purchase. The equipment and software are proprietary and must integrate into the existing Motorola radio infrastructure.

Small Business Opportunity

Pursuant to Section 2.21 of the Program policy regarding sole source purchases, this contract is exempt from the Small Business Opportunity Program.

Funding

Facility Investments Capital Investment Plan

31. Sale of Surplus Land

- Action:**
- A. Approve as surplus the City-owned land located near the corner of Prosperity Church Road and Dearmon Road in northeast Charlotte (portion of PID # 027-027-17), and**
 - B. Adopt a resolution and private sale of the property to Southern Holding IV, LLC for the appraised fair market value of \$20,775.**

Staff Resource: Tim O'Brien, Engineering & Property Management**Purchase Agreement Terms**

- Southern Holding IV agrees to pay fair market value of \$20,775 for 13,436 square feet (.31 acres) of land residing almost entirely under transmission line right-of-way.

- Southern Holding IV also agrees to plant grass and maintain the City's undeveloped parent tract of land that fronts its development until the roundabout is built on the City land connecting Prosperity Church Road and Dearmon Road.

Background

- The Prosperity Church Road Widening – Phase III includes the future construction of a roundabout to be constructed at the intersection of Prosperity Church Road, Dearmon Road and Johnston Oehler Road. A series of roundabouts will be constructed in the northeast section of Charlotte closer to the time that I-485 is constructed in this area.
- The City acquired Mecklenburg County's 1.78 acre tract of land in order to build the future roundabout. The property has excess land that will not be needed for any future roadway projects.
- Southern Holding IV, LLC has requested to purchase the excess land for additional parking for their neighboring office building.
- The City's excess land is almost entirely under Duke Power's transmission line right-of-way corridor. No structures can be built under the transmission lines so parking is a logical use.

Southern Holding IV, LLC investment in the Charlotte market:

- Southern Holding IV, LLC is developing a 40-acre tract of land. Once completed, the value of the development is valued at \$70 million.
- The development will be a mixed use of office, retail and residential.
- The developer has invested nearly \$10 million in two office buildings totaling 60,000 sq. ft. of office space. Both buildings are fully leased for medical use.

Attachment 16

Map

Resolution

32. Property Transactions

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

NOTE: Condemnation Resolutions are on file in the City Clerk's Office.

Acquisitions

- A. Project:** FAR Part 150 Land Acquisition
Owner(s): Metrolina Land Company
Property Address: 9230, 9300 Dorcas Lane
Property to be acquired: 2.76 acres
Improvements: vacant residential land
Purchase Price: \$121,500

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

Zoned: R3

Use: vacant land

Tax Value: \$96,300

Tax Code: 141-261-57, 141-261-77 and 141-261-78

- B. Project:** 2005 Annexation - Steele Creek South Area Sanitary Sewer, Parcel #26 and #27
Owner(s): Rodger Dale Galloway And Wife, Phyllis F. Galloway
Property Address: Youngblood Road
Property to be acquired: 6,025 sq. ft. (.138 ac.) in Sanitary Sewer Easement, plus 11,960 sq. ft. (.275 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$13,225
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: R-3
Use: Rural Homesite and Single Family Residential
Tax Code: 219-111-01 and 219-111-37
Total Parcel Tax Value: \$87,000
- C. Project:** Briar Creek Relief Sewer Phase I, Parcel #54
Owner(s): Scott S. Boswell And Wife, Robin J. Boswell
Property Address: 1637 Scotland Avenue
Property to be acquired: 922 sq. ft. (.021 ac.) in Existing Right-of-way, plus 4,188 sq. ft. (.096 ac.) in Sanitary Sewer Easement, plus 2,346 sq. ft. (.054 ac.) in Right of Way to be Abandoned
Improvements: None
Landscaping: None
Purchase Price: \$15,700
Remarks: Compensation was established by independent, certified appraisals in the area.
Zoned: R-3
Use: SWIM Buffer/Floodway (No Build Zone)
Tax Code: 155-123-15
Total Parcel Tax Value: \$999,300
- D. Project:** Briar Creek Relief Sewer Phase I, Parcel # 17
Owner(s): William H. Reule
Property Address: 3455 Windsor Drive

Property to be acquired: 130,680 sq. ft. (3.000 ac.) in Fee Simple
Improvements: None
Landscaping: None
Purchase Price: \$142,500
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: R-3
Use: Single Family Residential
Tax Code: 175-102-27
Total Parcel Tax Value: \$110,300

Condemnations

- E. Project:** Oaklawn Park Neighborhood Improvement Project, Parcel #3
Owner(s): Known And Unknown Heirs Of Mamie Moore (a/k/a Minnie Moore), And Any Other Parties Of Interest
Property Address: 1115 Fairmont Street
Property to be acquired: Total Combined Area of 255 sq. ft. (.006 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$50
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has been unable to make contact with all of the heirs in order to reach a negotiated settlement.
Zoned: R-22MF
Use: Single Family Residential
Tax Code: 075-071-17
Total Parcel Tax Value: \$46,100
- F. Project:** Oaklawn Park Neighborhood Improvement Project, Parcel # 15,
Owner(s): Known And Unknown Heirs Of Lucille Perry, Deceased And Any Other Parties Of Interest
Property Address: 1225 Fairmont Street
Property to be acquired: Total Combined Area of 704 sq. ft. (.016 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$850
Remarks: Compensation was established by two independent, certified appraisals and an appraisal review. City staff has been unable to make contact with all of the heirs in order to reach a negotiated settlement.
Zoned: R-5

Use: Single Family Residential
Tax Code: 075-073-08
Total Parcel Tax Value: \$63,300

- G. Project:** Oaklawn Park Neighborhood Improvement Project, Parcel # 137,
Owner(s): A-1 Distributing Company, LLC And Any Other Parties Of Interest
Property Address: 1315 Boone Street
Property to be acquired: Total Combined Area of 3,875 sq. ft. (.089 ac.) of Storm Drainage Easement
Improvements: None
Landscaping: None
Purchase Price: \$1,375
Remarks: Compensation was established by two independent, certified appraisals and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-12MF
Use: Multi Family
Tax Code: 075-077-34
Total Parcel Tax Value: \$339,100
- H. Project:** Oaklawn Park Neighborhood Improvement Project, Parcel # 142,
Owner(s): Harold Phillip Morrow, Sr., Harold Phillip Morrow, Jr., Manette Morrow And Horace Patrick Morrow And Any Other Parties Of Interest
Property Address: 1329 Mulberry Avenue
Property to be acquired: Total Combined Area of 4,818 sq. ft. (.111 ac.) of Storm Drainage Easement
Improvements: None
Landscaping: None
Purchase Price: \$200
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-5
Use: Single Family Residential
Tax Code: 075-075-14
Total Parcel Tax Value: \$12,500
- I. Project:** Oaklawn Park Neighborhood Improvement Project, Parcel #151
Owner(s): Bernard Lee Brown, Jr. And Margaret Denise Brown, Heirs Of Lucille H. Brown, And Any Other Parties Of Interest
Property Address: 1300 Mulberry Avenue
Property to be acquired: Total Combined Area of 715 sq. ft. (.016 ac.) of Storm Drainage Easement, plus Temporary Construction Easement

Improvements: None

Landscaping: None

Purchase Price: \$150

Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: R-5

Use: Single Family Residential

Tax Code: 075-082-01

Total Parcel Tax Value: \$69,200

J. Project: Oakview Terrace Neighborhood Improvement Project, Parcel #42

Owner(s): Budco, A.H., Inc. a/k/a Budco-A.H., Inc. And Any Other Parties Of Interest

Property Address: 3312 Tennessee Avenue

Property to be acquired: Total Combined Area of 3,203 sq. ft. (.074 ac.) of Fee Simple, plus Storm Drainage Easement, plus Temporary Construction Easement

Improvements: None

Landscaping: None

Purchase Price: \$2,425

Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: R-5

Use: Single Family Residential

Tax Code: 069-103-01

Total Parcel Tax Value: \$9,000

K. Project: Oakview Terrace Neighborhood Improvement Project, Parcel #124

Owner(s): Santiago Sologuren And Any Other Parties Of Interest

Property Address: 205 Centre Street

Property to be acquired: Total Combined Area of 660 sq. ft. (.015 ac.) of Temporary Construction Easement

Improvements: None

Landscaping: None

Purchase Price: \$700

Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

Zoned: R-17MF

Use: Single Family Residential

Tax Code: 069-137-08

Total Parcel Tax Value: \$9,000

- L. Project:** Oakview Terrace Neighborhood Improvement Project, Parcel #130
Owner(s): R. B. Sanders And R. Mack Sanders, And Any Other Parties Of Interest
Property Address: Alabama Avenue
Property to be acquired: Total Combined Area of 448 sq. ft. (.010 ac.) of Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$150
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-17MF
Use: Single Family Residential
Tax Code: 069-136-04
Total Parcel Tax Value: \$5,000
- M. Project:** West Morehead Streetscape, Parcel #22
Owner(s): Parviz Habibabadi Ashrifi (a/k/a Perry P. Ashrafi) And Wife, Kathy Mauney Ashrafi, And Any Other Parties Of Interest
Property Address: 1500 West Morehead Street
Property to be acquired: Total Combined Area of 1,439 sq. ft. (.033 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$9,850
Remarks: Compensation was established by two independent, certified appraisals and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: I-1
Use: Commercial
Tax Code: 071-022-25
Total Parcel Tax Value: \$427,200

33. Meeting Minutes

Action: Approve the titles, motions and votes reflected in the Clerk's record as the minutes of:
- January 23, 2006 Business Meeting